



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

Environmental Planning & Coordination Organization

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No.: 4581 /SEIAA/ 26

Date: 29.10.20

To,
Executive Engineer,
M/s Indore Development Authority,
7, Race Course Road, Dist. Indore,
MP-452003

Sub:- Case no. 6285/2019: Environmental Clearance for proposed Construction of residential cum commercial multi storied building at Scheme NO.136, Plot no – CMR -5 Niranjapur INDORE (MP) Total land area 8588 sq. m, Built up area 29214 sq.m by Executive Engineer, M/s Indore Development Authority, 7, Race Course Road, Dist. Indore, MP-452003 Mob no. 9893699178 Email: idadcmr5@gmail.com Environment Consultant: In Situ Enviro Care

Ref: Your application dtd.04.05.2019 received in SEIAA office on 20.05.2019.

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 and subsequently submission of EIA report, PPT & 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.

- i. Indore Development Authority (IDA) is proposing/constructing of 'Multi Storied Residential Cum Commercial Building Project' at plot no. CMR-5, Scheme No. 136 at Niranjapur, Indore. The proposed Construction of Multi Storied Residential cum Commercial Building Project, Plot No. CMR-5, Scheme No. 136, Niranjapur, Distt. - Indore, (M.P.)
- ii. The proposed multi storied residential cum commercial building project at plot no. CMR-5, Scheme 136, Niranjapur, Indore, M.P. The Co-ordinates of the project site are 22°46' 30.82"N & 75°53' 8.58"E.
- iii. The project involves 180 nos of 2BHK flats and 36 nos of 3BHK flats, 41 Nos. Shops & Offices. The total maximum height of the project will be B+G+9 meters i.e. about 30.0 m.
- iv. Ralamandal Wildlife Sanctuary is 14.0 km in SSE direction from the project site.
- v. As per the approval of T & CP Indore (vide letter 9605 dtd 03.11.2017) the total land area of the project is 8588.00 Sq.mt.. The total built up area proposed by PP is – 29214.00 sq. m. The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 as the total construction is between 20,000 sq.m & 1,50,000 sq.m.

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- vi. The project is a case of violation on account of not securing prior environment clearance before beginning the construction activities at site.
- vii. The project is a case of violation on account of not securing prior environment clearance before starting the construction activities at site. The construction work was started at site and before the application was submitted to MPSEIAA for grant of prior environmental clearance.
- viii. The Environmental Impact Assessment Notification dated 14th September 2006 as amended to date, states that all project under Item 8(a) shall be appraised as Category B and requires environment clearance from State Environment Impact Assessment Authority. However as the present project is a violation project, it was required to prepare an EIA Report.
- ix. Committee considering the recent Gol, MoEF & CC Notification dated 8th March, 2018 recommends that case may be dealt as per the provisions laid down in this notification and the project may granted Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as a independent chapter in the EIA report by the accredited consultant and the collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories.
- x. ToR was recommended in 382nd SEAC meeting dtd. 09th July 2019. ToR was issued vide letter no.542/PS-MS/ MPPCB/ SEAC/ TOR (382)/2019 dated 08.08.2019. PP has submitted the EIA report vide letter 2552 dated 11.08.2020 which was sent to SEAC vide letter no. Letter no. 2135-36/SEIAA/20 dated 14.08.2020, which was placed before the committee.
- xi. PP has submitted the remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation in the tune of suggested guidelines by the committee, with the supported by documentary proofs, such as bills, CA audit, certificates, photographs, prescribed various undertakings and CER.
- xii. The case was discussed in SEAC meetings 463rd SEAC meeting dated 01.10.2020 and is recommended for grant of EC subject special conditions and submission of bank gurantee (BG) with 03 years validity of Rs. 23.88 lakhs (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board. As per recommendation of SEAC PP has submitted BG amount of Rs. 23.88 lakhs (equivalent to amount proposed in remediation and resource augmentation plan) which is decided to send to MPPCB for further procedure.
- xiii. Regarding land documents PP has submitted Collectorate office order district Indore dtd. 08.12.2006 for the Award Yojana kramank 136. As per the order the said land is under possession of Indore development Authority.
- xiv. Total water requirement for the entire project will be 156 KLD. Fresh water requirement will be 104 KLD and recycle water is 112 KLD. The source of fresh water is municipal water supply is available. PP has obtained IMC NOC for Water supply dated 12.02.2019.
- xv. The total 112 KLD waste water will be generated from the project which will be treated in the STP Capacity - 125 KLD based on MBBR based technology.

The treated effluent from STP shall be recycled/re-used for flushing & horticulture purpose. PP stated that no sewage or untreated effluent water would be discharged through storm

water drains or municipal drain. PP has submitted Municipal Corporation, Indore letter dtd. 31.07.2018 for the disposal of extra treated waste water.

- xvi. Total waste 0.50185 Tone/day, this consist all types of wastes, Residential waste- 0.4996 Tone/day, horticulture waste 0.0022 Tone/day and these all type of waste shall be treated/ disposed off as per provision made in the MSW Rules 2016. PP has submitted Municipal Corporation, Indore letter dtd. 31.07.2018 for the disposal of MSW.
- xvii. For rainwater harvesting, 2 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 136.0 m³/hr.
- xviii. The total power demand would be 1890 KVA (1512.0 KW) which will be met from Madhya Pradesh Electricity Board (MPEB). Backup power supply, 1 no. of DG set is proposed of 315.0 KVA capacity for lift and others purposed in case of power failure or in emergency.
- Window-wall ratio are balanced perfectly to achieve maximum daylight, no glare and minimum heat ingress
 - Regional and eco friendly materials were used. Aluminum used have recycled content.
 - Fly ash based cement was used.
 - Public areas will be cooled by natural ventilation as opposed to air conditioning.
 - LEDs are being used for high efficiency in the common areas.
 - Maximization of use of natural lighting through building design.
 - Use of Solar Water Heating in group housing as per requirement.
 - Solar lighting has been provided in common areas & streets.
 - Sunscreen films on windows to reduce heating inside buildings
- xix. Adequate provisions are made for parking in basement and stilt 216 ECS where 180 nos for 2BHK flats and 36 for 3BHK flats. Also parking facility for two wheelers shall be provided. Sufficient parking place are provided in cellars. About 6692.0 m² parking area will be provided.
- xx. Adequate fire protection facilities will be installed including fire detectors, fire alarm and fire fighting system to guard the building against fires. All fire protection facilities will be designed as per the National Building Code given in 2005 such as Wet Riser System, Portable Fire Extinguisher, Sprinkler System, Automatic Sprinkler System in basement, Automatic Detection and Alarm System, Manually Operated Electric Fire Alarm System, Yard Hydrant (External Hydrant System), Fire Tender Route will be given with access to each tower/block (as evident from the site plan), Provision of fire escape staircase, External yard Hydrants in galvanized steel fire hose cabinet (weather-proof)
- xxi. Total green area proposed for the project is 736 sq.m. Total 1450 Nos. trees have been planted on the periphery & other landscaping area of the site Total 200 Nos. trees have been planted on the periphery & other landscaping area of the site. The species Harsingar (Nyctanthes arbortristis), Cassia, Neem (Azadirachta indica), Bougainvillea, Pila bans (Bambusa vulgaris), Champa (Michelia), chukrasia (Chukrasia velutina), Pakhar, Ashok pendula (Polyalthia longifolia), Gulmohar, Pelta farm etc.
- xxii. PP has submitted the remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation in the tune of suggested guidelines by the committee, with the supported by documentary proofs, such as bills, CA audit, certificates, photographs, prescribed various undertakings.
- xxiii. PP has proposed Rs. 1,84,53,620 /- (Rs. 23,88,000/- as Remediation Cost and Rs. 1,60,65,620 /- as EMP) for this project and PP, M/s Indore Development Authority, 7, Race Course Road, District-Indore (M.P.)-452003 has proposed to submit bank guarantee of INR Rs. 23,88,000/- towards Remediation Plan.

xxiv. PP has proposed to submit bank guarantee of INR 23,88,000.00 towards Remediation Plan and Natural & Community Resource Augmentation Plan with following expenditure:-

Activity	First Year (INR)
1. Environmental Management	
For MSW Treatment/Installation of organic composter	1,68,000
Fire & Safety Management	4,20,000
Rain water harvesting	1,00,000
EMP Implementation (Environmental Monitoring)	1,50,000
2. Community Resource Development	
Help of Municipal Authority for maintenance of already developed Park in nearby areas/Plantation	50,000
3. Natural Resources Augmentation	
Solar system 15 KW @ 1,00,000/KW	15,00,00,000
Total Remediation Cost	23,88,000

xxv. Under CER activities PP has proposed Rs. 1.198 Crores up to five years for the following activities:

Project Cost in INR Crore							Rs. 59.42 Crores
Corporate Environment Responsibility in INR Crore @ 2% of the project cost							Rs. 1.198 Crores
S. No.	Activity	Year wise implementation and Budgetary provision during operation phase					Total Budget (Rs.)
		1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	
1	Construction of sanitation facilities (toilet) in schools (2 toilets each year)	75000.0	75000.0	75000.0	75000.0	75000.0	375000.0
2	Periodic medical check-up camp by appointing specialist doctor for eyes, skin, heart and dental twice in a year	100000.0	100000.0	100000.0	100000.0	100000.0	500000.0
3	Free of cost distribution of medicine / body check-up tests in the area	75000.0	75000.0	75000.0	75000.0	75000.0	375000.0
4	Training to the locals related to healthcare	50000.0	50000.0	50000.0	50000.0	50000.0	250000.0
5	Assistance in providing study materials, uniform, books to the poor students located nearby project area	150000.0	150000.0	150000.0	150000.0	150000.0	750000.0
6	Distribution of saplings among project site or nearby area to be planted in the open and degraded areas	150000.0	150000.0	150000.0	150000.0	150000.0	750000.0
7	Provision of solar lantern's to nearby project	100000.0	100000.0	100000.0	100000.0	100000.0	500000.0
8	Installation of sanitary vending machines in schools	400000.0	400000.0	400000.0	400000.0	400000.0	2000000.0
9	Development of external electricity in and around the project area	300000.0	300000.0	300000.0	300000.0	300000.0	1500000.0
10	Vegetation/landscaping or Development of dense greenery in and around the project area	300000.0	300000.0	300000.0	300000.0	300000.0	1500000.0
11	Maintenance and development of roads nearby project	300000.0	300000.0	300000.0	300000.0	275000.0	1475000.0
12	Maintenance of school building & community center in nearby project area	200000.0	200000.0	200000.0	200000.0	200000.0	1000000.0
13	Miscellaneous Charge	200000.0	200000.0	200000.0	200000.0	200000.0	1000000.0
Total							11,975,000.0

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Based on the information submitted at Para i to xxv above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 644th meeting held on 07.10.2020 decided to accept the recommendations of 463rd dtd. SEAC meeting held on dtd. 01.10.2020

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the proposed Construction of residential cum commercial multi storied building at Scheme NO.136, Plot no – CMR -5 Niranjapur INDORE (MP) Total land area 8588 sq. m, Built up area 29214 sq.m by Executive Engineer, M/s Indore Development Authority, 7, Race Course Road, Dist. Indore, MP-452003 subject to the compliance of the Standard Conditions and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

A. Specific Conditions as recommended by SEIAA:-

1. The fresh water supply arrangement should be met through Municipal corporation Indore (letter dtd. 12.02.2019.) and there should no extraction of ground water.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
 - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
 - b. PP should explore the possibility to linkage with Nagar Nigam Indore, for sewer line for disposal of extra treated waste water.
 - c. The project not having provision for discharge of excess treated sewage cannot permit to start operation unless proper arrangements are put in place for its safe handling.
4. **Solid Waste Management:**
 - a. Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
 - b. 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.
 - c. Ensure linkage with Indore Municipal Corporation, Indore for final disposal of MSW.
5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.
6. **For fire fighting:-**

PP should ensure distance of fire station approachable from the project site & provide fire fighting measures such as water sprinklers, fire hydrant pipe, Adequate fire fighting requirement shall be taken into account while designing the electrical distribution system, Wet risers and hose reel, Adequate numbers of fire extinguishers, and underground water storage tank properly.
7. **For Rain Water Harvesting, and Storm water management:-**

PP should ensure the rain water harvesting with 2 recharging pits and these pits should be connected laterally to consume the surplus runoff. In addition, PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.
8. **Car Parking;**

PP should ensure to Parking facilities shall be provided for 216 ECS where 180 nos for 2BHK flats and 36 for 3BHK flats. Also parking facility for two wheelers shall be

provided. Sufficient parking place are provided in cellars. About 6692.0 m² parking area will be provided.

9. **Green belt :-**

PP should ensure plantation in an area of 376 sq.mt. as a green belt and landscaped area with regular maintenance and also explore the possibility to plant trees of indigenous local varieties like Harsingar (*Nyctanthes arbortristis*), Cassia,Neem (*Azadirachta indica*), Bougainvillea,Pila bans (*Bambusa vulgaris*), Champa (*Michelia*), chukrasia *Chukrasia velutina*),Pakhar ,Ashok pendula (*Polyalthia longifolia*),Gulmohar, Pelta farm.*etc.*

10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 23.88 lakhs
11. PP shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a stipulated period and submitted to same in MPSEIAA.
12. PP should ensure the implementation of CER activities to the extent of Rs. 1.198 Crores will be used for construction of community toilets, Water supply arrangement in school with Storage Tank & Plumbing System or contribution to Gram Panchayat under pubic water supply scheme & Distribution of Computer systems to the schools.
13. PP should ensure to submit half yearly compliance report and CER activity report with photographs of plantation in MP-SEIAA. If PP is failed to upload or submit two consecutive half yearly compliance reports of EC conditions to concerned authority (SEIAA and Regional Office, MoEF&CC,GoI,Bhopal) than prior environmental clearance issued to PP will automatically be treated as cancelled/ revoked as per OM No. 930/SEIAA/2019 dated 30.05.2019 issued by MPSEIAA.

B. Specific Conditions as recommended by SEAC

I. Statutory Compliance

- i. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of building due to earthquakes, adequacy of firefighting equipment etc as per National Building code including protection measures from lightening etc.
- iii. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.
- iv. The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
- v. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- vi. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- vii. The provisions for the solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- viii. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power Strictly.

II. Air Quality Monitoring and preservation

- i. Notification GSR 94(E) dated: 25/1/2018 MoEF& CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for project requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets (1 No. of 315 KVA) proposed as source of backup power 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. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking wills all around the site plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, Murram and other construction materials prone to causing dust polluting at the site as well as taking out debris from the site.
- vi. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (are not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emission from DG set (1 No. of 315 KVA) shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible Minimum cutting and filling should be done.
- iii. The total water requirement during operation phase is 156 KLD out of which 104 KLD is fresh water requirement and 125 KLD will be the total treated/recycled water generated. 58KLD treated water will be used for flushing and for horticulture.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be to monitor to monitor the water balance as projected by the project proponent. The

- record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for separately for ground water and surface water sources, ensuring that there is no impact on other users.
 - vi. At least 20% of the open spaces as required by the local building bye-laws shall be previous. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as previous surface.
 - vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
 - viii. Use of water saving devices/fixtures (Viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law construction on rain water harvesting should be followed. If local by-law provision is not available, adequate provisions for storage and recharge should be followed as per the Ministry of Urban Development Model Building bylaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 - xii. The ground water shall not be withdrawn without approval from the Competent Authority.
 - xiii. For rainwater harvesting, 02 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 136.0 m³/hr. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
 - xiv. All recharge should be limited to shallow aquifer.
 - xv. No ground water shall be used during construction phase of the project.
 - xvi. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 - xvii. The quality of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The recorded shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring report.
 - xviii. Sewage shall be treated in the STP based on SBR based technology (Capacity – 125.0KLD). The treated effluent from STP shall be recycled/re-used for flushing. AC makes up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xix. The waste water generated from the project shall be treated in STP of 450 KLD capacity (based on VORTEX based technology) and then reused for various purposes. No water body or drainage channels are getting affected in the study area because of this project.
 - xx. No sewage or untreated effluent water would be discharged through storm water drains.
 - xxi. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
 - xxii. Sludge from the onsite sewage treatment including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Control Public

Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitoring during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured, Building in the State which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

VI. Waste Management

- i. Total waste 0.50185Tone/day, this consist all types of wastes, Residential waste- 0.4996 Tone/day, horticulture waste 0.0022Tone/day and these all type of waste shall be treated/ disposed off as per provision made in the MSW Rules 2016.
- ii. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the MSW generated from project shall be obtained.
- iii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring 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.
- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste (975 Kg/day) shall be segregated into wet garbage and inert materials.
- v. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction materials quantity. These include fly ash brick, hollow bricks, AACs, Fly Ash Lime Gypsum block, compressed earth blocks and other environmental friendly materials.

- viii. 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 and 25th January, 2016 Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- x. 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.

VII. Green Cover

- i. No tree cutting is proposed in the project vicinity as project site is free from any vegetation but about 736.0 m² area will be kept for landscaping.
- ii. No tree can be felled/transplant unless exigencies demand. Where absolute necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (Planted).
- iii. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iv. Where the trees need to be cut with prior permission from the concerned local Authority, Compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- v. Topsoil should be stripped to depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stock piled appropriately in designated areas and reapplied during plantation of the proposed vegetations on site.

VIII. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public and private network. Road should be designed with due consideration for environment and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points
 - d. Parking norms as per local regulation
- ii. 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 be operated only during non-peak hours.
- iii. The project will have facilities for basement and stilt parking. Parking facilities shall be provided for 216 ECS where 180 nos for 2BHK flats and 36 for 3BHK flats. Also parking facility for two wheelers shall be provided. Sufficient parking place are provided in cellars. About 6692.0 m² parking area will be provided.
- iv. A detailed traffic management and traffic decongesting plan shall be drawn up to ensure that the current level of service of the road within a 05 Kms radius of the project as maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of the development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management and the PWD/competent authority for road augmentation and

shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
- iv. 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, mobile, STP, 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporation Environment Responsibility

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated: 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The Environmental policy should prescribe for standard operating procedures to have proper checks and balance and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the Environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly reports.
- iii. A separate Environmental Cell both at the project and company head quarter with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
- v. Thus, as above, PP has proposed Rs. 1,73,33,000.0/- (Rs. 23,88,000 /- as Remediation Cost and Rs. 1,49,45,000/- as EMP) for this project.
- vi. For this project PP has proposed Rs 119.8 Lakhs as Corporate Environment Responsibility (CER).

XI. Miscellaneous

- i. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
- ii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the State Expert Appraisal Committee (SEAC).
- iii. No further expansion or modification in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- iv. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

- v. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

Standard Conditions:

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. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
6. The Project Proponent has to upload soft copy of half yearly compliance report of the stipulated prior environmental clearance terms and conditions on 1st June and 1st December of each calendar year on MoEF & CC web portal - <http://www.environmentclearance.nic.in/> or <http://www.efclearance.nic.in/> and submit hard copy of compliance report of the stipulated prior environmental clearance terms and conditions to the Regulatory Authority also
7. 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.
8. 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.
9. 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.
10. 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 Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
11. 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.

12. Any change in the correspondence address be duly intimated to all the regulatory authority within 30 days of such change.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

(Tanvi Sundriyal)
Member Secretary

4582
Endt No. / SEIAA/ 2020
Copy to:-

Dated 29.10.20

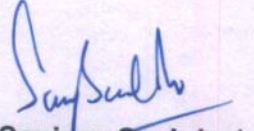
1. Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya Vallabh Bhawan, Bhopal.
2. Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
3. Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
4. The Collector, District Indore, M.P.
5. The Commissioner, Municipal Corporation, Indore, MP

Case No. 6285/2019

Issued vide letter no. dated

Case No.: To be quoted in registered cases for correspondence

6. The Town & Country Planning District Office, Indore 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, I.A. Division, Monitoring Cell, MoEF, GoI, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh 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.



(Dr. Sanjeev Sachdev)
Officer-in-Charge

