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

Environmental Planning Coordination Organization (EPCO)
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No: 2436 /SEIAA/2015
Date: 25.6.15

To,
Smt. Madhu Agrawal & Smt. Kamlesh Agrawal
Land Owners & Partners
Blooms Academy Campus,
Panna Road, Satna (M.P.) – 485001

Sub:- Case No. 1688/2013 Prior Environmental Clearance for proposed "CAPETOWN HEIGHTS" Project at Survey No. 672/1, 672/2, 673/2/1/2, 674/1/2, 673/2/1/1, 673/2/1/3, 674/1/3, 671 Village Amaudha Near Blooms Academy, Tehsil – Raghuraj Nagar, Distt. - Satna, (M.P.) Total Land Area - 15130.0 sq.mt., Total Built up Area – 30,224.99 sq.mt.(Residential 23137.81 sq.mt. + Commercial 7087.19 sq.mt.) by M/s Land mark Developers (Smt. Madhu Agrawal & Smt. Kamlesh Agrawal Land Owners & Partners), Blooms Academy Campus, Panna Road, Satna (MP)–485001 (Consultant : Insitu Envirocare, MP Nagar, Bhopal)

Ref: Your application dtd. 27.05.13 received in SEIAA office on 29.05.2013

With reference to above, the proposal has been appraised as per prescribed procedure & provisions under the EIA notification issued by the Ministry of Environment & Forests vide S.O. 1533 (E), dated 14th September 2006 and its amendment, on the basis of the mandatory documents enclosed with the application viz., Form I, Form IA, Conceptual Plan, drawings & the additional clarifications furnished in response to the observations by the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

(i). The proposed project is building construction project having total built up area 30,224.99 sq.m. The project comes under 8(a) category (B) of schedule of EIA Notification, 2006 because total construction is between 20,000 sq.m & 1,50,000 sqm and plot area is less than 50 ha.

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Member Secretary

(ii). As per T & CP, Satna approval (letter dtd 18.01.13) the total land area is 15220.48 sq.m (1.522 ha) at Village – Amaudha, Near Blooms Academy, Tehsil – Raghuraj Nagar, Distt. - Satna, (M.P.) As per Khasara Panchsala 2012-2013 the landownership is in the name of Smt. Madhu Agarwal and Smt. Kamlesh Agarwal. The project involves the construction of 4 Blocks/Towers having 220 nos unit for Residential (S+10); 24 nos unit for EWS (G+4); Commercial complex with shops, restaruant & 33 nos Apartments (G+6).

(iii). The source of water supply is Municipal Corporation, Satna (letter dtd. 27.04.15). The total water requirement for residential & commercial purpose is 281 KLD (fresh water 133.5 KLD). The waste water generation is 204 KLD (144 KLD residential + 60 KLD commercial) and STP capacity is 210 KLD (150 KLD + 60 KLD). The net treated waste water is 189 KLD (135 KLD + 54 KLD) out of which 147.5 KLD (93.5 KLD + 54 KLD) shall be recycled & 41.5 KLD will be disposed in municipal sewer line.(Satna Municipal Corporation letter dtd. 27.08.14)

(iv). The MSW (1.05 TPD) is proposed to be collected bins of three colors (green, blue and dark grey) separate for biodegradable and non-biodegradable waste. These are proposed to be located at the strategic locations within the site and final disposal shall be through Municipal Corporation, Satna (letter dtd. 30.08.13).

(v). The maximum height of the building is 29.5 m. PP has proposed to provide Front MOS 12 m and side / rear MOS 7.5 m.

(vi). PP has proposed to provide fire extinguisher, hose reel, dry riser, wet riser, down comer, yard hydrant, automatic sprinkler system, manually operated electric fire alarm system, automatic detection and alarm system, underground static water storage tank etc. as per NBC, 2005

(vii). PP has proposed to provide total parking for total 397 ECS (residential 283 ECS, commercial 114 ECS).

(viii). The total power requirement is 2056 KVA. PP has also proposed power backup of 1040 KVA (2 D.G. sets-2 x 200 KVA, 2 x 320 KVA). The source of power supply is MP Electricity Board.

(ix). PP has proposed to provide recharge pits for roof top rain water harvesting through a network of percolation wells for artificial recharge of ground water.

(x). Out of total plot area (15130.0 sq.m). PP has proposed an area of 1517.99 (10.03%) Sq. m. for plantation.

Based on the information submitted at Para i to x above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 198th meeting held on 11.05.15 and decided to accept the recommendations of SEAC 143rd meetings held on dtd.29.10.13.

Hence, Prior Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 & its amendments to the proposed building

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construction project "CAPETOWN HEIGHTS" at Survey No. – 672/1, 672/2, 673/2/1/2, 674/1/2, 673/2/1/1, 673/2/1/3, 674/1/3, 671 Village – Amaudha Near Blooms Academy, Tehsil – Raghuraj Nagar, Distt. - Satna, (M.P.) Total Land Area - 15130.0 sq.mt., Total Built up Area – 30,224.99 sq.mt.(Residential 23137.81 sq.mt. + Commercial 7087.19 sq.mt.) by M/s Land mark Developers (Smt. Madhu Agrawal & Smt. Kamlesh Agrawal Land Owners & Partners), Blooms Academy Campus, Panna Road, Satna (M.P.) subject to the compliance of the Standard Conditions enclosed at **Annex-I** and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

A. <u>Specific Conditions as recommended by SEIAA</u>

(1) The entire demand of fresh water should be met from Municipal supply and there should be no extraction of ground water.

(2) The disposal of extra treated waste water (41.5 KLD) should be linked with Municipal sewer line.

(3) The disposal of MSW should be integrated with Satna Municipal Corporation.

(4) PP should provide road width and open spaces as per MPBVR 2012 rule no. 42(1) Table 4 S. No. 3 for buildings height up to 30 m.

(5) As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam, Satna) incorporating all the fire fighting measures recommended in National Building Code part – IV. The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.

(6) PP should provide car parking space as per the MPBVR 2012 rule no. 84 Appendix I- 1 clause 1 (3) S. No. 1 and 6.

(7) PP should provide plantation including trees in two rows all along the periphery of the project area, avenue plantation along the roads with one tree per 100 sq. m. of the plot area and parks as proposed in the landscape plan subject to 20% of green coverage. The specie should include trees of indigenous local varieties like Neem, Peepal, Kadam, Kachnaar etc. The occupancy certificate to the building should be issued only when the authority (Nagar Nigam Satna) is satisfied that the provisions of the rule no. 67 MPBVR 2012 have been complied with. Every effort should be made to protect the existing trees on the plot.

B. <u>Specific Conditions as recommended by SEAC</u>

(8) Sewage treatment system based on SAFF technology i.e. Preliminary treatment + Aerobic biodegradation treatment followed by tertiary treatment shall be installed.

(9) STP with appropriate capacity shall be installed along with the other construction activities.

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(10) The developer of the township shall be responsible for operation and maintenance of the STP and other environmental issues.

(11) As proposed a common meeting space shall be provided on the 7th floor of the Tower B of the project.

(12) Ready mix concrete containing fly ash or PPC which contains fly ash shall be used in the construction.

(13) The treated waste water shall be recycled in the project for horticulture and flush through dual plumbing. The excess treated waste water shall be disposed off in the municipal sewage system.

Standard Conditions - Encl: Annex-I

(Ajatshatru Shrivastava)
Member Secretary

O/C

Endt No. 2437 / SEIAA/ 15 Dated 25.6.15

Copy to:-

(1). Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya Vallabh Bhawan, Bhopal.

(2). Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.

(3). Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.

(4). The Collector, Distt- Satna -M.P.

(5). The Commissioner, Municipal Corporation, Satna, MP

(6). The Dy. Director, Town & Country Planning, Agarwal Bhawn, Opposite MIG-15, Bandhavgarh Colony, Satna, MP

(7). Director, I.A. Division, Monitoring Cell, MoEF, GoI, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003

(8). Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.

(9). Guard file.

Encl: Standard Conditions (Annex-I)

O/C

(Ajatshatru Shrivastava)
Member Secretary

State Environment Impact Assessment Authority, M.P.
(Government of India, Ministry of Environment & Forests)
Research and Development Wing, Madhya Pradesh Pollution Control Board,
Paryavaran Parisar, E-5, Arera Colony, Bhopal-4620 16

Annex-I

Standard Conditions related to under item 8 (a) & 8 (b) of the schedule of EIA notification, 2006
(Building/ construction projects / area development projects & township)

A. Construction Phase

1. The construction site shall be provided with adequately barricades of at least 3 m height on its periphery with adequate signage.
2. All required sanitary and hygienic measures should be in place before starting any construction work and are to be maintained throughout the project phase.
3. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
4. Occupational health and safety measures for the workers including identification of work related health hazards, training on malaria eradication, HIV, and health effects on exposure to dust etc. shall be carried out. Periodic monitoring for exposure to respirable dust on the workers shall be conducted and records maintained including health records of the workers. Awareness programme for workers on impact of dust on their health and precautionary measures like use of personal equipments etc. shall be carried out periodically.
5. A First Aid Room will be provided in the project both during construction and operation of the project.
6. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
7. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
8. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
9. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
10. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.

13.4.12
(Dr R P Singh)
Officer-in-Charge

13.4.12
(Dr Vinita Vipat)
Officer-in-Charge

13.4.12
(Dr Sadhna Tiwari)
Officer-in-Charge

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11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
12. The diesel required (if any) for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
13. Wastewater generated from temporary leabour tents will be diverted to the sewer network in the area.
14. No water logging should take place at any point during construction phase.
15. If the project site is located within the 100 km of Thermal Power Stations, then fly ash should be used as building material in the construction as per the provisions of Fly ash Notification of September, 1999 and amended as on 27th August, 2003.
16. As far as possible ready mixed concrete should be used in construction work.
17. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
18. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ MPPCB.
19. Storm water control and its use should be as per CGWB and BIS standards for various applications.
20. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
21. Care shall be taken during the wet drilling activities.
22. Spread of contaminated water should be prevented by installing temporary barriers of G.I. Sheets.
23. To prevent surface and ground water contamination by oil/grease, leak proof containers shall be used for storage and transportation of oil/grease. The floors of oil/grease handling area will be kept effectively impervious.
24. On-site burning of waste material will not be permitted.
25. Ground water should not be used during construction phase. Private tanker water suppliers may be asked to supply water during construction phase.
26. Commitment towards CSR have to be followed strictly.
27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

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28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.

29. To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.

30. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

32. Approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.

B. Operation Phase

1. The installation of the Sewage Treatment Plant (STP) as submitted by PP in the office of SEIAA should be certified by an independent expert and a report in this regard should be submitted to the Regional office of the Ministry of Environment & Forest, GoI before the project is commissioned for operation. Treated effluent discharge from STP shall be recycled/reused to the maximum extent possible. Treated effluent shall conform to the norms and standards of the M.P. Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
2. Treated waste water should not be used for air conditioning.
3. Treatment of 100% grey water by decentralized treatment should be done.
4. The bio-medical waste (if applicable) generated should be disposed off as per the provisions of Bio-medical waste (Management and Handling) Rules 1988 as amended till date.
5. Provision of separate entrance / exit gate should be made for collection of segregated bio-medical waste (if applicable) from the storage area.
6. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material as per CPCB norms.
7. Diesel power generating sets if proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and confirm to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Low sulphur diesel must be used. The location of the DG sets may be decided with in consultation with Madhya Pradesh Pollution Control Board.

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Dated 25.6.16

8. No water logging should take place at any point during operation phase.
9. The Project Proponent shall explore the possibility of using solar energy wherever possible.
10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas Niyam, 1984..
11. Any hazardous waste generated during operation phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.
12. Noise should be controlled to ensure that it does not exceed the prescribed standards of CPCB.
13. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
14. Rain water harvesting for roof run- off and surface run- off, should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
15. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
16. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
17. A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Regional office of Ministry of Environment & Forest, GoI in three months time.
18. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
19. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
20. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
21. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system (if any) of the project.

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C. Others

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. All parameters listed in Environmental Monitoring Plan approved by SEAC must be monitored at approved locations and frequencies.
4. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
5. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year wise expenditure shall be reported to the MoEF, GoI, and its Regional Office located at Bhopal.
6. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
7. The Environmental Clearance shall be valid for a period of five years from the date of issue of this letter.
8. The project proponent shall also submit six monthly reports on 1st June and 1st December of each calendar year on the status of compliance of the stipulated EC conditions including results of monitored data to the regulatory Authority in hard and soft copies.
9. The Regional Office, MoEF, GoI, Bhopal and MPPCB shall monitor compliance of the stipulated conditions. A complete set of documents including Environment Impact Assessment Report, Environmental Management Plan and other documents information should be given to Regional Office of the MoEF, GoI at Bhopal and MPPCB.
10. The Project Proponent shall inform to the Regional Office, MoEF, GoI, Bhopal and MP PCB regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
11. In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
12. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
13. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained (as and when applicable), by the project proponent from the respective competent authorities.

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14. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

15. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO_2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.

16. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the Regional Office of MoEF.

17. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.

18. A copy of the environmental clearance shall be submitted by the Project Proponent to the Heads of the Local Bodies, Panchayat and municipal bodies as applicable in addition to the relevant officers of the Government who in turn has to display the same for 30 days from the date of receipt.

19. The Project Proponent shall advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of the State Level Environment Impact Assessment Authority (SEIAA) at **www.mpseiaa.nic.in** and a copy of the same shall be forwarded to the Regional Office, MoEF, GoI, Bhopal.

20. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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Dated