

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
visit us <http://www.mpseiaa.nic.in>
Tel:0755-2466970, 2466859
Fax : 0755-2462136

No: 1958 / SEIAA /12
Date: 5-1-13

To,
M/s Sunil Mantri Reality Limited,
103, Ground Floor, Parswanth Bhawan,
Jhwar Estate, Gandhi Road,
Gwalior, MP

Sub: Case No. 611/2010, Prior Environmental Clearance for Area Development cum construction Mantri City- Integrated Township at village Sujana & Kulaith, Tehsil & District Gwalior, MP total area 71.77 acres (29.04 ha) by M/s Sunil Mantri Reality Limited, Gwalior, MP

This has reference to your application No. nil, dated 20.12.2010 received in SEIAA office on 20.12.2010 for seeking Prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 and 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 of the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

- II. As per the office of Special Area Development Authority (SADA) Counter Magnet, Gwalior vide letter no. 6601 dtd 29.12.2010 the total land area is allocated was 338.22 acres. However, it was noted that on the basis of lease deed and decision of the Hon'ble High Court, Gwalior Bench (W.P.No. (PIL) 652/2012), the allotment of land has been cancelled by the Ho'ble High Court and only 71.77 acres land is under the possession of the Proponent for which lease deed has been executed between SADA, Gwalior and Proponent.
- III. The Project is located in Residential Sector A-4, SADA (Counter Magnet), Gwalior at village Sujana & Kulaith, Tehsil & District Gwalior, MP. The total built up area proposed by PP is 113685.85 sq mt. The height of residential blocks proposed in the project is stilt + 30 m. The proposed total fresh water requirement is 571 KLD. Total waste water generation is 629 KLD. A sewage treatment plant capacity 650 KLD is proposed by PP. The municipal solid waste generation is 4.139 MT / day. The total power requirement would be around 1.0 MW and will be supplied by MPSEB. An area of 119725.4 sq mt shall be covered under plantation.

1 of 4

- **Correspondence Address:** Member Secretary, SEIAA, Environmental Planning and Coordination Organisation (EPCO), Paryavaran Parisar, E-5, Arera Colony, Bhopal - 462016
- **Registration No.:** To be quoted in registered cases for correspondence

Case no. 611/2010

- IV. The project has been considered in accordance with the provisions of the EIA notification issued by the Ministry of Environment & Forests vide S.O. 1533 (E), dated 14th September 2006.
- V. Based on the information submitted at Para II above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 115th meeting held on 17.12.2012 and decided to accept the recommendations of 93rd SEAC meeting held on 10.04.2012.

Hence, Prior Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 to the proposed Area Development cum construction Mantri City- Integrated Township Project at Residential Sector A-4, SADA (Counter Magnet), Gwalior at village Sujana & Kulaith, Tehsil & District Gwalior, MP total area 71.77 acres (29.04 ha) by M/s Sunil Mantri Reality Limited, Gwalior, MP subject to the compliance of the Standard Conditions enclosed at **Annex-I** and the following additional Specific Conditions as recommended by SEIAA & SEAC:

1. The height of building with respect to proposed (30 m) were examined and found to be satisfactory. A comparative chart of prescribed norms and proposed by PP as follow :

Details	As per SADA dev. Plan 2011	MPBVR 2012 rule 42 table 4	Prop. by PP
Height of building	30 m	30 m	30 m
Front road width	30 m	24 m	24 m
Front MOS	15 m (1/2 hgt.)	12m	15 m
Side / Rear MOS	6 m	7.5 m	7.5 m

PP is directed that main internal road inside the premises approaching the building should not be less than 18 m as per Ministry of Environment & Forest letter dated 07.02.12 regarding high rise buildings.

2. It is noted that as per the additional information submitted by PP vide letter dtd 27.11.12 (SADA Map) PP has proposed parking for 256 cars. However as per the MP Bhumi Vikas Niyam, 2012 rule 84 Appendix-I-I the requirement of ECS for residential, commercial public / semi public use area as follows :

Req. as per MPBV Rules 2012 for	As per approval of T & CP	Proposed by PP
Res. 1 ECS / 100 sqmt. Built up = $73057.46/100 = 730$ ECS Comm 1 ECS / 50 sqmt. = $41009.26/50 = 820$ ECS Public / semi public- 1 ECS / 75 sqmt. built up = $6932/75 = 93$ 1643 ECS total	@ 240 sqmt. built up as per SADA development plan 129 cars (SADA map)	@ 30 sqmt. built up area 256 cars
	$32156.42/240 = 129$ cars	$7707.54 / 30 = 256$ cars

It was decided that PP should strictly adhere to the parking norms as per MPBVR 2012 and accordingly provide parking space.

3. As the project is part of proposed counter magnet city of SADA (which is under consideration for prior EC with SEIAA) proponent shall have to comply with the all applicable conditions laid down in the prior EC of SADA.
4. Prior to start of construction activity NOC from forest department shall be obtained.

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5. STP for the project shall be installed only after ascertaining its feasibility & required modifications (if necessary). In case the proposed STP is not feasible the PP should install conventional STP based on activated sludge process to meet the prescribed quality of treated sewage.
6. The STP has to be installed along with the other construction activities. As claimed the BOD reduction of 90% has to be ensured through out. Any item requiring replacement in the supplied STP has to be provided by the supplier.
7. Provision for power back-up has to be kept exclusively to ensure uninterrupted STP operations.
8. PP shall promote schemes for conservation of water in such a way that the fresh water demand shall not go beyond 571 KLD and quantity of sewage shall not exceed 629 KLD.
9. All sanitary fittings, pipelines etc. used in the project shall be of premium quality conforming the norms to avoid wastage of water through leakages.
10. Provisions for door to door collection, designated collection / segregation points and pucca platform for MSW storage area should made in the premises. The final disposal of MSW shall be made at the designated site of Municipal Corporation.
11. Play space shall be provided for the children within the premises of the proposed township.
12. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
13. The construction materials and debris shall be properly stored and handled to avoid negative impacts such as air pollution and public nuisances by blocking the roads and public passages.
14. Environment Management Cell shall be formed, which will supervise and monitor the Environment related aspects of the project during construction and operational phases in addition to observance of Madhya Pradesh Building and other Construction Workers Rules.
15. Best available technology (BAT) such as Ultra violet radiation shall be used for disinfection of sewage before reuse / recycle / discharge.
16. Dual plumbing system as proposed shall be adopted for the re-use of treated waste water.
17. The green belt along the periphery of the plot shall be provided at least having three tiers of the trees of local species as per the plan submitted. The open spaces inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
18. The applicant shall explore the application of solar energy & it shall be incorporated for illumination of common areas, lighting of internal roads and passages in addition to solar water heating, if any.
19. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
20. The area earmarked as green area shall be used only for greenbelt and shall not be altered for any other purpose. Further, the applicant shall carry out tree

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plantation activity and shall plant and maintain 1000 trees at an appropriate area in the town in consultation with the Municipal Corporation and local authorities within a period of 5 years.

21. Common utilities like drinking water facility, Toilets etc. shall be provided on each floor with adequate signage thereof. Adequate distance shall be maintained between the drinking water and toilet blocks.
22. Necessary emergency lighting system along with emergency power back up system shall be provided. In addition, emergency public address system arrangement and signage for emergency exit route shall be provided on each floor.
23. Necessary auto glow signage at all appropriate places shall be provided to guide the people towards exits and assembly points during the unforeseen emergency and eventuality conditions.
24. Training to the staff for the first aid and fire fighting along with regular mock drill shall be made an integral part of the disaster management plan of the project.

Encl: Annex-I


(Manohar Dubey)
Member Secretary


1959
Endt No. / SEIAA/ 12

Dated 5-1-13

Copy to:-

1. Principal Secretary, Housing and Environment Department, Government of Madhya Pradesh, Mantralaya, Bhopal.
2. Member 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- Gwalior -M.P.
5. The Commissioner, Municipal Corporation, Gwalior.
6. Chief Executive Officer, SADA (Counter Magnet) NCR 12, City Centre, Gwalior, MP
7. The Jt. Director, Town & Country Planning, Gwalior.
8. I.A. Division, Monitoring Cell, MoEF, Gol, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi- 110 003.
9. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
10. Guard file.

Encl: Annex-I


(Dr. U. M. Shukla)
Officer-in-Charge

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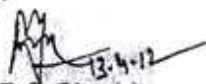
Annex-I

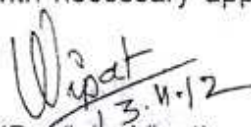
Standard Conditions related to under item 8 (a) & 8 (b) of the schedule of EIA notification, 2006

(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.


(Dr R P Singh)
Officer-in-Charge


(Dr Vinita Vipat)
Officer-in-Charge


(Dr Sadhna Tiwari)
Officer-in-Charge

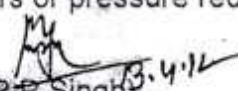
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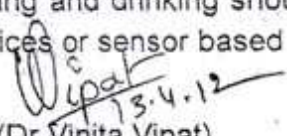
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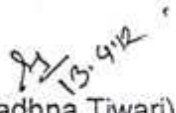
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Research and Development Wing, Madhya Pradesh Pollution Control Board,
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11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform 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 labour 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.


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


(Dr Vinita Vipat)
Officer-in-Charge


(Dr Sadhna Tiwari)
Officer-in-Charge

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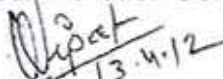
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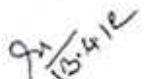
28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.
29. To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.
30. Roof should meet prescriptive requirement 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, Gol 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.


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


(Dr Vinita Vipat)
Officer-in-Charge
13.4.12


(Dr Sadhna Tiwari)
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13.4.12

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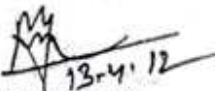
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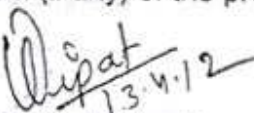
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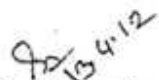
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8. No water logging should take place at any point during operation phase.
9. The Project Proponent shall explore the possibility of using solar energy wherever possible.
10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas 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 finalized 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, Govt 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.


(Dr R P Singh)
Officer-in-Charge


(Dr Vinita Vipat)
Officer-in-Charge


(Dr Sadhna Tiwari)
Officer-in-Charge

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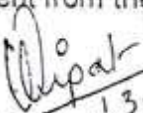
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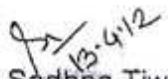
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C. Others

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, Gol, 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, Gol, 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, Gol at Bhopal and MPPCB.
10. The Project Proponent shall inform to the Regional Office, MoEF, Gol, 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.


(Dr R P Singh)
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13.4.12


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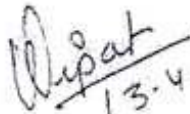
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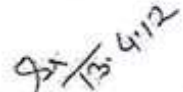
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14. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (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, SO₂, NO_x (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, Gol, 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.


(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
13.4.12

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