



State Environment Impact Assessment Authority, M.P.
(Government of India, Ministry of Environment, Forest & Climate Change)

Environmental Planning Coordination Organization
Paryavaran Parisar, E-5. Arera Colony
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No: 2533 /SEIAA/2022

Date: 13/1/23

To,
Shri Devendar Chowksey, Authorized Signatory
S/o Shri Narmada Prasad Chowksey
Division 08, E-8 Bawadiyakalan,
Bhopal (MP)-462023

Sub: Case No 9422/2022 Prior Environment Clearance for Proposed Multi-Storey Residential and Commercial Building "Rudraksh Kingston" at Survey No. 112/1, 114/1, 115/1, 115/2, 115/3, 116, 117/4, 117/5, 117/6/2, 118/1, 118/2, 119/1, 119/2, 120/1, 120/2, Village Baqwadiyakalan, Tehsil Huzur, Dist. Bhopal (MP) [Total plot size of the project is 97,150 Sq.mtr. (24 acre)] by Shri Devendar Chowksey S/o Shri Narmada Prasad Chowksey R/o Division 08, E-8 Bawadiyakalan, Bhopal (MP)-462023. Cat. 8(b) Townships and Area Development projects. Env. Consultant: M/s. Global Mangement & Engineering Consultants International, Jaipur (Raj.)- **Prescribing of TOR.**

Ref: - Online Proposal No. SIA/MP/MIS/403952/2022 registered in MPSEIAA on 14.11.2022

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 Form IA, Conceptual Plan and all supporting documents as per EIA Notification & its amendments.

1. प्रस्तावित बहुमंजिला आवासीय और वाणिज्यिक भवन "रुद्राक्ष किंगस्टन ग्राम-बाबड़ियाकलां, तहसील हुजूर, जिला- भोपाल (एमपी) टाउनशिप एवं एरिया डेवलपमेंट परियोजना के अंतर्गत पर्यावरण स्वीकृति का है।
2. परियोजना का कुल प्लॉट साइज 97,150 वर्ग मीटर (24 एकड़) एवं प्रस्तावित निर्मित क्षेत्रफल 2,94,024 sq.m. है। प्रस्तावित परियोजना में होटल, डुप्लेक्स, फ्लैट, बहुमंजिला इमारत, वाणिज्यिक दुकानें, क्लब हाउस और होटल शामिल हैं।
3. प्रस्तावित परियोजना जिसका कुल निर्मित क्षेत्रफल 2,94,024 sq.m. वर्ग मीटर अतः ईआईए अधिसूचना 2006 के अनुसार निर्माण 1,50,000 वर्ग मीटर से अधिक है। इसलिए यह परियोजना की अनुसूची 8 (बी) श्रेणी के अंतर्गत आता है।
4. उक्त प्रकरण को राज्य स्तरीय विशेषज्ञ मूल्यांकन समिति की बैठक 609 वीं दिनांक 07.12.2022 में पर्यावरण स्वीकृति हेतु अनुशंसित किया गया, उक्त बैठक की कार्यवाही विवरण पृष्ठ क्र. 22 से 24 तक अंकित है।

After the recommendation of SEAC the case was considered in 763th SEIAA meeting dtd.28.12.2022 and decided to approve the ToR as recommended by SEAC in 609th meeting held on 07.12.22 and standard TOR prescribed by the MoEF&CC for conducting the EIA along with following additional TOR's and general conditions:-

1. A seasonal drain is in existence at approx. 40 meters on the eastern side of the project site and railway line 460 meters for which protection plan shall be discussed in the EIA report.
2. Some trees are in existence in the project area thus their inventory (with girth, height & photographs) and their management plan shall be discussed in the EIA report.
3. As per T&CP approved map two master plan roads are proposed through the project site thus proposal for thick green belt on the both side of these two master plan road shall be proposed and plan be submitted with EIA report.
4. One or two old structures are located within the allotted area thus their status and future plan (will be retained or demolished with C & D disposal plan) shall be discussed in EIA report.
5. Proposed built up area of 2,94,024 sq. meter shall be justified as per T&CP approval.
6. The maximum building height is 45 meters approval from high rise committee shall be obtained and also permission from air port authority shall be obtained if its falling within the restricted zone.
7. Carbon emission foot print analysis shall be studied and discussed in EIA report with details of CO₂ emission & quantification from different sources as DG sets and their management plan w.r.t. carbon foot print.
8. Fire NOC to be taken from the concerned department and submitted with EIA.
9. Project description, its importance and the benefits shall be discussed in the EIA report.
10. Under energy conservation plan detail-out solar light erection panels.
11. 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.
12. 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.
13. Land acquisition status, R & R details (if any).
14. 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.
15. Baseline environmental study for ambient air (PM10, PN2.5, SO2, NOx & CO), water (both surface and ground), noise and soil (except monsoon period) as per MoEF & CC/CPCB guidelines at minimum 06-08 locations in the study area of 10 Km.
16. Details on flora and fauna and socio-economic aspects in the study area.
17. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc.)
18. 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.
19. Waste water management (treatment, reuse and disposal) for the project and also the study area
20. 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.
21. Energy efficient measures (LED lights, solar power, etc) during construction as well as during operational phase of the project.

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 स्थल का Contour Map संलग्न करे। साथ ही प्रस्तावित Drainage का विवरण भी दें।

- b) वाटर सप्लाई, सॉलिड वेस्ट प्रबंधन एवं अतिरिक्त उपचारित अपशिष्ट जल के निष्पादन हेतु नगर निगम भोपाल से प्राप्त अनापत्ति प्रमाण पत्र की प्रति।
- c) प्रस्तावित ग्रीन बेल्ट का क्षेत्रफल एवं प्रजाति सहित पेड़ों की संख्या।
- d) परियोजना क्षेत्र और उसके आसपास की सामाजिक-आर्थिक स्थिति और परियोजना के डिजाइन और संचालन पर उनके प्रभाव का अध्ययन करें।
- e) 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।
- f) परियोजना प्रस्तावक परिसर के भीतर यथासंभव अधिक से अधिक सौर ऊर्जा प्रकाश व्यवस्था स्थापित करने के प्रस्ताव का उल्लेख करें।
- g) 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।
- h) प्रस्तावित कार्यस्थल के दोनो ओर मास्टर प्लान की रोड़ प्रस्तावित है, इनसे होने वाले ध्वनि प्रदूषण एवं धूल मिट्टी से रहवासियों के बचाव के लिये प्रस्तावित रक्षात्मक उपायों की व्याख्या करें।
- i) प्रस्तावित निर्माण के पढ़ने योग्य परिकल्पना मानचित्र संलग्न करें, जिसमें प्लान एवं सेक्शन माप सहित प्रस्तुत किये जाये।
- j) भूकंप, आकाशीय बिजली एवं अग्निशमन के खतरों को ध्यान में रखकर परियोजना के अंतर्गत क्या व्यवस्था की जा रही है का विवरण दें।
- k) योजना की अधिकतम ऊंचाई 45 मीटर, T&CP में अनुमोदित की गई है। परियोजना अंतर्गत अधिकतम ऊंचाई कितनी रखी जावेगी जो कि ग्राउंड लेबल से कितनी ऊंचाई प्रस्तावित किया गया है, विवरण दें।
- l) भवन निर्माण के दौरान खुदाई से निकाली जाने वाली मिट्टी की मात्रा एवं उसके प्रबंधन की क्या योजना है विस्तृत विवरण दें।
- m) प्रस्तावित STP का विवरण एवं उनकी स्थापना कहां की जायेगी एवं STP के बाद निकलने वाले उपचारित पानी की गुणवत्ता (BOD, TSS, Faecal Coliform, T-N, T-P, ऑयल ग्रीस की मात्रा एवं pH) क्या रहेगी और इस उपचारित पानी का क्या उपयोग किया जायेगा विवरण दें।

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 Wildlife 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 27/12/2026.

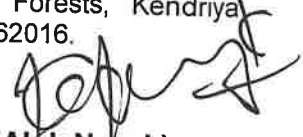

(Mujeebur Rehman Khan)
Member Secretary

Copy to:-

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18/1/23

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- Bhopal - M.P.
4. The Commissioner, Municipal Corporation Bhopal - M.P.
5. The Jt. Director, Town & Country Planning, Paryavaran Parisar, E-5, Arera Colony, Bhopal (M.P.)
6. MP Real Estate Regulatory Authority, 1, Main Rd, Zone-I, Arera Hills, Bhopal, Madhya Pradesh 462011
7. Regional Officer, Regional Office (WZ), Ministry of Environment & Forests, Kendriya Paryavaran Bhawan, Link Road No.-3, E-5, Arera Colony, Bhopal (M.P.) - 462016.
8. Guard File.


(Alok Nayak)
Officer-In-Charge

