

## Minutes of the 122<sup>nd</sup> Meeting of SEIAA dated 05.03.2013

The 122<sup>nd</sup> meeting of the State Level Environment Impact Assessment Authority was convened on 05.03.2013 at 10.30 AM 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

### A. Cases considered in 111<sup>th</sup> SEIAA meeting dtd. 23.10.12 (internal assessment)

S No	Cases
1.	<b>Case No. 643/2011</b> , Prior Environmental Clearance for Residential project Rhythm Towers (Krishna Pinnacle) at village Bawadia Kalan, Tehsil Huzur, District Bhopal by Smt. Saroj Kapoor M/S Krishna Homes Builders & Developers , 5, GF Block-K-20, Area Colony, Bhopal
2.	<b>Case No. 655/2011</b> , 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, 1 <sup>st</sup> Floor, Arera Colony, Bhopal

### B. Cases related to additional information

Following cases have been considered and the details of the receipt of the additional information from PP are as follows:

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 Rcpt. of last inform.
3	491/2009	110 <sup>th</sup> SEIAA meeting dtd 16.10.2012	22.10.2012	23.01.2013
4	676/2012	108 <sup>th</sup> SEIAA meeting dtd 01.10.2012	06.10.2012	30.11.2012
5	678/2012	109 <sup>th</sup> SEIAA meeting dtd 08.10.2012	16.10.2012	09.11.2012
6	683/2012	109 <sup>th</sup> SEIAA meeting dtd 08.10.2012	16.10.2012	11.01.2013

### A. Cases considered in 111<sup>th</sup> SEIAA meeting dtd. 23.10.12

1. **Case No. 643/2011**, Prior Environmental Clearance for Residential project Rhythm Towers (Krishna Pinnacle) at village Bawadia Kalan, Tehsil Huzur, District Bhopal by Smt. Saroj Kapoor M/S Krishna Homes Builders & Developers , 5, GF Block-K-20, Area Colony, Bhopal
- i. The case was discussed in 111<sup>th</sup> SEIAA meeting dtd. 23.10.12 and it has been recorded that.....

*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 101<sup>st</sup> 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.*

*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.*

(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

12-3.13

(Amar Singh)  
Chairman

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- ii. The case was discussed in depth. It was noted that it is a residential building project of 30 m height with total built up area of 90383.22 sq.m. It is found that as per EIA Notification-2006 the total builtup area is below 150000 sq. m. thus proposed project comes under Item/Activity 8 (b) as per Schedule of the notification.
- iii. It was noted that the issue related to fire fighting and fresh water supply from BMC have been discussed and decided in 84th SEIAA meeting dtd 17.02.2012 and 101st SEIAA meeting dated 27.07.2012 respectively.
- iv. It was found that height of the building is 30 m. wherein, as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 the distance of fire station is required. It is noted that PP has not submitted the information regarding distance of fire station from the project site. It was decided that PP should be asked to submit information about distance of the fire station from the project site within one month.
- v. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town & Country Planning, Bhopal vide no. 397 dtd 10.05.2010 the width of internal front road is 12 m. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the minimum width of the main internal road within the campus should be 18 m for the building having height upto 30 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, GoI instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR – 2012.
- vi. It was found that as per the T & CP approval the parking for 435 ECS is approved. As per the presentation made by PP before SEAC the parking proposed is for 739 ECS. As per MPBVR Rules – 2012 (Rule 84 (1) Appendix I-1) it should be 903 ECS. It was decided that the parking space should not be less than for 903 ECS.
- vii. It was found that PP has informed that the MSW generation would be 800 kg / day and shall be disposed at trenching ground of Municipal Corporation Bhopal .It was decided that PP should obtain permission from the BMC for MSW disposal. It is also decided that PP will construct STP of capacity of 525 KLD as recommended by SEAC and it should be integrated with Municipal Sewer System.
- viii. As per record submitted by PP the details of land ownership and Survey Nos (As per Khasra Panchshala) are given hereunder :

Survey No. as per Khasra Panchsala 2009&10			Ownership
क्र.	खसरा न.	रकबा हे.	
1.	324 / 2 / 1	0.138	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
2.	324 / 2 / 2	0.150	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
3.	325 / 1 / 2, 438, 325 / 1, 327 / 1 / 2	0.057	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
4.	325 / 2 / 4 / 1, 468, 325	0.134	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
5.	325 / 2 / 4 / 2, 468 / 325	0.134	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
6.	326	0.093	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
7.	328 / 5 / ग, 330, 331	0.093	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
8.	328 / 5 / घ, 330, 331	0.141	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स

(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
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(Amar Singh)  
Chairman



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9.	336/2/4	0.105	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
10.	338/1/2/1	0.142	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
11.	338/1/2/3	0.154	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
12.	338/1/2/6	0.101	श्रीमती सरोज कपूर प. दीपक कपूर
13.	328/5/ख	0.049	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
14.	336/2/3	0.105	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
15.	324/1/2/ग	0.089	श्रीमती सरोज कपूर प. दीपक कपूर
16.	336/2/7	0.105	श्रीमती सरोज कपूर प. दीपक कपूर
17.	324/1/1/2	0.065	श्रीमती सरोज कपूर प. दीपक कपूर
18.	328/330/331/6	0.121	श्रीमती सरोज कपूर प. दीपक कपूर
19.	328/5/क	0.158	श्रीमती सरोज कपूर प. दीपक कपूर
20.	328/5/घ, 330, 331	0.146	श्रीमती सरोज कपूर प. दीपक कपूर
21.	328/5/छ, 330, 331	0.163	श्रीमती सरोज कपूर प. दीपक कपूर
22.	328/5/ज, 330, 331	0.146	श्रीमती सरोज कपूर प. दीपक कपूर
23.	329/3/4	0.105	श्रीमती सरोज कपूर प. दीपक कपूर प्रो.कृष्णा होम्स
24.	325/2/4/3	0.137	रेखा पत्नी अशोक कुमार पुत्र जीवटराम राजपाल, श्रीमती नीलम पत्नी महेश कुमार पुत्र जीवटराम राजपाल, श्रीमती दीपा पत्नी नरेश कुमार पुत्र जीवटराम राजपाल, हि. 0.016 हे. भाग भूमि स्वामी, सरोज कपूर पत्नी दीपक कपूर हि. 0.121 हे. भाग भूमि स्वामी
25.	324/1/2/ख	0.041	कृष्णा होम्स प्रा. लि. प्रो. सरोज कपूर पत्नी डी. के. कपूर
26.	325/3/1/2, 468/325	0.101	कृष्णा होम्स प्रा. लि. प्रो. सरोज कपूर पत्नी डी. के. कपूर
27.	329/3/3	0.105	दीपक कपूर आ.के.सी.कपूर एवं मयंक कपूर पु.दीपक कपूर
28.	329/3/5	0.133	दीपक कपूर आ.के.सी.कपूर एवं मयंक कपूर पु.दीपक कपूर
29.	324/1/2/क	0.072	दीपक कुमार आ. कृष्णचंदर
30.	325/3/1/1, 468/325	0.069	दीपक कुमार आ. कृष्णचंदर
31.	336/2/2	0.105	दीपक कपूर आ. के. सी. कपूर
32.	338/1/2/4/ख	0.101	दीपम् रियलटस प्रा. लिमि. डारेक्टर अरुण कपूर आ. के. सी. कपूर
33.	336/2/1	0.105	चन्द्रकांता सिंह प. वी. पी. सिंह

It was decided in the 101<sup>st</sup> SEIAA meeting dtd 27.07.2012 that the power of attorney of other land owners except PP will not be acceptable. There should be registered agreement between PP and owners of remaining land included in the project mentioning the details of conditions for the execution of the project. Subsequently the PP (vide letter dtd 25.08.12) represented that such registration of the agreement is not required. The issue was discussed in light of the provision of the Section 292 –A of Madhya Pradesh Municipal Corporation Act, 1956 regarding the registration of Colonizer / Builder. It was decided that it is not necessary to get this agreement registered however the contents of the notarized agreement should be mentioned in the EC so that this comes in public knowledge.

- ix. It was decided to accept the recommendation of 85th SEAC meeting dtd. 13.12.2011 and accord prior EC in principle subject to the submission of distance of the fire station from the project site to the Residential project

(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
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## Minutes of the 122<sup>nd</sup> Meeting of SEIAA dated 05.03.2013

Rhythm Towers (Krishna Pinnacle) at village Bawadia Kalan, Tehsil Huzur, District Bhopal by Smt. Saroj Kapoor M/S Krishna Homes Builders & Developers , 5, GF Block-K-20, Area Colony, Bhopal.

2. **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 111<sup>th</sup> SEIAA meeting dtd. 23.10.12 and it has been recorded that.....

*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.*

- ii. The case was discussed in depth. It was noted that it is a residential building project of 18 m height with total built up area of 48967.87 sq.m. It was found that as per EIA Notification-2006 the total builtup area is below 150000 sq. m. thus proposed project comes under Item/Activity 8 (b) as per Schedule of the notification.

- iii. As per record submitted by PP the details of land ownership and Survey Nos are given hereunder :

Form-I	T&CP	Khasra Panchsala 2010-11 & 2011-12	Ownership
471/2/2	471/2/2	471/2/2	M/s Rishikesh Nirmaan through Partner Shri Sanjay Boolchandani S/o Shri D.D. Boolchandani
471/2/1	471/2/1	471/2/1	
471/3	471/3	471/3	
503/1/2/3	503/1/2/3	503/1/2/3	
503/1/1/4	503/1/1/4	503/1/1/4	
503/1/1/6	503/1/1/6	503/1/1/6	
503/1/1/5	503/1/1/5	503/1/1/5	
503/1/2/2	503/1/2/2	503/1/2/2	
503/1/1/3	503/1/1/3	503/1/1/3	
503/1/2/4	503/1/2/4	503/1/2/4	
503/1/1/2	503/1/1/2	503/1/1/2	
474/1/1	474/1/1	474/1/1	

- iv. It was found that the the PP has submitted the NOC for fire fighting from Municipal Cooperation, Bhopal vide letter dated 30.06.2011.

- v. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town Country Planning, Bhopal dtd vide letter no. 462 dtd 14.03.2011 and 316 dtd 26.04.2010 the width of internal front road is 12 m. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the

(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

(Amar Singh)  
Chairman

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minimum width of the main internal road within the campus should be 15 m min. – 18 m desirable for the building having height between 15 m - 30 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, GoI instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR – 2012.


- vi. It was noted that the PP has proposed the parking provision for 657 ECS, which is in compliance of MPBVR 2012.
- vii. It was noted that, SEAC in its 97<sup>th</sup> meeting dated 14.06.2012 has mentioned the fresh water requirement of 178 KLD and BMC vide letter No. 1583 dated 13.12.2011 has agreed to consider the water supply of 253.8 KLD. It was decided that there should be no extraction of ground water for the project.
- viii. It was found that PP has informed that the MSW generation would be 1090.87 kg / day. It was decided that PP should obtain permission for MSW disposal from Municipal Corporation, Bhopal. It is also decided that PP will construct STP of capacity of 275 KLD as recommended by 97<sup>th</sup> SEAC meeting dtd 14.06.12 and it should be integrated with Municipal Sewer System.
- ix. It was decided to accept to the recommendation of 97th SEAC meeting dtd. 14.06.2012 and accord prior EC to 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.

#### **B. Cases related to additional information**

3. **Case No. 491/2009**, Prior Environmental Clearance for Proposed Multi Residential Development on Khasra no. 552/2, 527/2, 553/1 total land area 7.190 ha at village Bairagarh, Chichli, Kolar Road, Bhopal, MP by Collage Group Khaneja Properties Pvt. Ltd 56-58, Community Centre East of Kailash, New Delhi-110065.

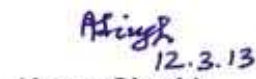
- i. The proposed project is multi residential project at Khasara No. 552/2, 527/2, 553/1, total land area 7.190 ha at village Bairagarh, Chichli, Kolar Road, Bhopal, MP by Collage Group Khaneja Properties.
- ii. As per the T & CP Bhopal (vide letter no. Letter no. 386 dtd 22.07.09) the total land area is 71900.00 sqm (total 03 Khasras) at village Bairagarh, Chichli, Kolar Road, Bhopal, MP. The total built up area proposed by PP is 72937 sqmt. + 4048.58 sqmt (Primary School). 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.
- iii. It is noted that PP has submitted notarized copy of Khasra Panchsala for the year 2010-11 and the land details as follows :

S.No	Khasra No.	Area in ha	Land possessors as per KP 2010-2011
1	527/2	0.510	M/s Khaneja Properties Pvt.Ltd. S. K. Arora
2	552/2	3.540	M/s Khaneja Properties Pvt.Ltd. S. K. Arora
3	553/1	3.140	M/s Khaneja Properties Pvt.Ltd. S. K. Arora
	<b>Total 3</b>	<b>7.190</b>	

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member


  
(Amar Singh)  
Chairman



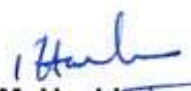
- iv. The case was discussed in SEAC meeting 47<sup>th</sup> dtd 29.01.2010, 63<sup>rd</sup> dtd 30.08.2010, 77<sup>th</sup> dtd 25.08.2011 & 84<sup>th</sup> dtd 09.11.2011. Recommended the project for grant of prior EC in 77<sup>th</sup> meeting subject to 17 special conditions.
- v. The case was discussed in SEIAA meetings 48<sup>th</sup> dtd 05.02.2011, 70<sup>th</sup> dtd 13.10.2011, 80<sup>th</sup> dtd 19.01.2012, 95<sup>th</sup> dtd 04.06.2012 & 110<sup>th</sup> dtd 16.10.2012 and as per discussion in 110<sup>th</sup> SEIAA meeting it has been recorded that "i. .... iv in response to queries made in 95<sup>th</sup> SEIAA meeting dtd 04.06.2012 information submitted by PP (vide letters dtd.30.07.12 & 08.08.12) was examined and it is noted that:
- a. The maximum height of building is 18 m. The road width is 12 m, front MOS is 12 m and side & rear MOS is 6 m as per T & CP, Bhopal approved map and PP letter (dtd 19.07.2012 & 07.08.2012) and are as per the norms prescribed in sub rule 2 of Rule 42 of MP Bhumi Vikas Niyam 2012 for building up to 18 m height. PP should ensure to implement the MP Bhumi Vikas Niyam 2012.
  - b. 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 confirming to the norms of National Building Code, 2005 guidelines. Fire fighting NOC issued to PP by Kolar Nagar Paika Prishad (vide letter no. 1401/fire/div.Na.Pa./12 Kolar dtd 04.08.12) valid up to 03.08.2013.
  - c. The rain water harvesting details submitted by PP are satisfactory. PP should implement the rainwater harvesting plan.
  - d. The total water requirement is 918.5 KLD and fresh water requirement is 373.693 KLD while 544.89 KLD of treated waste water shall be recycled through dual plumbing. It was noted that 60% (307.645 KLD) of the recycled water is proposed to be used in Horticulture and the remaining 40% (237.247 KLD) shall be used for flushing. PP should submit firm commitment of concerned urban local body to supply 373.693 KLD fresh water for the project.
  - e. It was noted that as per the T & CP approval based on 1984 Rules PP has proposed parking for 574 ECS (516 for residential considering 1 ECS for per two dwelling units) and 58 ECS for school (1 ECS@70 sqm of built up area).. However PP should provide parking space as per the norms prescribed in Rule 84 (1) appendix I- 1 of MP Bhumi Vikas Niyam, 2012.

*It was decided that PP should submit all above informations by 31.12.2012.*

- vi. In response to queries made in 110<sup>th</sup> SEIAA meeting dtd 16.10.2012 information submitted by (vide letter dtd 19.02.13 & 23.01.13 received in SEIAA office on 20.02.13 & 23.01.13) was examined and it is noted that :-
- vii. The land ownership details, T & CP approval, building permission, rain water harvesting and fire fighting NOC has been discussed in earlier meetings and found satisfactory. PP vide letter dtd 23.01.13 has confirmed to abide by
- a. MPBVR Rules regarding road width and MOS.
  - b. The provision of fire Deptt. and National Building Code 2005.
  - c. Provision and implementation of rain water harvesting as per approved plan.
  - d. To provide parking space as per the Rule 84 (1) appendix -1 of MPBVR 2012 for providing parking for 761 ECS (716 residential + 32 school)

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

  
12.3.13  
(Amar Singh)  
Chairman



- viii. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town Country Planning, Bhopal dtd 22.07.2009 the width of internal front road is 12 m. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the minimum width of the main internal road within the campus should not be less than 15 m for the building having height between 15-30 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, GoI instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR – 2012.
- ix. The total water requirement is 918.5 KLD and fresh water requirement is 373.693 KLD. PP (vide letter dtd 19.02.13) has submitted copy of letter issued by Nagar Palika Parishad, Kolar, District Bhopal (1402 dtd 04.08.2012) regarding commitment of water supply for the project. It is noted that the quantity of water supply is not mentioned in the NOC letter, however, vide letter dtd 23.01.13 PP has applied to Kolar Nagar Palika Parishad for supply of 373.693 KLD of fresh water supply. The willingness of the Kolar Naga Palika for the water supply is found satisfactory. It was decided that the fresh water requirement should not exceed 373.693 KLD and there should be no extraction of ground water.
- x. It is noted that 2174.6 kg / day of MSW and 573.57 KLD of waste water shall be generated. PP has provided STP of 600 KLD capacity for treating the waste water. 554.89 KLD of treated waste water shall be recycled through dual plumbing for flushing and horticulture. PP has proposed to collect the MSW in coloured separate bins for biodegradable and recyclable at different location within the complex and finally to a centralized collection facility. It is decided that PP should ensure linkage with municipality for final discharge of waste water and disposal of municipal solid waste.
- xi. The Authority accepted the recommendation of 77<sup>th</sup> SEAC meeting dated 25.08.2011 with 17 special conditions and decided to accord Prior Environmental Clearance for Proposed Multi Residential Development on Khasra no. 552/2, 527/2, 553/1 total land area 7.190 ha total built up area proposed by PP is 72937 sqmt. + 4048.58 sqmt (Primary School) at village Bairagarh, Chichli, Kolar Road, Bhopal, MP by Collage Group Khaneja Properties Pvt. Ltd 56-58, Community Centre East of Kailash, New Delhi-110065.
4. **Case No. 676/2012**, Prior Environmental Clearance for " Shalimar Swayam " of Coral Infrastructure Pvt. Ltd. at Khasra No. 4/1, 4/3, 4/4, 5/2, 6/1, 6/2, 6/3, 9/2, 9/3, 9/4, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 11/1, 11/2, 11/3 (Total 19 Khasras) at Village – Kabir Khedi , Tehsil – Indore, Distt. – Indore (M.P.) Total Land Area – 10.587 ha. , Total Built Up Area – 93,363.90 sq.mt. by Sh. Sachin Upadhyay, M/s "Shalimar Swayam" of Coral Infrastructure Pvt. Ltd. , 210, Shalimar Corporate Centre, 8-B, South Tukoganj, Distt. – Indore (M.P.) – 452001.
- i. The proposed project is for development of township building and construction project (Total 19 Khasras) at Village – Kabir Khedi Tehsil & District Indore, Distt. – Indore (M.P.). The Proponent is Keshar

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

  
(Amar Singh)  
Chairman



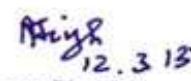
Infrastructures through M/s "Shalimar Swayam" of Coral Infrastructure Pvt. Ltd., 210, Shalimar Corporate Centre, 8-B, South Tukoganj, Distt. – Indore (M.P.) – 452001

- ii. As per the T & CP Indore (vide letter no. 4054/SP/227/ u- xzk-fu @2010 dtd 03.07.10) the total land area is 10.587.ha (total 19 Khasras) at village Kabir Khedi Tehsil & District Indore, Distt. – Indore (M.P.). The total built up area proposed by PP is 93,363.90 sqmt. (Form-1 & 92<sup>nd</sup> SEAC meeting dtd 09.04.12). 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 case was discussed in 92<sup>nd</sup> SEAC meeting dtd 09.04.2012, 101<sup>st</sup> SEAC meeting dtd 22.08.12 and recommended the project for grant of prior EC subject to 8 special conditions.
  - iv. The case was discussed in 108<sup>th</sup> SEIAA mtg. dtd 01.10.2012 and it was recorded that ".....ii The case was examined and it was noted that the PP has not submitted the following information :
    - a. Notarized copies of latest Khasra Panchsala for only 9 Khasras have been submitted and remaining 10 Khasras Khasra Panchsala are not submitted by PP.
    - b. PP has submitted the planning permission from Town & Country Planning, Indore (vide letter no. 4054/ SP/ 227/Na.Gra.Ni./2010 dtd 03.07.10), however the map approved by T & CP is not submitted. Hence, PP should submit map approved by T & CP, Indore.
    - c. It was noted that PP has not submitted the building permission. Hence, PP should submit building permission along with the approved maps by Nagar Nigam, Indore.
    - d. It is noted that the total water requirement is 1400 KLD out of which 550 KLD is recycled water from STP and the fresh water requirement is 862 KLD and it has been proposed to get 180 KLD from Municipal Corporation & to extract 682 KLD from ground water. PP is directed to seek permission of 862 KLD fresh water from Municipal Corporation.
    - e. As per office memorandum (no. 21-270/2008-IA.III dtd 07.02.2012) of MoEF, Gol and as prescribed in rule 42 of MP Bhumi Vikas Niyam, 2012 PP has not submitted the details of width of the roads with respect to height of the building. He should also submit "no objection certificate" regarding fire safety as prescribed in MoEF, Gol office memorandum dtd 07.02.2012.
    - f. Since it has been proposed to make commercial use of the premises also, hence PP shall give full details regarding the details prescribed in rule 41 of MP Bhumi Vikas Niyam, 2012.
    - g. PP should submit an undertaking regarding content of data and its originality as per EIA notification, 2006 and 2009.
- It was decided that PP should submit all the above information latest by 30.11.12."
- v. The case was discussed in depth and it was noted that
  - a. PP has submitted notarized (vide letter dtd 27.11.12 received in SEIAA office on 30.11.12) copy of latest Khasra Panchsala for all the desired khasras. It is noted that the possession of land is in the name of Coral Infrastructure pvt. Ltd. through director Vijay S/o Shri Harish Mirchandani.

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
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(Amar Singh)  
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


- b. PP has submitted notarized copy of map approved by T & CP Indore and it satisfactory.
  - c. PP has submitted that as per Gazette notification dtd. 26.05.10 building permission cannot be issued before prior EC as per the policy decision of 111<sup>th</sup> SEIAA mtg. dtd. 23.10.12 the building permission is not necessary for appraising the case.
  - d. PP (vide letter dtd 27.11.12) has submitted copy of letter (dtd 24.05.12) submitted to Commissioner Nagar Nigam Indore for grant of consent for water supply and solid waste disposal permission from Indore Municipal Corporation and along with copy of receipt Narmada CESS fee for Rs.1056308 submitted to Municipal Corporation Indore. It is noted that PP has not received reply from Nagar Nigam, Indore for water supply. It is decided that the entire fresh water requirement of 862 KLD should be met through Municipal Corporation and there should be no extraction of ground water.
  - e. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town Country Planning, Indore vide letter no. 4054 dtd 03.07.2010 the width of internal front road is 30 m. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the minimum width of the main internal road within the campus should be 15 m (min.) - 18 m (desirable) for the building having height between 15 - 30 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, GoI instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR - 2012.
  - f. PP has submitted (vide letter dtd 27.11.2012) the fire NOC (letter no. 21-c dtd. 12.02.11) from technical and fire services PHQ Bhopal. It is decided that the PP should seek fire fighting NOC from Nagar Nigam, Indore / Urban Administration & Development Deptt. Further the satellite map regarding the distance of nearest fire station submitted by PP is not acceptable and it is decided that PP should submit a certificate from Nagar Nigam, Indore regarding the distance of nearest fire station.
  - g. It is noted that PP has submitted (vide letter 27.11.12 point no. 6) that due to typographical error commercial use of premises has been wrongly mentioned in the previously submitted documents. The area earmarked have been issued for the future expansion (T & CP map).
  - h. As per T & CP approval dtd 03.07.2010 the parking area 9817.0 sqmt. is provided. As per the presentation made before the SEAC and as recorded in 92<sup>nd</sup> SEAC meeting dtd. 09.04.12 PP has provided parking space for 1193 ECS which is in compliance of MPBVR 2012.
- vi. It was decided that PP should submit the above information latest by 30.04.2013.

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

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(Amar Singh)  
Chairman

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5. **Case no. 678/2012**, Prior Environmental Clearance for Keshar Infrastructures, Keshar Bagh, Race Course Road, Gwalior, Survey No. 2 to 12, 16, 17, 18/1, 18/2, 19, 20, 21, 22, 23/2, 24, 25, 26, 27, 364/8 at Village – Thatipur, Tehsil & Distt. Gwalior MP Total Land Area – 19970 sq. mt. , Total Built Up Area – 51444.46 sq.mt. by Keshar Infrastructures through Shri Virendra Kumar Gangwal & Others Gangwal Mills Compound, Near Phalka Bazar, Lashkar, Gwalior, MP 474 001.
- i. The proposed project is residential cum commercial project at Village – Thatipur, Tehsil & District Gwalior, MP. The Proponent is Keshar Infrastructures through Shri Virendra Kumar Gangwal & Others, Gangwal Mills Compound, Near Phalka Bazar, Lashkar, Gwalior – (M.P.) 474 001.
  - ii. As per the T & CP Gwalior (vide letter no. 272/03947/u- xzk-fu-@2012 dtd 27.01.12) the total land area is 19970 sqmt. (Total 26 Khasras) at village Thatipura, Tehsil & District Gwalior, MP. The total built up area proposed by PP is 51444.46 sqmt. (Form-1 & 93<sup>rd</sup> SEAC meeting dtd 10.04.12). 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.
  - iii. PP (vide letter dtd nil received SEIAA office on 09.11.12) has submitted that the owners of the entire land have joined to form a partnership firm and all will sign document. PP has submitted notarized copy of registered partnership deed dtd 01.04.11 and its registration certificate dtd 27.04.11 with Registrar of Firms, Gwalior.
  - iv. The case was discussed in 93<sup>rd</sup> SEAC meeting dtd 10.04.2012, 98<sup>th</sup> SEAC meeting dtd 23.07.12 & in 103<sup>rd</sup> SEAC meeting dtd 12.09.2012 recommended the project for grant of prior EC subject to 11 special conditions.
  - v. The case was discussed in SEIAA meeting 109<sup>th</sup> dtd 08.10.2012 & 114<sup>th</sup> dtd 06.12.2012 and as per discussion in 114<sup>th</sup> SEIAA meeting it has been recorded that " i. .... ii. .... vi. *The submission made by PP the width of main street on which building abuts is 40 m and another street joining it is 30 m which is more than 12 m as per requirement of rule 41 of MPBVR 2012, is not acceptable as SEIAA is of the view that these are main public roads and keeping in view the fire fighting provision, the width of internal main front road inside the entrance gate to reach the building should be 24 m for building upto 30 m height, front MOS 12m while back & rear MOS should be 7.5 m as per the norms prescribed in sub rule 1 of rule 42 of MPBVR 2012 for building up to 30 m height as has been prescribed in the Table no. 4. Further it was noted that since the project is residential as well as commercial (project other than residential building) PP should also ensure compliance of Rule 41 of M.P. Bhumi Vikas Niyam 2012*
  - vii. *On examining the layout map it was noted that the entrance and exit gate width etc. are not marked. It was decided that PP should submit revised layout map showing all the details i.e. entrance, exit, road width, MOS parking etc. as per MPBVR 2012.*
  - viii. *Regarding building permission it was noted that as per policy decision in 111<sup>th</sup> meeting of SEIAA dtd 23.10.12 building permission is not mandatory.*
  - ix. *The water requirement (total 294 KLD) of which 182 KLD is fresh water & 112 KLD is recycled as discussed in 109<sup>th</sup> SEIAA meeting is satisfactory and PP should comply with the condition that the total demand of water shall be met through Gwalior Municipal supply & there should be no extraction of water.*
  - x. *The NOC for the firefighting and distance of nearest fire station were discussed in 109<sup>th</sup> meeting and found satisfactory.*

  
(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member

  
12.3.13  
(Amar Singh)  
Chairman

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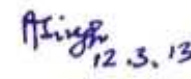
## Minutes of the 122<sup>nd</sup> Meeting of SEIAA dated 05.03.2013

- xi. It was decided that information pertaining to point no. iv & v above should be submitted by PP by 15.01.2013.
- xii. PP has provided parking of 755 ECS (435 commercial & 320 residential as per T & CP approval (vide letter no. 272/03947 dtd 27.01.12) it was decided that PP should make provision of car parking as per MPBV Rules 2012 norms prescribed for residential & commercial building"
- vii. The T & CP permission, land ownership documents, fire fighting NOC, distance of fire station have been examined in the earlier meetings.
- viii. PP has submitted query reply (vide letter dtd nil received in SEIAA office on 28.12.12) which was examined by the Authority and it is noted that
  - a. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town & Country Planning, Bhopal vide letter no. 272 dtd 27.01.2012 the width of internal service road is 6 m front MOS is 15 m and Side & Rear MOS is 7.5 m. PP has submitted (vide letter dtd 28.12.12 received in SEIAA office on 28.12.12) that entry & exit to complex from main road will have 24 m wide space. It is a single block complex with 7.5 m MOS road all around for movement of fire tender. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the minimum width of the main internal road within the campus should be 18 (min.) – 24 m (desireble) for the building having height between 30 m – 45 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, GoI instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR – 2012.
  - b. It was decided that since it is a commercial complex PP should ensure that width of the road, pathway, width of the entrance gate etc. should be in conformity with provisions of Rule no. 41 of MPBVR 2012.
  - c. The water requirement (total 294 KLD) of which 182 KLD is fresh water & 112 KLD is recycled as discussed in 109<sup>th</sup> SEIAA meeting is satisfactory. PP has submitted consent letter dtd 26.07.12 from EE, water supply maintenance division no. 01 Nagar Nigam, Gwalior for supply of 300 KLD of water on commercial rate. It was decided that PP should comply with the condition that the total demand of fresh water shall be met through Gwalior Municipal supply & there should be no extraction of ground water.
  - d. As per T & CP approval dtd 27.01.12 the parking space for 755 ECS (435 ECS for commercial and 320 ECS for residential) is provided. PP (vide letter dtd 28.12.12) has submitted that the provision for parking for 800 cars for the proposed residential and commercial building has been made and has also submitted an affidavit dtd 28.12.12 to this effect. It is decided that parking space should be as per the MPBVR 2012 provisions.
- ix. The Authority accepted the recommendation of 103<sup>rd</sup> SEAC meeting dtd 12.09.2012 with 11 special conditions and decided to accord Prior Environmental Clearance for Keshar Infrastructures, Keshar Bagh, Race Course Road, Gwalior, Survey No. 2 to 12, 16, 17, 18/1, 18/2, 19, 20, 21, 22, 23/2, 24, 25, 26, 27, 364/8 (total 26 Khasras) at Village – Thatipur, Tehsil & Distt. Gwalior, MP Total Land Area – 19970 sq. mt. , Total Built Up Area – 51444.46 sq.mt. by Keshar Infrastructures

  
(Manohar Dubey)  
Member Secretary

122<sup>nd</sup> SEIAA Meeting dtd. 05.03.2013

  
(M. Hashim)  
Member

  
(Amar Singh)  
Chairman

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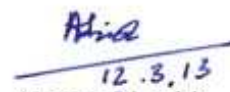
through Shri Virendra Kumar Gangwal & Others Gangwal Mills Compound, Near Phalka Bazar, Lashkar, Gwalior, MP 474 001.

6. **Case No. 683/2012**, Prior Environmental Clearance for "Sumer Saffaron Homes" at Khasra No. 1487/1 & 1487/2, Town Indore, Tehsil Indore & District Indore total land area 41,600 sqmt. Built up area 83200 sqmt. By M/s Sumer Builders Pvt. Ltd., Gorani Compound, Near RTO, Opp. Lokmanya Nagar, Kesar Bagh Road, Indore.
- i. The proposed project is residential cum commercial (mall) project in Town Indore, Tehsil Indore & District Indore. The Proponent is Sumer Builders Pvt. Ltd., Gorani Compound, Near RTO, Opp. Lokmanya Nagar, Kesar Bagh Road, Indore.
- ii. As per the T & CP Indore (vide letter no. 6125/Na.Gra.Ni /326/08 dtd 03.11.08) the total land area is 41600.0 sqmt. (4.16 ha) at Khasra No. 1487/1 & 1487/2, Town Indore, Tehsil Indore & District Indore M.P. The total built up area proposed by PP is 83200.00 sqmt. (Res. 66076.28 sq.m + comm. 17123.72 sq.m.) (Form-1 & 101<sup>st</sup> SEAC meeting dtd 22.08.12). 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.
- iii. It is noted that PP has submitted Khasra Panchsala for Khasra nos. 1487/1 & 1487/2 (year 2012-2013). The name of land owner in Khasra Panchsala is "Shri Narendra Gorani S/o Shri Ram Gorani". Development agreement has been made between Shri Narendra Gorani S/o Shri Ram Gorani and M/s Sumer Builders Pvt. Ltd. through Director Shri Manikchand H. Lunkar.
- iv. The case was discussed in 97<sup>th</sup> SEAC meeting dtd 14.06.2012 & in 101<sup>st</sup> SEAC meeting dtd 22.08.2012 recommended for grant of prior EC subject to 8 special conditions.
- v. The case was discussed in 109<sup>th</sup> SEIAA meeting dtd 08.10.2012 and it is recorded that ..... i. ii. The case was examined and it was noted that :-
- a. PP has submitted Khasra Panchsala for Khasra nos. 1487/1 & 1487/2 (year 2005-2006) which is not the latest. The name of land owner in Khasra Panchsala submitted by him is "Shri Narendra S/o Shri Ram Gorani". PP should submit notarized copy of latest Khasra Panchsala.
- b. Development agreement has been made between Shri Narendra S/o Shri Ram Gorani and M/s Sumer Builders Pvt. Ltd. through director Shri Manikchand H. Lunkar. However, as per the policy decision taken in 101<sup>st</sup> SEIAA meeting dtd 27.07.12 the PP should submit notarized copy of the registered agreement with the land owners.
- c. The high rise building permission and map approved by T & CP vide letter no.6125/Na.Gra.Ni./326/08 dtd 03.11.08 is old and its validity has expired on 02.11.11. PP should submit new permission and map approved by T & CP in accordance with Madhya Pradesh Bhumi Vikas Niyam, 2012.
- d. PP has submitted building permission issued vide letter no. 24022 dtd 12.10.09. In view of point (c) above, PP should also submit new building permission from Nagar Nigam, Indore along with approved maps and details of floor wise built up area, no.of towers, parking area etc.
- e. The height of the building is 46.95 m (high rise) PP should submit details of width of all road w.r.t height of the building, MOS and other details as per the sub rule 2 of Rule 42 of Madhya Pradesh Bhumi Vikas Niyam 2012 as has been prescribed in Table no. 5. PP should also submit the details of parking as per Madhya Pradesh Bhumi Vikas Niyam 2012.
- f. It is noted that the total water requirement is 751 KLD (554 KLD for residential 197 KLD for mall). The fresh water requirement is 520 KLD and recycled water is 387 KLD. As recommended

  
(Manohar Dubey)  
Member Secretary

122<sup>nd</sup> SEIAA Meeting dtd. 05.03.2013

  
(M. Hashim)  
Member

  
12.3.13  
(Amar Singh)  
Chairman



## Minutes of the 122<sup>nd</sup> Meeting of SEIAA dated 05.03.2013

by SEAC (101<sup>st</sup> SEAC meeting dtd 22.08.12) the total fresh water demand should not exceed 751 KLD. PP has submitted copy of application (dtd 26.03.12 & 19.03.12) for permission of 301 KLD ground water and 450 KLD municipal supply. PP is directed to seek permission for total water requirement of 751 KLD from Municipal Corporation, Indore and there should be no extraction of ground water.

Further, since PP has been asked to submit renewed T & CP permission, if there is any change in water requirement then PP should submit fresh commitment from Municipal Corporation, Indore for supply of that quantity of fresh water.

- g. Regarding NOC for fire fighting it was noted that PP has submitted NOC letter issued by iqfyl egkfujh[kd] bankSj (letter no./ iqfufu@ vl{ks@ ,uvkslh@56&th- dtd 29.06.10). PP is directed to submit NOC from Nagar Nigam, Indore for fire fighting and distance of nearest fire station as per office memo (no. 21-270/2008-IA-III dtd 07.02.12) of MoEF, Gol.
- h. In addition to residential blocks project includes development of Mall (commercial). Hence, PP should submit information as per rule 41 of MP Bhumi Vikas Niyam 2012.

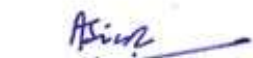
It was decided that PP should submit all the above information latest by 15 January, 2013."

- vi. PP has submitted query reply (vide letter dtd 09.01.13 received in SEIAA office on 11.01.13) which was examined by the Authority and it is noted that :-
  - a. PP has submitted notarized copy of latest Khasra Panchsala 2012-13 (vide letter dtd 09.01.13 received in SEIAA office on 11.01.13) for Khasra no. 1487/1 & 1487/2, according to which the possession of land is in the name of Shri Narendra S/o Shri Ram Gorani.
  - b. PP has submitted notarized copy of the registered (dtd 19.03.2008) agreement with the land owners Shri Narendra Gorani S/o Shri Ram Gorani and M/s Sumer Builders through Director Shri Manikchand H. Lunkar (Developers).
  - c. The issue of road width was discussed and it was found that as per the permission given by Joint Director, Town & Country Planning, Indore vide letter no. 6125 dtd 03.11.2008 the width of internal front road is 9 m. However, it was noted that as per MOEF, OM no. 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements the minimum width of the main internal road within the campus should be 24 m min. – 30 m (desirable) for the building having height between 45 m – 60 m. The Chairman and the Member decided that width of the internal road should be as per MoEF, Gol instructions. The Member Secretary was of the opinion that the width of the internal road should be as per MPBVR – 2012.
  - d. Since it is a commercial complex PP should submit the details of width of the road, pathway, width of the entrance gate etc. as per the provisions of Rule no. 41 of MPBVR 2012.
  - e. PP has submitted copy of letter (dtd 28.12.12) submitted to Commissioner Nagar Nigam Indore for water supply (total 751 KLD) along with copy of receipt of Narmada CESS fee for Rs.9765909/- submitted to Municipal Corporation Indore. It was decided that the total fresh water demand should not exceed 751 KLD (554 KLD for residential and 197 KLD for mall) as recommended by SEAC in its 101<sup>st</sup> meeting dtd 22.08.2012. PP should submit consent letter from Municipal

  
(Manohar Dubey)  
Member Secretary

122<sup>nd</sup> SEIAA Meeting dtd. 05.03.2013

  
(M. Hashim)  
Member

  
12.3.13  
(Amar Singh)  
Chairman

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Corporation for water supply of 751 KLD and there should be no extraction of ground water.

- f. PP has submitted copy of application made for Fire NOC to Commissioner UADD, Bhopal dtd 20.10.2012. Regarding the distance of fire station PP has submitted that it is 3.5 km. It is decided that PP should submit fire NOC and letter certifying the distance of nearest fire station from Nagar Nigam, Indore.
- g. As per T & CP approval dtd 03.11.2008 the parking space for mall 704 cars, 200 two wheelers is provided for residential 684 cars and 300 two wheelers. PP (vide letter dtd 09.01.13) has proposed car parking for 830 ECS for residential and 459 ECS for mall. It was decided that PP should ensure the parking as per the provisions of Rule MPBVR 2012.
- vii. It was decided that PP should submit the above information latest by 30.04.2013.

*Meeting ended with a vote of thanks to the Chair.*

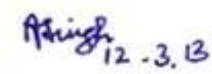


(Manohar Dubey)  
Member Secretary

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(M. Hashim)  
Member



(Amar Singh)  
Chairman

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