

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
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No: 1486 / SEIAA /12
Date: 12-11-12

To,
M/S Reliable House, Heritage Hill, Pvt. Ltd.
A-6, Kohe-Fiza, Indore Road, Bhopal

Sub: - Case No. 626/2011, Prior Environmental Clearance for Proposed Residential Project Heritage Hill Near Ahmadabad Palace, Kohefiza, Tehsil Huzur, District Bhopal, MP (Khasra Nos. 52/1/क/5/2, 52/1/क/5/3 & 52/1/ख) total area 8.548 ha (approved by T & CP, Bhopal) by M/S Reliable House, Heritage Hill, Pvt. Ltd. A-6, Kohe-Fiza, Indore Road, Bhopal

This has reference to your application No. nil, dated 04.06.2011 received in SEIAA office on 04.06.2011 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. It is noted that as per the notarized copy of Khasra Panchsala of P-II 2011-2012 submitted by the PP, the land details area as follows :

S No	Khasra No	Area in ha	Land possessors as per KP 2010-2011
1	52/1/क/5/2	0.975	M/s Aligance Infated Pvt. Ltd. (M/s Noor-sabah hotel property Pvt. Ltd.)
2	52/1/क/5/3	0.975	M/s Aligance Infated Pvt. Ltd. (M/s Noor-sabah hotel property Pvt. Ltd.)
3	52/1/ख	7.203	S. H. Khan S/o H. U. Khan
		9.153	

III. As per Town & Country Planning, Bhopal approval (vide letter no. 631/LP 37/29/न. ग्रा.नि./जि.का./2010-11 dtd 01.04.2011), out of the total land 11.106 ha construction is proposed and layout has been approved for 8.548 ha in village Khanugaon (Kohefiza), Bhopal. The total built up area proposed by PP is 105744 sqmt. The height of the residential blocks is stilt + 18 meters.

IV. The water requirement proposed by PP is 593 KLD and fresh water is 387 KLD. The waste water generation is 535 KLD. PP has proposed STP of capacity 550 KLD. The estimated municipal solid waste generation is 702 kg per day. An area of 22,201.8 sqmt. area shall be covered under plantation.

V. The project has been considered in accordance with the provisions of the EIA

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• **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. 626/2011



notification issued by the Ministry of Environment & Forests vide S.O. 1533 (E), dated 14th September 2006.

- VI. Based on the information submitted at Para II above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 111th meeting held on 23.10.2012 and decided to accept the recommendations of 84th SEAC meeting held on 09.11.2011.

Hence, Prior Environmental Clearance to the proposed residential project "Heritage Hill" near Ahmadabad Palace, village Khanugaon (Kohefiza), (Khasra nos 52/1/क/ 5/2, 52/1/क/5/3 & 52/1/ख) Tehsil Huzur, District Bhopal, MP total area 8.548 ha (approval by T & CP and built up area 105744 sq mt proposed by PP) by M/S Reliable House, Heritage Hill, A-6, Kohe-Fiza, Indore Road, Bhopal is accorded under the provisions of EIA notification dtd. 14th September 2006, 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 fresh water requirement as proposed by PP should not exceed 387 KLD as the fresh water requirement recommended in 84th SEAC meeting is 593 KLD which seems to be on higher side.
2. The PP shall install and operate their own sewage treatment plant (STP) as per details recommended by SEAC. The treated sewage shall conform to the norms specified by MP Pollution Control Board and shall be reused / recycled in the premises.
3. Neither the STP overflow nor the treated effluent should be discharged in the upper lake drainage.
4. The proposed maximum height of the building is 18 m. PP has submitted that approach road width from VIP road to the project is 15 m and internal road is 12 m and circular pathway of 6.0 m. In response to query PP has submitted that firefighting equipment provided are as per National Building Code 2005 norms. PP should ensure that the norms as per MP Bhumi Vikas Niyam 2012 sub rule 1 of the rule 42 for building up to 18 m height are followed during project execution, as provided in the Table No. 4.
5. PP has provided parking of 456 ECS, however as per T & CP approval map (letter no. 631 dtd 01.04.11) total ECS required is 1058 (1 ECS per 100 sqmt of built up area). However as per MP Bhumi Vikas Niyam 2012 rule 84 appendix I-1 PP should provide parking for 1147 ECS (967 ECS for residential area and 180 ECS for club and shopping area).
6. Green belt and green area shall be developed as per the plan submitted along with construction activities.
7. It is recommended that the green belt may be developed at an elevated level by raising the ground level by around two feet and sloping inwardly from western boundary (facing the VIP road / lake.) such that no over-flows can reach the VIP road through slopes.
8. A toe wall has to be constructed along the western boundary of the site which is facing the VIP road / lake. Height of the toe-wall has to be raised to 8 feet to ensure that no waste is put / thrown on the slope leading to VIP road.
9. As the proposed site is presently being used as parking for the hotel vehicles alternate site for parking has to be identified by the Hotel management and reported to the MPPCB.

Wk

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10. As proposed 02 STP of Capacity 379 + 156 KLD based on activated sludge process (SAFF) shall be installed. The STP have to be modified to optimize the operating parameters, as & when required to get the maximum quoted efficiency, accordingly agreement with STP supplier & operator has be made.
11. Registered Society shall be formed by the PP before leaving the site; it would be the responsibility of the society to abide with the environmental legislations applicable.
12. Solar water heaters shall be installed on every block with adequate capacity. Street lights as proposed should have solar panels with provision of maintenance contract.
13. Roof water harvesting system with 6 Pits shall be constructed. Pits shall be designed as per the norms laid down by MoEF. Overflow of pits shall be connected to storm water drainage system.
14. In case of any expansion of the project builder shall not execute any sale deeds / agreements without obtaining prior environmental clearance. Any advertisement pertaining to sale of any type of property should address the status of prior environmental clearance and the terms and conditions laid down in the same.
15. All sanitary fittings, pipelines etc. used in the project shall be of premium quality conforming the norms to avoid wastage of water through leakages.
16. PP shall use surface water supplied by the municipal corporation in the project as far as possible and no abstraction of ground water shall done without obtaining the permission from CGWA.
17. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
18. Diesel generator sets proposed as backup power shall be of enclosed type and conform to prescribed standards under EPA rules. All exhausts shall be 5.5 m above roof top. Necessary acoustic enclosures shall be provided at diesel generator set to mitigate the impact of noise.
19. Structural design aspects in accordance to the seismic zone shall be strictly adhered to.
20. 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.
21. Best available technology (BAT) such as Ultra violet radiation shall be used for disinfection of sewage before reuse / recycle / discharge.
22. Dual plumbing system as proposed shall be adopted for the re-use of treated waste water.
23. The Municipal Solid Waste shall be properly collected and segregated at source. The recyclable material shall be sold to proper vendor and other garbage shall be disposed to the sanitary landfill site of Municipal Corporation.
24. 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.
25. The energy audit shall be conducted at regular interval for the project and the recommendations of the Audit report shall be implemented with spirit.
26. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area. The area earmarked as green area shall be used only

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for greenbelt and shall not be altered for any other purpose. Further, the applicant shall carry out tree 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.

27. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Necessary signage including continuous display of status of parking availability at entry, exit and all other appropriate places shall be provided which should have appropriate size of letters and shall be visible from the at least 50 meter distance from the adjacent road. No public space shall be used or blocked for the parking and the trained staff shall be deployed to guide the visitors for parking and helping the senior citizens and physically challenged people.
28. 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.
29. 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.
30. 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.
31. 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.
32. Use of glass shall be minimal to reduce the electricity consumption and load on air conditioning.

Encl: Annex-I

o/c (Manohar Dubey)
Member Secretary

Encl No. 487/ SEIAA/ 12

Dated 12-11-12

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- Bhopal -M.P.
5. The Commissioner, Municipal Corporation., Bhopal.
6. The Jt. Director, Town & Country Planning, Bhopal.
7. I.A. Division, Monitoring Cell, MoEF, GoI, Paryavaran Bhawan, CGO Complex, Lodhi 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: Annex-I

o/c

o/c (Dr. Vinita Vipat)
Officer-in-Charge

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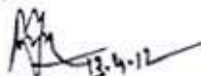
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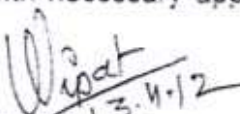
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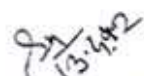
Standard Conditions related to under item 8 (a) & 8 (b) of the schedule of EIA notification, 2006 (Building/ construction projects / area development projects & township)

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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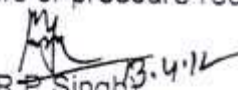
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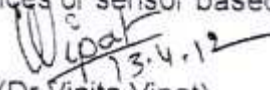
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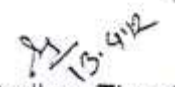
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11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
12. The diesel required (if any) for 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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Dated 12-11-12 SEIAA/EPCO


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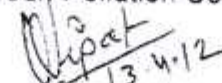
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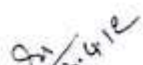
28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.
29. To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.
30. Roof should meet prescriptive requirement 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, 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 conform 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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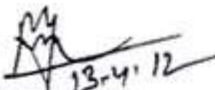
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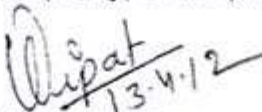
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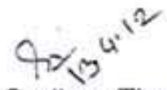
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3. No water logging should take place at any point during operation phase.
9. The Project Proponent shall explore the possibility of using solar energy wherever possible.
10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas 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, Gol 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


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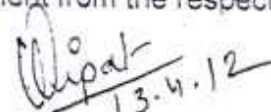
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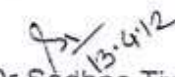
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Others

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.


(Dr R P Singh)
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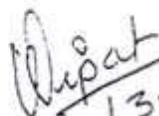
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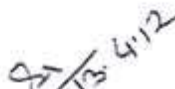
State Environment Impact Assessment Authority, M.P.

(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

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


(Dr Vinita Vipat)
Officer-in-Charge


(Dr Sachna Tiwari)
Officer-in-Charge

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