



**State Environment Impact Assessment Authority, M.P.**  
**(Government of India, Ministry of Environment, Forest & Climate Change)**  
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No: 1559 /SEIAA/2022

Date: 9/9/22

To,  
M/s Adavita Developers and Promoters Pvt. Ltd,  
K-6, First Floor, Khandelwal Complex,  
Opp. UBI Near Guljar Hotel, Madan Mahal,  
Dist. Jabalpur, MP

**Sub: Case No 9273/2022:** Prior Environment Clearance for Construction of Group Housing Project "Shree Ram Heights" at Khasra No- 150/2, 150/1, 151, 152/1, 154/2, 153, 152/2, Zone-1 (Garha), Colony - Sagda Tripuri, Dist. Jabalpur (MP) by M/s Adavita Developers and Promoters Pvt. Ltd, K-6, First Floor, Khandelwal Complex, Opp. UBI Near Guljar Hotel, Madan Mahal, Dist. Jabalpur, MP- Prescribing of TOR.

**Ref: -** Online Proposal No. SIA/MP/MIS/75715/2022 registered in MPSEIAA on 01.08.2022

This is in reference to the proposal submitted in the SEIAA office to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report and all supporting documents as per EIA Notification & its amendments.

1. This is case of Environment Clearance for Construction of Group Housing Project "Shree Ram Heights" at Khasra No. 150/2, 150/1, 151, 152/1, 154/2, 153, 152/2, Zone-1 (Garha), Colony - Sagda Tripuri, Dist. Jabalpur (MP)
2. The Proposed estimated built-up area of 22271.00 m<sup>2</sup>. Total built up Area is 66,058.54m<sup>2</sup> As per the EIA Notification and its amendment, the project is falling in the category 8 (a).
3. प्रकरण गुप हाउसिंग प्रोजेक्ट निर्माण के लिए पर्यावरण उल्लंघन के पश्चात् पर्यावरण मंजूरी का है। प्रश्नाधीन प्रकरण "मानक संचालन प्रक्रिया" के तहत विचाराधीन है।
4. राज्य स्तरीय विशेषज्ञ मूल्यांकन समिति (रा.स्त.वि.मू.स.) की 589वीं बैठक दिनांक 17.08.2022 में उक्त प्रकरण में मानक एवं अन्य शर्तों सहित ToR जारी किये जाने हेतु अनुशंसा की गई है। जिसका विवरण उक्त बैठक के कार्यवाही विवरण के पृ.क्र. 02 से 05 पर अंकित है।
5. Summary of the project:

S.No.	Item	Details
1.	Name & Location of the project	Group Housing Project "Shree Ram Heights" Khasra No. 150/2,150/1, 151,152/1,154/2, 153,152/2 Zone-1(Garha), Colony Sagda Tripuri, Jabalpur, Madhya Pradesh
2.	Geological Location	Latitude 23° 8'48.13"N & Longitude 79°55'37.89"E
3.	Site Features	
	Nearest Habitation/ town	Sagra village is at an approximate distance of 0.19 Km towards NE direction from project site.
	Nearest Habitation:	
	Nearest Highway	NH-34- Approx 0.43km, W SH-22 Approx 2.48 km, N
	Nearest Airport	Dumna Airport Jabalpur approx 20.28 km-ENE
4	Project Area	The total plot area of the site measures 22271.00 sq.m and estimated built-up area would be



		44802.57sq.m
05	<b>Environment Impact and Its Mangement</b>	
a	Water Requirement	The total water requirement of the project is approx. 335 KLD, out of which total domestic water requirement is 323 KLD. The fresh water requirement for domestic purpose is approx.226 KLD The Source of water supply is Municipal Corporation Jabalpur .
b	Total Sewage Waste Water Generation & Effluent utilization	It is expected that the project will generate approx. 278 KLD of Waste Water. The waste water will be treated in an onsite STP (MBBR) of 324 KLD capacity to fulfill the internal requirement of flushing and horticulture whereas and the treated sewage will be directly discharged into the Municipal sewer.
c	Rainwater harvesting	06 number of rainwater harvesting pits provided at the site for ground water recharging.
d	Air pollution control	Air pollution source -Emission from vehicular traffic, Harmful dispersion of emissions from DG. DG sets would be used as power back-up Regular monitoring of emissions and control measures will be taken to reduce the emission levels.
e	Solid Waste Generation	The solid waste generated from the project will be mainly domestic waste and estimated quantity of the waste shall be approx. 1913 kg per day (0.5 kg per capita per day for Resident, @ 0.15 kg per capita per day for the visitor & @ 0.25 kg per capita per day for staff) The biodegradable waste will be converted into manure by mechanical composter and the non biodegradable waste generated will be handed over to the common municipal waste landfill site.
f	Power Requirement	Power will be supplied by M.P Electricity board. The total electricity load for the project will be approx. 2900 Kw, which will be supplied by 2 nos of transformers (1 x 1500 + 1 x 1400) kVA. Two DG sets of capacity 2000 KVA & 900 KVA respectively will be provided at the project site for power back up
h	Car parking	Stilt parking – 180 ECS Open parking – 271 ECS. Total : 451 ECS (As per built up area 44802.57sq.m)
i	Proposed Green Area	2207.2 sq.m.
m	Estimated Project Cost	INR 8000 Lakh (form-I)

The application was forwarded to SEAC for scoping so as to determine TOR to carry out EIA and prepare EMP for the project. The case was presented by PP Shri Nitin Dimole (online) and their consultant Shri Sandhu M/s Ambiantal Global Pvt. Ltd., Ghaziabad (UP) in the SEAC- 589<sup>th</sup> meeting dated 17.08.2022. After deliberation, it was observed that this is a violation project and construction of few blocks have been completed without prior EC. and is therefore, a violation of Environment Protection Act, 1986. Committee considering the recent GoI, MoEF & CC, OM F. No. 22-21/2020-IA.III dated 07.07.2021 & Notification S. O. 1030 (E), dated 8<sup>th</sup> March, 2018 recommends that case may be dealt as per the provisions laid down in this notification and the project may granted Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as a independent chapter in the EIA report by the accredited consultant and the collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories.

After presentation, committee decided to recommend standard TOR prescribed by MoEF&CC with additional TOR. After the recommendation of SEAC the case was considered in 744<sup>th</sup> SEIAA meeting dtd.30.08.2022 and decided to approve the ToR as



recommended by SEAC in 589<sup>th</sup> meeting held on 17.08.22 and standard TOR prescribed by the MoEF&CC for conducting the EIA along with following additional TOR's and general conditions:-

1. Status report of construction work so far, possession given to how many families etc.
2. Exact distance of project area to nearby natural drain River, flowing in the North-West to North- East & in the South – west direction from the project site.
3. Carbon emission foot print analysis shall be studied and discussed in EIA report.
4. Species Plantation and their photographs.
5. Furnish details of CO2 emission & quantification from different sources as DG sets and their management plan w.r.t. carbon foot print.
6. Provision of additional exit gate in the proposed project, at the time of emergency.
7. Fire NOC to be taken from the concerned department and submitted with EIA.
8. Project description, its importance and the benefits.
9. Under energy conservation plan detail-out solar light erection panels.
10. Project site detail (location, toposheet of the study area of 10 Km, coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
11. Land use as per the approved Master Plan of the area, permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board etc.
12. Land acquisition status, R & R details (if any).
13. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 Km Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
14. Baseline environmental study for ambient air (PM10, PN2.5, SO2, NOx & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF & CC/CPCB guidelines at minimum 5 locations in the study area of 10 Km.
15. Details on flora and fauna and socio-economic aspects in the study area.
16. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc.)
17. Sources of water for different identified purpose with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
18. Waste water management (treatment, reuse and disposal) for the project and also the study area
19. Management of solid waste and the construction & demolition waste for the project vis-à-vis the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
20. Energy efficient measures (LED lights, solar power, etc) during construction as well as during operational phase of the project.
21. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environmental (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
22. Preparation of EMP comprising remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
23. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultant.
24. Cost of project with documentatry evidences wrt impose penalty as per point no 12 of SOP of MoEF&CC dated 07/07/21.



25. Proof of initiation credible action under E (P) Act, 1986.

**The authority approve the ToR as recommended by SEAC and decided to issue additional TOR by incorporating following conditions for preparation of EIA report:**

- a) परियोजना प्रस्तावक के विरुद्ध पर्यावरण (संरक्षण) अधिनियम 1986 के प्रावधानों के अनुसार परियोजना प्रस्तावक द्वारा किये गये पर्यावरण उल्लंघन के संबंध में वैधानिक कार्यवाही म.प्र. प्रदूषण नियंत्रण बोर्ड द्वारा की जावे।
- b) साथ ही म.प्र. प्रदूषण नियंत्रण बोर्ड द्वारा परियोजना प्रस्तावक को पर्यावरण मंजूरी न मिलने तक उसे स्थापना एवं संचालन की सहमति प्रदान न की जावे।
- c) परियोजना प्रस्तावक को प्राधिकरण द्वारा निर्देशित किया जाता है कि पर्यावरण मंजूरी मिलने तक कार्य स्थल पर किसी भी प्रकार का निर्माण न करे। चल रहे समस्त निर्माण कार्य तत्काल बंद करे।
- d) साथ ही परियोजना प्रस्तावक यह शपथ पत्र भी देगा कि माननीय सर्वोच्च न्यायालय, अन्य सभी न्यायालयों एवं माननीय राष्ट्रीय हरित अभिकरण के सभी परियोजना के संबंध में दिये गये वैधानिक निर्णयों एवं निर्देशों का अक्षरशः पालन करेगा एवं भविष्य में किसी भी प्रकार का पर्यावरण उल्लंघन की पुनरावृत्ति नहीं करेगा
- e) प्राधिकरण द्वारा यह भी निर्णय लिया गया कि परियोजना प्रस्तावक/सलाहकार पर्यावरण प्रभाव आकलन प्रतिवेदन में प्रस्तावित परियोजना के कारण पर्यावरण पर पड़े प्रतिकूल प्रभाव का विस्तृत अध्ययन करेगा। साथ ही इनके प्रतिकूल प्रभाव को समाप्त करने के लिये उपचार योजना प्रस्तावित करेगा।
- f) प्रतिवेदन में निर्मित भवन का खुला स्थान (MOS) Front, Side & Back MOS की वास्तविक माप कार्य स्थल पर क्या है उसे मानचित्र में नगर निगम से प्रमाणित कर संलग्न करेगा। साथ ही नगर निगम जबलपुर से भवन निर्माण के पूर्व ली गई भवन अनुज्ञा एवं मानचित्र, संचालनालय नगर तथा ग्राम निवेश, जबलपुर से स्वीकृत लेआउट एवं पत्र का पठनीय मानचित्र संलग्न करेगा।
- g) आवेदित परियोजना का विस्तृत परियोजना प्रतिवेदन (DPR) अनुमानित लागत का विवरण सहित EIA प्रतिवेदन के साथ संलग्न करें।
- h) परियोजना पर कार्य वर्ष 2013-14 से आरंभ किया गया हो, जबकि वर्ष 2022 में पर्यावरण स्वीकृति हेतु विलंब से आवेदन करने का कारण स्पष्ट करें।
- i) परियोजना हेतु वित्तीय संस्था जैसे बैंक आदि से लिये गये ऋण की जानकारी एवं 2013 से आवेदन करने की दिनांक तक वर्षवार योजना हेतु प्राप्त बैंक ऋण की किश्तों की जानकारी प्रस्तुत करें।
- j) परियोजना प्रस्तावक द्वारा कार्य आरंभ करने से आवेदन दिनांक तक वर्षवार रजिस्ट्रार ऑफ कंपनीज को जमा की गई बैलेंस शीट, रिटर्नस की सत्यापित प्रतिलिपियां भी प्रतिवेदन के साथ जमा करे।
- k) परियोजना की विक्रय की गई ईकाईयों से मिली राशि का विवरण वर्षवार (2013 - 2022 आवेदन दिनांक तक) संलग्न करें।
- l) परियोजना के अंतर्गत प्रत्येक टावर का तल वार निर्मित क्षेत्रफल एवं तल वार स्थापित ईकाईयां (एम.आई.जी, एल.आई.जी आदि) भवन की ऊंचाई एवं नगर निगम से जारी अनापत्ति प्रमाण के अनुसार तल वार तुलनात्मक अध्ययन प्रतिवेदन में सम्मिलित करें।
- m) योजना के तहत निर्मित ईकाईयों के अधिपत्य के संबंध में विस्तृत जानकारी प्रस्तुत करें।
- n) परियोजना स्थल का समतलीकरण करने के पूर्व एवं उपरांत Contour का विवरण प्रस्तुत करें।
- o) वाटर सप्लाई, सॉलिड वेस्ट प्रबंधन एवं अतिरिक्त उपचारित अपशिष्ट जल के निष्पादन हेतु नगर निगम जबलपुर से प्राप्त अनापत्ति प्रमाण पत्र की प्रति।
- p) परियोजना में बने हुए भवन एवं प्रस्तावित भवनों की विस्तृत जानकारी छायाचित्र सहित।
- q) प्रस्तावित ग्रीन बेल्ट का क्षेत्रफल एवं प्रजाति सहित पेड़ों की संख्या।



- r) परियोजना क्षेत्र और उसके आसपास की सामाजिक-आर्थिक स्थिति और परियोजना के डिजाइन और संचालन पर उनके प्रभाव का अध्ययन करें।
- s) वर्तमान की आवश्यकता के दृष्टिगत एवं विद्युत वाहनों के उपयोग में वृद्धि को देखते हुए प्रस्तावित स्थल में पर्याप्त संख्या में विद्युत चार्जिंग पोर्ट स्थापित करने का प्रावधान किया जाना चाहिए। प्रस्तावित ईआईए में इस बिंदु पर विशेष रूप से उल्लेख करें।
- t) परियोजना प्रस्तावक परिसर के भीतर यथासंभव अधिक से अधिक सौर ऊर्जा प्रकाश व्यवस्था स्थापित करने के प्रस्ताव का उल्लेख करें।
- u) परियोजना प्रस्तावक ईआईए रिपोर्ट में स्थापित/प्रस्तावित संरचनाओं के विवरण के साथ परिसर में प्राप्त कुल वर्षा जल, वर्षा जल संचयन की संभावना और संचयन की मात्रा के संबंध में गणना प्रस्तुत करें।

### **General Conditions**

1. The date and duration of carrying out the baseline data collection and monitoring shall be informed to the concerned Regional Officer of the M.P Pollution Control Board.
2. During monitoring, photographs shall be taken as a proof of the activity with latitude & longitude, date, time & place and same shall be attached with the EIA report. A drone video showing various sensitivities of the project area and nearby area shall also be shown during EIA presentation.
3. An inventory of various features such as sensitive area, fragile areas, mining / industrial areas, habitation, water-bodies, major roads, etc. shall be prepared and furnished with EIA.
4. An inventory of flora & fauna based on actual ground survey shall be presented.
5. Risk factors with their management plan should be discussed in the EIA report.
6. The EIA report should be prepared by the accredited consultant having no conflict of interest with any committee processing the case.
7. The EIA document shall be printed on both sides, as far as possible.
8. All documents should be properly indexed, page numbered.
9. Period/date of data collection should be clearly indicated.
10. The letter /application for EC should quote the SEIAA case No./year and also attach a copy of the letter prescribing the TOR.
11. The copy of the letter received from the SEAC prescribing TOR for the project should be attached as an annexure to the final EIA/EMP report.
12. The final EIA/EMP report submitted to the SEIAA must incorporate all issues mentioned in TOR.
13. Grant of TOR does not mean grant of EC.
14. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared. If consultant has engaged other laboratory for carrying out the task of monitoring and analysis of pollutants, a representative from laboratory shall also be present to answer the site specific queries.
15. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed TORs (TOR proposed by the project proponent and additional TOR given by the MOEF & CC) have been complied with and the data submitted is factually correct.
16. While submitting the EIA/EMP reports, the name of the experts associated with involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and also have NABL accreditation.
17. All the necessary NOC's duly verified by the competent authority should be annexed.



18. PP has to submit the copy of earlier Consent condition /EC compliance report, whatever applicable along with EIA report.
19. The EIA report should clearly mention activity wise EMP and CER cost details and should depict clear breakup of the capital and recurring costs along with the timeline for incurring the capital cost. The basis of allocation of EMP and CER cost should be detailed in the EIA report to enable the comparison of compliance with the commitment by the monitoring agencies.
20. A time bound action plan should be provided in the EIA report for fulfillment of the EMP commitments mentioned in the EIA report.
21. The name and number of posts to be engaged by the PP for implementation and monitoring of environmental parameters should be specified in the EIA report.
22. EIA report should be strictly as per the TOR, comply with the generic structure as detailed out in the EIA notification, 2006, baseline data is accurate and concerns raised during the public hearing are adequately addressed.
23. The EIA report should be prepared by the accredited consultant having no conflict of interest with any committee processing the case.
24. Actual measurement of top soil shall be carried out in the lease area at minimum 05 locations and additionally N, P, K and Heavy Metals shall be analyzed in all soil samples. Additionally in one soil sample, pesticides shall also be analyzed.
25. A separate budget in EMP & CER shall be maintained for development and maintenance of grazing land as per the latest O.M. of MoEF&CC issued vide letter F.No. 22-34/2018-IA. III, dated 16/01/2020.
26. PP shall submit biological diversity report stating that there is no adverse impact in-situ and on surrounding area by this project on local flora and fauna's habitat, breeding ground, corridor/ route etc. This report shall be filed annually with six-monthly compliance report.
27. LPG gas shall be provided for camping labour under "Ujjwala Yojna".
28. In the project where ground water is proposed as water source, the project proponent shall apply to the competent authority such as Central Ground Water Authority (CGWA) as the case may be for obtaining, No Objection Certificate (NOC).
29. Under CER scheme commitments with physical targets shall be included in EIA report for:
  - ✓ Activities such as solar panels in school, awareness camps for Oral Hygiene, Diabetes and Blood Pressure, works related to plantation (distribution of fruit & fodder bearing trees) vaccination, cattle's health checkup etc. in concerned village shall be proposed.
  - ✓ No fuel wood shall be used as a source of energy by mine workers. Thus proposal for providing solar cookers / LPG gas cylinders under "Ujjwala Yojna" to them who are residing in the nearby villages, shall be considered.
  - ✓ PP's commitment that activities proposed in the CER scheme will be completed within initial 03 years of the project and in the remaining years shall be maintained shall be submitted with EIA report.
30. Under Plantation Scheme commitments with budgetary allocations shall be included in EIA report for :
  - ✓ Comprehensive green belt plan with commitment that entire plantation shall be carried out in the initial three years and will be maintained thereafter with causality replacement. Proposal for distribution of fruit bearing species for nearby villagers shall also be incorporated in the plantation scheme and for which a primary survey for need assessment in concerned village shall be carried out.
  - ✓ Commitment that plantation shall be carried out preferably through Govt. agency (such as Van Vikas Nigam / Van Samiti under monitoring and guidance of Forest Range officer with work permission from DFO concerned / Gram Panchayat / Agricultural department or any other suitable agency having adequate expertise as per the budgetary allocations made in the EMP.



- ✓ Commitment that high density plantation (preferably using "Miyawaki Technique or WALMI technique) shall be developed in 7.5m barrier zone left for plantation through concern CCF (social forestry) or concerned DFO or any other suitable agency.
- ✓ PP shall explore the possibility for plantation in adjoining forest land in consultation with concerned DFO and commensurate budget shall be transferred for plantation to DFO.
- ✓ Where ever Aushadhi Vatika (Medicinal Garden) is proposed by PP, minimum 50 saplings be planted considering 80% survival.
- ✓ Adequate provisions of water for irrigating plantation shall be made by PP.

**FOR PROJECTS LOCATED IN SCHEDULED (V) TRIBAL AREA , following should be studied and discussed in EIA Report before Public Hearing as per the instruction of SEIAA vide letter No. 1241 dated 30/07/2018.**

1. Detailed analysis by a National Institute of repute of all aspects of the health of the residents of the Schedule Tribal block.
2. Detailed analysis of availability and quality of the drinking water resources available in the block.
3. A study by CPCB of the methodology of disposal of industrial waste from the existing industries in the block, whether it is being done in a manner that mitigate all health and environmental risks.
4. The consent of Gram Sabha of the villages in the area where project is proposed shall be obtained.


**Documents to be submitted:**

**Environmental Consultant / PP**

- I. A certificate from the Consultant shall be submitted that they have been accredited by MoEF (GoI), as per their OM.
- II. Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the project should be provided.
- III. Location of National Parks, Sanctuaries, biosphere Reserves, Wildlife corridors, Tiger reserves (existing as well as proposed), if any, within 10 km of the mine lease should be clearly indicated. A location map duly authenticated by Chief Wild life Warden and recommendation/ comments of Chief Wildlife Warden of concerned district should also be provided in this regard. DFO letter indicating the distances of nearest forest boundary from the boundary of the proposed site.
- IV. Land documents of the proposed site with clarity of landownership.
- V. NOC from Gram Sabha if located in scheduled notified area.

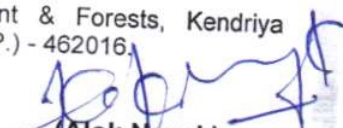
**Validity –**

The TORs prescribed for the project will be valid for a period of four years for submission of EIA and EMP report accordingly, the TORs will lapse after 29/08/2026.

  
(Shriman Shukla)  
Member Secretary

**Copy to:-**

1. Member Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
2. Member Secretary, Madhya Pradesh Pollution Control Board, E-5 Paryavaran Parisar, Arera Colony Bhopal (M.P.) -462016.
3. The Collector, Distt- Jabalpur - M.P.
4. Regional Officer, Regional Office (WZ), Ministry of Environment & Forests, Kendriya Paryavaran-Bhawan, Link Road No.-3, E-5, Arera Colony, Bhopal (M.P.) - 462016.
5. Guard File.

  
(Alok Nayak)  
Officer-In-Charge