

Minutes of the 135th Meeting of SEIAA dated 04.06.2013

The 135th meeting of the State Level Environment Impact Assessment Authority was convened on 04.06.2013 at 02.00 PM 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 Sharad Kumar Jain Member Secretary I/C

A. 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 Rcpt. of last inform.
1.	631/2011	117 th SEIAA meeting dtd. 22.01.2013	01.02.2013	26.02.2013 04.05.2013 06.05.2013
2.	667/2012	109 th SEIAA meeting dtd 08.10.2012	15.10.2012	17.12.2012 01.03.2013 16.05.2013
3.	676/2012	122 nd SEIAA meeting dtd. 05.03.2013	12.03.2013	30.04.2013
4.	683/2012	122 nd SEIAA meeting dtd. 05.03.2013	12.03.2013	30.04.2013
5.	703/2012	125 th SEIAA meeting dtd 09.04.2013	13.04.2013	29.04.2013
6.	721/2012	125 th SEIAA meeting dtd 09.04.2013	13.04.2013	08.05.2013

1. **Case No. 631/2011**, Prior Environmental Clearance for Group Housing Project "Chinar Dream CT" land area 95456.68 sqmt. (T & CP approval) 11.362 ha (.ppt & 81st SEAC meeting dtd 12.10.2011) at Village Ratanpur Sadak and village Narela Hanumant, Tehsil Huzur, District Bhopal, MP by M/S Chinar Reality Pvt. Ltd. through Director Shri Sunil Moolchandani, House No. 231, Zone-II, MP Nagar, Bhopal.

(1). The case was discussed in SEIAA meeting 94th dtd. 30.05.12, 111th dtd. 23.10.12 & 117th meeting dtd. 22.01.13 ".....and it was recorded that "

.....

ii. In response to the above queries information submitted by PP vide their letter No. NIL dt. 28.12.2012 was examined and it is noted that the fresh water demand is of 411 KLD. It was decided that as submitted by PP the fresh water requirement should not exceed 411 KLD as against the condition of fresh water quantity (571 KLD) approved by SEAC (93th SEAC meeting dtd 10.04.12). In view of vicinity of the project area to the Bhopal township regarding the source of water it was decided that PP should be asked why Municipal Water is not being used for the project and PP should submit details of efforts made by him regarding Municipal Water Supply.

iii. It was noted that regarding fire fighting NOC, PP has submitted copy of application submitted to Bhopal Municipal Corporation. It is decided that PP should submit clear fire fighting NOC from the Bhopal Municipal Corporation or competent authority.

iv. It was decided that PP should submit the above information by 15.03.2013."

- (2). **111th SEIAA meeting dtd 23.10.2012 query reply by SEAC**

As per the minutes of 121st SEAC meeting dtd 05.03.2013 it is mentioned that the fresh water requirement & waste-water generation for the project has been quoted incorrectly due to typographical error the same as per the records is 467 KLD and 621 KLD respectively.

(Sharad Kumar Jain)
Member Secretary I/C

(M. Hashim)
Member

(Amar Singh)
Chairman

(3). In response to the above query, reply submitted by PP (vide letter dtd 28.01.13 & 22.02.2013 and received in SEIAA office on 30.01.2013 & 26.02.13 respectively) was examined in depth and it is noted that :

(i) as per information submitted by PP (vide letter dtd 28.12.12) the total water requirement is 860 KLD and fresh water requirement is 411 KLD. PP has submitted that the project site falls in Gram-Panchayat area outside the Bhopal Municipal area located 15 k. m. away from the nearest Municipal Water supply line and 7 km. away from the ongoing Narmada pipe line. So at present it is impossible to connect project water supply line to Municipal/Narmada line particularly for this project. According to PP BMC has assured (verbally) that in future if any water supply network passes through the project area then water supply from BMC will be considered for the project.

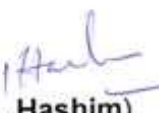
(4). It is decided that until the NOC for water supply from Municipal Corporation, Bhopal is not obtained and submitted by the PP, the project is summarily rejected and all concerned should be informed accordingly.

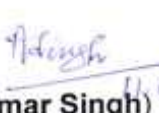
2. **Case no. 667/2012**, Prior Environmental Clearance for Building Construction "Prabhatam Heights" Group Housing project at Village- Hatai Khera ,Raisen Road, Bhopal (M.P.) Plot Area- 86,682.94 m² Built - up Area- 1,26,942.49 m² by M/s Prabhatam Infrastructure Ltd. through Mr. Dinesh Gupta, M.D., Rastriya Tower, 38, Rani Jhansi Road, New Delhi- 55

(1) The case was discussed in 109th SEIAA meeting dtd 08.10.2012 and it is recorded that i. ii. The case was examined and it was noted that :-

- a. The land proposed by PP is 8.66 ha and Khasras are as mentioned in annex-I of Form-1. The Khasra Panchsala submitted for these Khasra is for the year 2005-2006. PP is directed to submit the notarized copy of latest Khasra Panchsala of the Khasras included in the project.
- b. Further as per policy decision taken in 101st SEIAA meeting dtd 27.07.12 PP should submit notarized copy of registered agreement between PP and owners of the land, included in the project.
- c. The PP has submitted permission from T & CP issued vide letter no. 324 dtd 26.02.11 for high rise building construction. PP is directed to submit the details of width of the internal road w.r.t height of the building, MOS, as per sub rule 2 of Rule 42 of Madhya Pradesh Bhumi Vikas Niyam 2012 as has been prescribed in the Table 4 or 5 applicable to the PP. PP should also submit the details of parking as per Madhya Pradesh Bhumi Vikas Niyam 2012.
- d. The building permission no. NC 5913-555-72011 dtd 05.07.11 issued by Nagar Nigam has been submitted by PP. However it is noted that PP has not submitted the maps approved by Nagar Nigam along with the permission. PP is directed to submit the same along with the details of no. of towers, no. of floors, built up area for each floor, height, parking etc.
- e. The total water requirement is 1322 KLD (fresh water 791 KLD and recycled water 533 KLD). As per recommendation of 103rd SEAC meeting dtd 12.09.12 the fresh water requirement shall not exceed 1322 KLD for which BMC has given permission (vide letter no. 287/PM/JNNURM/WS/ 2012 dtd 17.03.12) under the condition that water supply shall be available after the project completion and PP will have to take legal bulk connection from the BMC overhead tank or its distribution pipe line. PP shall be responsible to lay the pipeline from this point at his cost and risk. PP is directed that total demand of water should be met through municipal supply and there should be no extraction of ground water.


(Sharad Kumar Jain)
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(Amar Singh)
Chairman

f. PP has submitted the NOC for firefighting issued vide letter no. 97/Fa. Brigade / 08 dtd 29.03.08 from office of Nagar Nigam, Bhopal. Since NOC is quite old PP should submit latest NOC as per office memorandum (no. 21-270/2008-IA.III dtd 07.02.2012) of MoEF, Gol. The distance of nearest fire fighting station is 8.5 km as per Nagar Nigam L. No. Q/Ma.Vi/12 dtd 14.05.12 and this is within prescribed limit.

g. In addition to residential blocks project includes development of shops (commercial). Hence, PP should submit details of information as per rule 41 of MP Bhumi Vikas Niyam, 2012


ii. It was decided that PP should submit all the above information by 15th December 2012."

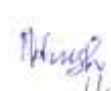
(2) In response to above query, reply submitted by PP (vide letter dtd 12.12.12, 01.03.13 & 16.05.13 received in SEIAA office on 17.12.12, 01.03.13 & 16.05.13 respectively) was examined in depth and it is noted that :

- (i) PP has submitted notarized copy of Khasra Panchsala for year 2012-2013 and it is noted that as per the Khasra Panchsala (2012-13) the total nos. of Khasras are 28 having total area of 8.604 ha. It is observed that there is difference of 0.064 ha (640 sqmt.) which is negligible in view of total project area 86682.94 sqmt. As per Khasra Panchsala the ownership of the land in the name of M/s Prabhatam Infrastructure Ltd. Co. and is satisfactory.
- (ii) As per the map approved by T & CP the width of main internal road is 12 m front MOS is 22.5 m and side & rear MOS is 10 m. It is decided that the width of main internal road within the campus should not be less than 18 m as per MOEF, Gol OM no. 21-270/2008-IA.III dtd. 07.02.2012 for building height between 15 – 30 m.
- (iii) PP has proposed total parking for 1200 ECS (Open – 204 ECS area 24900 sqmt. Stilt – 996 ECS area 6120 sqmt.). It is decided that PP should provide total 1270 ECS (Res. @ 1 ECS/ 100 sqmt. Built up area $111818/100 = 1118$ ECS; Education $6000/125 = 48$ ECS; Community hall and recreation @ 40% of 4000(BU) = 1600 sqmt. i.e. = 64 ECS ; Shop – @ 50 sqmt. per built up area – $2000/50 = 40$ ECS ; Total 1270 ECS) as per the MPBVR 2012 Appendix – I-I rule 84 (1).
- (iv) PP has submitted letter from Nagar Nigam, Bhopal vide no. 30/Fire/Bri./12 dtd 06.12.2012 regarding fire fighting. It is noted that in said letter it is mentioned that "..... दिनांक 01.12.2012 को स्थल निरीक्षण में पाया गया कि प्रोजेक्ट निर्माणाधीन है।" ... It is decided that PP should submit whether the construction activity has been started, if yes details of date of starting the construction, quantum of construction already done and present status. It is further decided that PP should be directed to stop the construction activity if any with immediate effect. A copy of the letter should also be endorsed to Commissioner Municipal Corporation, Bhopal.

(3) It is decided that PP should submit the above information latest by 31.07.2013 and if this information is not received the case will be summarily rejected. Member Secretary should ensure the case is put up before the Authority in the first SEIAA meeting in August 2013.


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


(Amar Singh)
Chairman

3. **Case No. 676/2012, Prior Environmental Clearance for " Shalimar Swayam "** project 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 & District Indore (M.P.) Total Land Area – 10. 587 ha., Total Built Up Area – 93,363.90 sq.mt. by Coral Infrastructure Pvt. Ltd. through Director Shri Sachin Upadhyay, 210, Shalimar Corporate Centre, 8-B, South Tukoganj, Distt. – Indore (M.P.) – 452001

- (1) The case was discussed in 108th SEIAA mtg. dtd 01.10.2012 and 122nd SEIAA mtg. dtd. 05.03.13 it was recorded "i.....iv....."


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.
- b. PP has submitted notarized copy of map approved by T & CP Indore and it is 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 111th 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 92nd 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."


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


(Amar Singh)
Chairman

- (2) In response to above query, reply submitted by PP (letter dtd 29.03.13 received in SEIAA office 30.04.13) was examined in depth and it is noted that:-

(i). PP has submitted notarized copy of NOC issued by Chief Superintendent, Police Fire Bridge, Indore (vide letter no. 3085A/13 dtd. 13.02.13) regarding distance of nearest fire station (7.4 km). PP has also submitted copy of application dtd. 29.04.13 to Commissioner, UADD for Provisional fire fighting NOC. It is to be noted that in the 122nd SEIAA meeting the fire NOC (letter no. 21C dtd 12.02.11) from PHQ Bhopal submitted by PP (vide letter dtd 27.11.12) was examined and PP was directed to submit the fire NOC and distance of nearest fire stations certified by the Nagar Nigam, Indore. It is decided that as per MoEF, Gol office memorandum 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements **PP should submit the NOC and distance of fire station from Municipal Corporation, Indore latest by 31.07.2013 otherwise the case shall be summarily rejected.**

(ii). The submission of PP that the width of internal road shall be as per MPBVR 2012 is not acceptable. **It is decided that 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 as per MoEF, Gol office memorandum 21-270/2008-IA.III dtd. 07.02.2012.** It is to be pointed out that the Environment (Protection) Act 1986 has overriding effect over other acts as per section 24 (1) of the act

"Subject to the provisions of Sub-section (2), the provisions of this Act and the rules or orders made therein shall have effect notwithstanding anything inconsistent therewith contained in any enactment other than this Act."


It is to mention that the MoEF, memo dtd 07.02.2012 has been issued under the Environment (Protection) Act 1986.

(iii). The total waste water generation is 1027 KLD. Sewage treatment plant of capacity 1030 KLD is proposed. The total treated waste water available shall be 824 KLD. Out of this 550 KLD water is proposed to be recycled (417 KLD flushing, 83 KLD Horticulture & 50 KLD other uses). There will be 274 KLD is extra treated water. **It is decided that final discharge of extra treated waste water should be linked with Municipal sewer line. PP should submit NOC from Municipal Corporation, Indore.**

(iv). Total solid waste generation will be around 5.03 TPD. Door to door collection of MSW, segregation and centralized collection system is proposed. Final disposal of MSW should be integrated with Municipal


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


11.6.13
(Amar Singh)
Chairman

Corporation, Indore and PP should submit NOC from Municipal Corporation, Indore regarding disposal of MSW.

- (3) It is reiterated that PP should submit the above information latest by 31.07.2013 and if these information are not received the case will be summarily rejected. Member Secretary should ensure the case is put up before the Authority in the first meeting in August 2013.

4. **Case No. 683/2012**, Prior Environmental Clearance for "Sumer Saffaron Homes" Project of M/s Sumer Builders Pvt. Ltd., at Khasra No. 1487/1 & 1487/2, Town, Tehsil & District Indore total land area 41,600 sqmt. Built up area 83200 sq mt. by M/s Sumer Builders Pvt. Ltd., through Director Shri Manikchand H Loonkar, 41, Gorani Compound, Near RTO, Opp. Lokmanya Nagar, Kesar Bagh Road, Indore- 452009.

- (1) The case was discussed in 109th SEIAA meeting dtd 08.10.2012 & 122nd SEIAA mtg. dtd. 05.03.13 and it is recorded that i. ...v:-

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, GoI 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 101st meeting dtd 22.08.2012. PP should submit consent letter from Municipal 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."

(Sharad Kumar Jain)
Member Secretary I/C

(M. Hashim)
Member

(Amar Singh)
Chairman

- (2) In response to above query, reply submitted by PP (vide letter dtd 29.04.13 received in SEIAA office on 30.04.13) was examined in depth and it is noted that :

- (i). The submission of PP that the width of internal road would be as per MPBVR 2012 is not acceptable. **It is decided that the minimum width of the main internal road within the campus should not be less than 24 m for the building having height between 45-60 m as per MoEF, Gol office memorandum 21-270/2008-IA.III dtd. 07.02.2012.** It is to be pointed out that the Environment (Protection) Act 1986 has overriding effect over other acts as per section 24 (1) of the act


"Subject to the provisions of Sub-section (2), the provisions of this Act and the rules or orders made therein shall have effect notwithstanding anything inconsistent therewith contained in any enactment other than this Act."

It is to be mentioned that the MoEF, Gol office memo dtd 07.02.2012 has been issued under the Environment (Protection) Act 1986.

- (ii). PP has submitted copy of application (28.12.12) submitted to Commissioner Nagar Nigam, Indore for water supply of 751 KLD. PP has also submitted a notarized copy of receipt of Narmada cess submitted to Nagar Nigam, Indore. It is noted that PP has applied for water supply in December 2012 and still the NOC for water supply has not been issued. **It is decided that a letter should be sent to Commissioner Municipal Corporation, Indore as to give details and status of NOC and copy of the letter be endorsed to PP.**
- (iii). PP has submitted a notarized copy of application (20.10.12) submitted to Commissioner UADD for firefighting NOC. PP has submitted NOC of nearest fire station for distance 03 k.m. issued by Police Adhikshak Police Agnishaman Sevaye, Indore (vide letter no. 01-A/2013 dtd. 12/03/13). It is to be noted that in the 122nd SEIAA meeting dtd 05.03.2013 the above application for fire NOC was examined and PP was directed to submit the fire NOC and distance of nearest fire stations certified by the Nagar Nigam, Indore. It is strange that he has not yet applied to Municipal Corporation, Indore for fire NOC. It is decided that as per MoEF, Gol office memorandum 21-270/2008-IA.III dtd. 07.02.2012 regarding the fire fighting arrangements **PP should submit the NOC and distance of fire station from Municipal Corporation, Indore latest by 31.07.2013 otherwise the case shall be summarily rejected.**
- (iv). The total waste water generation is 451 KLD. PP has provided STP of capacity 470 KLD. The total treated waste water quantity will be 367 KLD (305 KLD residential + 62 Mall). Out of this recycled water will be 224 KLD residential and 58.7 KLD mall. There will be extra treated waste water 85 KLD (81 residential & 4 KLD mall). **It is decided that final discharge of extra treated waste water should be linked with**


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


(Amar Singh)
Chairman

Municipal sewer line. PP should submit NOC from Municipal Corporation, Indore.

- (v). Total solid waste generation will be around 1.86 TPD. Final disposal of MSW should be integrated with Municipal Corporation, Indore **PP should submit NOC from Municipal Corporation, Indore regarding disposal of MSW.**

- (3) It is reiterated that PP should submit all the above information latest by 31.07.2013 and if these information are not received the case will be summarily rejected. Member Secretary should ensure the case is put up before the Authority in the first meeting in August 2013.


5. **Case no. 703/2012** Prior Environmental Clearance for Residential project at Khasara No. 429/430/1, 400/2, 401/2, 431/1/2, 431/1/3 (total 5 Khasaras), total land area 4.72 acres (19113.21 sqm), total built up area 50025.75 sqmt. (FAR) Village Bawadia Kalan, Tehsil- Huzur, Bhopal (M.P.) by M/s Opal Developers through, Shri Sunil Mewani (CEO) Shalimar house, 6 Malviya Nagar, Rajbhawan Road-Bhopal-M.P.

- (1) The case was discussed in 109th SEIAA meeting dated 08.10.2012 and 125th meeting dtd 09.04.2013 it is recorded that "

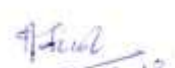
6. In response to the queries of 109th SEIAA meeting dtd 08.10.12 the information submitted by PP (vide letter dtd 19.11.2011 & 20.02.13 received in SEIAA office on 10.01.13 & 22.02.13 respectively) was examined and it is noted that :-

- PP has ensured that the correct title is "M/s Opal Developers".
- PP has submitted (vide letter dtd 20.02.13) notarized copy of revised approval of T & CP, Bhopal (issued vide letter no. 1007 dtd 12.11.12) along with map and is satisfactory.
- PP (vide letter dtd 19.11.2011 received in SEIAA office on 10.01.13) has ensured that he will utilize the water supply as per permission given by the Municipal Corporation.
- Regarding width of the road with reference to the height of the building the information submitted by PP vide letter dtd 20.02.13 it was decided that the width of the main internal road within the campus should not be less than 18 m for building heights between 30-45 m as per the as per office memorandum MoEF, Gol (vide no. 21-270/2008-IA.III dtd. 07.02.2012) regarding fire fighting.
- PP has proposed total parking area 11345 sqmt. (.ppt before SEAC dtd 13.06.12 & Form-1A point no. 5.3) for 355 cars (17 open, 182 stilt parking & 156 basement). However as per MPBVR 2012 the parking provisions should be for 500 ECS (as per Rule 84 (1) clause 1 (3) table)
- PP has submitted (received in SEIAA office on 22.02.13) Nagar Nigam, Bhopal letter no. 64 dtd 22.02.13 regarding distance (7.73 km) from the nearest fire station - Govindpura, Bhopal and is satisfactory.
- The total waste water generation is 279 KLD and PP has provided STP of 300 KLD. It was decided that the final disposal of treated waste water should be integrated with the Municipal sewer system.
- Municipal solid waste generation is 1163 kg / day. It is decided that the final disposal of MSW should be linked with the Municipal Corporation, Bhopal.
- PP has submitted that it is a partnership firm and no power of attorney has been given. PP has submitted latest Khasra Panchsala (2012-13) and copy of deed of retirement (dtd 05.08.03) in which it is mentioned that the partner Adarsh Malhotra has left the firm and all the land now belong to M/s Opal Developers through Mr. Kishore Mirchandani. It is decided that PP should submit notarized copy of registered partnership deed.

7. The PP should submit the above information by 15.05.2013."


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


(Amar Singh)
Chairman

- (2) In response to above queries, the reply submitted by PP (vide letter dtd 29.04.2013 received in SEIAA 29.04.13) was examined in depth and it is noted that :
- (i). The width of the internal road inside the campus is 21 m as against the requirement of minimum road width of 18 m as per the office memorandum of MoEF Gol (21-270/2008-IA-III dtd. 07.02.12 for building height between 30-45 m and is satisfactory.
 - (ii). Initially parking provision of 355 cars was made by PP (.ppt & 96th SEAC meeting dtd 13.06.12). Vide letter dtd 29.04.2013 PP has submitted that the revised parking is proposed for 843 ECS (@ 1 ECS / 100 sqmt. built up area) as per rule no. 84 (1) clause 1(3) of the MPBVR 2012 and is satisfactory.
 - (iii). PP has submitted the notarized copy of registered deed of reconstituted partnership dtd 01.03.2008 executed between Shri Kishor Mirchandani, Vijay H Mirchanani, Harish C. Mirchandani, Sanjay H. Mirchandani (HUF), Sanjay H. Mirchandani, Kishore H. Mirchandani (HUF) & Mirchandani Project Pvt. Ltd. in the name of M/s Opal Developers and is satisfactory.
- (3) It was decided to accept the recommendations of 101st SEAC meeting dtd 22.08.2012 with 8 special conditions and accord prior Environmental Clearance to Residential project total land area 4.72 acres (19113.21 sqm), total built up area 50025.75 sqmt. (FAR) at Village Bawadia Kalan, Tehsil- Huzur, Bhopal (M.P.) by M/s Opal Developers through, Shri Sunil Mewani (CEO) Shalimar house, 6 Malviya Nagar, Rajbhawan Road-Bhopal-M.P.
6. **Case no. 721/2012**, Prior Environmental Clearance for Commercial Complex Project at Khasra No. 538, 539, 540, 541, 542, 543/2, 547, village Bairagarh Chichli Kolar Road, Bhopal (M.P.) Plot area- 35,100 Sq.m., Built – up area - 83,651 Sq.mt by M/s Khaneja Properties Pvt. Ltd., through Mr. Ashok Kashyap (Sr. General Manager) 56-58, Community Centre, East of Kailash, New Delhi – 110065
- (1) The case was discussed in SEIAA meetings 105th dtd 12.09.12, 114th dtd 06.12.2012 & 125th dtd. 09.04.13 and as per discussion in 125th SEIAA meeting it has been recorded that " i.....ix.....
6. *In response to queries made in 114th SEIAA meeting dtd 06.12.12 information submitted by PP (vide letter dtd 21.12.12 received in SEIAA office on 27.12.12) was examined and it is noted that :-*
- a. *The land ownership, T & CP approval, building permission, parking, built up area, NOC for water supply, distance from fire station has been discussed in earlier meetings and found satisfactory. PP has submitted undertaking (dtd 21.12.12) that no ground water shall be extracted for the project and water shall be used as per provided by Nagar Palika Parishad, Kolar.*
 - b. *The fire NOC (vide letter no. 3211 dtd 20.12.12) from Nagar Palika Parishad, Kolar was examined and found satisfactory.*
 - c. *Regarding road width the revised layout plan submitted by PP was examined and it is noted that the front MOS 15 m, side & rear MOS 7.5 m. It is decided that as per office memorandum MoEF, Gol (vide no. 21-270/2008-IA.III dtd.*

(Sharad Kumar Jain)
Member Secretary I/C

(M. Hashim)
Member

(Amar Singh)
Chairman

07.02.2012) regarding fire fighting the front road inside the campus should not be less than 15 m as prescribed for building heights between 15 – 30 m.

- d. It has been recorded in the proceedings of 98th SEAC meeting dtd 25.07.12 that PP has accepted that preliminary works have been under taken at the site. As per 114th SEIAA meeting dtd 06.12.12 it is a case of violation and PP was asked to submit the details of the works already executed. In response to the query PP vide letter 21.12.12 has submitted that preliminary works executed includes part excavation of land and part making of substructure of basement. It is noted that the information is not signed. It is decided that PP should submit the full details of built up area and the area which has been constructed / developed and percentage of the work done the document should be duly signed by authorized signatory and no further construction be done till the case is decided.


7. PP should submit the above information by 28.05.2013.

- (2) In response to above query, the reply submitted by PP (vide letter dtd 03.04.2013 received in SEIAA office on 08.05.2013) was examined in depth and it is noted that :
- (i). PP has submitted duly signed undertaking stating that the proposed built up area is 83651 sqmt. PP has done excavation and part basement construction of 3162 sqmt. (3.78%). It is decided that PP should submit why the construction work has been done though the EIA Notification for prior Environmental Clearance has been notified in 2006.
- (3) It is decided that PP should submit the above information latest by 31.07.2013 and if these information are not received the case will summarily be rejected. Member Secretary should ensure the case is put up before the Authority in the first meeting in August 2013.

The meeting ended with vote of thanks to the chair.


(Sharad Kumar Jain)
Member Secretary I/C


(M. Hashim)
Member


(Amar Singh)
Chairman