



सत्यमेव जयते

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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To,
Shri Balwant Singh, Partner
M/s Koushalya Devi Builders and Developers
51, Premier House Zone-II, MP Nagar,
Bhopal(MP)- 462016

No.: 1109 /SEIAA/21
Date: 03.6.2021

Sub:- Case No 8364/2021 : Environmental clearance for Construction of - Residential Plotted development project " KOUSHALYA PINK HERITAGE " at Village Semara 141, 142/1, 215/1 Village Hinotia Kachchiyan 35, 36-94/37/2ka, 41/2/2, 42/1/2ka, 47, 44 and 45-46/1, Bhopal M.P.Total Project area - - 97518.90 sq.mt. Total Built Up Area - 81928.47 sq.mt. Proposed built up area 19680.38 sqm (1st phase) by M/s Koushalya Devi Builders and Developers through Shri Balwant Singh Partner 51, Premier House Zone-II, MP Nagar, Bhopal(MP)- 462016 Email: kdbd06@gmail.com Mob: +91 922 933 7135 Evt. Consultant: In Situ Enviro Care

Ref: Your online application (SIA/MP/NCP/22861/2018) dtd. 16.03.21 received in SEIAA office on 17.03.2021

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. The proposed Group Housing Project is located at Villages Semrakalan & Hinotia Kachchiyan, Tehsil Hazur, District Bhopal of Madhya Pradesh State. Proposed land for construction of group housing project is spread over 81,928.47 m² and the project includes Plotted Development, EWS Units, Apartments, Convenient Shopping, Community Centre Dispensary School.
- ii. The Co-ordinates of the project site are latitude from latitude 23°15'57.0"N and longitude 77°25'38.0"E. The proposed project is covered in toposheet no.-F43F7, Survey of India (SOI).
- iii. As per the T & CP approval (T & CP Letter No. 116/L.P. 231/ 29/ GKA/ Na. Gra. Ni./ 2008 dated 04/12/2008) the total land area of 97,518.90 m² (9.7518 ha) with built-up area of 81,928.47 sq.m. The project is categorized as 'B-2' under item 8 (a) of Schedule-Gazette Notification dated Sep 14th, 2006 and subsequent amendments issued by MoEF, New Delhi on 01.12.09 and 04.04.2011 because total construction is between

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- 20,000 sq.mt. & 1, 50,000 sqmt. and plot area is less than 50 ha. However as the present project is a violation project, it was required to prepare an EIA Report.
- iv. Construction work has been completed till 11% of built-up area owing to unawareness of the EIA Notification and its amendments and falls under the purview of the EIA Gazette Notification dated 08.03.2018, amending the Notification dated 14th March 2017. This report has been prepared in compliance to Gazette Notification dated 08.03.2018, amending the Notification dated 14th March 2017 including assessment on ecological damage, remediation plan and natural and community resource augmentation plan.
 - v. The case was presented by the PP and their consultant in the 492nd SEAC dated 19/03/2021 wherein it was observed that this is a violation project and about 70% occupation has been completed and PP has applied for TOR in the window period provided by MoEF&CC vide Notification dated 09/Sep/2019.
 - vi. Van Vihar National Park is 6.5 km in SW direction from the project site.
 - vii. The application of ToR was presented before SEAC on 492nd dated 19.03.2021. The ToR was granted by the SEIAA dated 30th March, 2021. PP has submitted the EIA report vide letter dated 30/3/2021 the same was forwarded to SEAC vide letter no. 45 dated 01/4/2021.
 - viii. The case was discussed in SEAC 498th meeting dtd. 06.04.21, and recommended the EC subject to the special conditions and submission of bank guarantee (BG) with three years validity of Rs.. 18.65 Lakh (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board.
 - ix. Regarding land documents PP has submitted Khasra Panchsala 2013-14. As per the land documents the landownership is the name of Shri Narendra Singh & Shri Santok Singh S/o Shri Machhi Singh and Rajdhani Land & Housing Corporation Prop. Shri Machhi Singh. PP has also submitted agreement of partnership executed on dtd. 01.01.2006 between all land owners.
 - x. The total quantity of water requirement for the proposed group housing project is 380.0 KLD of which 342 KLD which will be met from Bhopal Municipal supply. PP has submitted copy of application dtd 16.03.21 applied to Municipal Corporation, Bhopal for water supply.
 - xi. The waste water 324 KLD will be generated, which will be treated in the MBBR based STP of 350 KLD (100 KLD & 250 KLD). Two STP are being proposed with the capacity of 100 KLD for phase and 250 KLD for second phase for the project. Extra treated water of 40 KLD will be drained to sewer line of BMC and required permission has been obtained from BMC. PP has submitted letter dtd. 04.03.21 issued by Municipal Corporation, Bhopal for disposal of extra treated waste water.
 - xii. The solid waste generated from project will be mainly domestic in nature and the quantity of the waste will be 1.258 TPD (0.692 TPD Biodegradable and 0.566 TPD Non-biodegradable). These all type of waste shall be treated/ disposed off as per provision made in the MSW Rules 2016. The biodegradable portion of MSW will be treated at site by 1 Organic Waste Converter of 1000 kg per day capacity and manure generated will be used for plantation. The non-biodegradable fraction like plastic, tin, glass etc. will be sold to local recyclers. Horticultural waste shall be collected and disposed-off with biodegradable waste. Rest inert MSW will be handed over to Municipal Corporation for final disposal. PP has submitted copy of application dtd. 22.01.21 to Municipal Corporation, Bhopal for disposal of solid waste.

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- xiii. Total power requirement is 1200 KW through 11 KV MPSEB supply feeder. Average Energy consumption is assumed as 50 Watt per sq.m of built-up area. To minimize energy consumption timer control circuits for common area, parking, outdoor lights with energy efficient CFL & LED lamps shall be proposed.
- xiv. PP has proposed to have dedicated 7 nos. of 11 KV/0.433 KV, 315 KVA Transformer near each block to be installed to reduce line transmission losses. The state Govt. Is committed to 24-hour power supply, no DG sets are proposed in the campus. In case of electricity board power supply failure due to maintenance or other causes DG set on hire shall be placed, in such case power to STP and necessary water supply system shall be transferred to the TL panel through AMF panel installed with the DG set.

S. No.	Description	Factor	Load
1	Built-up Area 53805.93	50 Watt/sqm	2690.29 KW
2	Common Areas for 479 dwelling units	0.5 kw/dwelling	239.5 KW
3	Total Demand		2929.79 KW
4	Load in KVA	0.8	36622.24 KVA
5	Transformer Loading	65%	2380.4 KVA (2.38 MVA)
6	As the load is between 1 to 2.5 MVA a dedicated 11 KV feeder will be preferred.		

- xv. The following energy conservation plan and measures will be implemented.
- Passive solar refers to the use of Sun's energy for the heating and cooling of living spaces.
 - The orientation of the building has been done in such a way that maximum daylight is available.
 - The orientation of the building will be done in such manner that most of grazed areas will face north and east.
 - Lesser opening will be provided on the west facing walls.
 - Landscape and greens areas will be so spaced to cool the surrounding environment, which will reduce energy consumption.
 - Greenbelt in the site will be maintained by the project proponents, which would have an overall cooling effect on the surroundings.
 - Using electronic ballast for discharge lamps.
 - Use of Solar backed LED landscape lights instead of par lamps.
 - Solar lighting installation is proposed, it will cover approx. 30% of total common lighting. In this project, all energy saving equipments installed with star ratings. LED lights have been used in entire project.
- xvi. The storm water collection system for the common areas of the proposed project like parks, roads, pavements, etc. will be provided by project proponent. The amount of run-off depends upon many factors such as intensity and duration of precipitation, characteristics of the tributary area and the time required for such flow to reach the drains. The drains shall be located near the carriage way along either side of the roads. Taking the advantage of road camber, the rainfall run off from roads shall flow towards the drain.
- xvii. After the completion of the project and rainwater harvesting structures, there will be total ground water recharge would be 44,422.48 m3/annual. PP has proposed 11 nos. pits of 12.0 m3 each recharging capacity for artificial ground water recharge from common areas of the Scheme.

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xviii. The maximum height of the project will be about 18.0 m+2 Basements. The project complex will have traffic entry and exit from 12 m wide road. Roads for internal circulation having width of about 7.5 m and 6 m will be provided within the complex for smooth circulation of the traffic. The entry/exit points have been marked on the layout plan. The project site is well connected to network of roads leading from various parts of the city.

xix. Since the scheme is potted development the dwelling unit on the plot shall have its own parking space. The details of parking facilities proposed as per norms.

Occupancy	Nett Built-up Area*	PCU/sqm	PCU	Parking		
				Podium	Basement	Open
Apartments	17187.83	100	172	172		
Convenient Shopping	4669.22	50	94		44	40
Community Centre	853.91	75	12			12
Dispensary	809.01	75	11			11
School	862.26	75	12			12
Total						291 ECS

xx. As per the National Building Code (NBC-2005), the basic minimum requirement for fire fighting installation shall be provided for the proposed project. Fire fighting measures shall be adopted as per NBC guidelines. Fire Fighting Designed: As per National Building Code (NBC) 2005.

- 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)
- Provision of fire escape staircase
- External yard Hydrants in galvanized steel fire hose cabinet (weather-proof)
- Fire Escape Staircases as per NBC requirements
- Fire Fighting equipment will be divided into water & Foam based firefighting depending upon the nature of fire Sand buckets will be placed on each floor of the project.

xxi. Total Green Area will be around 8,361.98 m² (10.36% of net plot area) will be used for landscaping. In this project, PP has proposed total 500 trees of native species under landscaping and plantation.

xxii. The project development cost Rs. 1976.65 Lakhs has been estimated. The capital investment is estimated about Rs. 649.00 Lakhs and recurring cost is Rs. 14.93 Lakhs under environment management plan.

xxiii. 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 and also analyze the cost of remediation in monitoring, soil management, RWH, additional plantation, OHS etc. PP submitted & presented the revised remediation & augmentation plan which is as follows:

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S. No.	Environmental	Remedial Plan/	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
	Land use as per Approved Master Plan by TNCP, Bhopal	Broken land is as per master plan approved by T&CP (enclosed land use area breakup & Undertaking as Annexure)	-	-	Project Capital Cost	19,76,65,000	--	T & CP Letter No. 116/L.P. 231/29/GKA/Na.Gra.Ni./2008 dated 04/12/2008
	Environmental Sensitive Places, Land Acquisition Status, Resettlement & rehabilitation	Land is in possession of Koushalya Devi Builders and Developers land revenue record No R & R Applicable NO VIOLATION	-	-	Land is in possession of Koushalya Devi Builders and Developers. All land records is enclosed with our EC Application.	-	-	
	Baseline Environmentalit y (2010-17)	All the parameters are in the comfort zone in one season EIA study Monitoring data from 2010-17 is pending @ 30000/ year * 7 Years (2 Air, 2 Noise, 1 water)	-	2,10,000.00 (amount may be proposed for plantation or as per the suggestions of SEAC/SEIAA)	-	-	30,000	All baseline data results are found satisfactory
	A) Land	Total land area 97,518.90 sq.mt., & Built-Up Area 81,928.47 Sq.mt., Total quantity of	-	-	Land is in possession of Koushalya Devi Builders and Developers. All land records are enclosed with our EC	-	-	No Violation

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S. No.	Environmental	Remedial Plan/	Remedial Cost		Environmental Management Plan Application.	EMP Cost		Remarks
	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
		topsoil has been used for the development of 8,361.98 sq.mt. of landscaping area.						
	B) Ground Water	No new ground bore well is done for construction purpose.	--	--	Not applicable, till date no bore well for ground water tapping is proposed.	--	--	NO VIOLATION
	C) Surface water	Not applicable, No Water body exist within the project lease area	--	--	Not applicable	--	--	NO VIOLATION
	D) Air	Water sprinkling had been done as per terms & condition of the work order agreements (2 water tankers/day)	50,000	50,000	Construction period = 7 years, Working Day = 700 day Per day water requirement = 8 KLD (2 Tanker @ 100/ tanker water cost)	9,80,000	3,00,000	As per contract All bills submitting in hard copies to SEAC. (attached as Annexure)
	E) Biodiversity	NOT APPLICABLE	--	--	NOT APPLICABLE	--	--	PP has not created any change in the biodiversity of the area.
	f) Noise & Vibration	Site is fully barricaded ; all modern and new machinery was used on site.)	--	50,000	Site Barricading material Sheet, Pipe & Fabrication	2,00,000	--	Bills submitted in hard copies. (attached as Annexure)
	g) Socio economy & Health	-	-	-	-	-	-	Done in EIA study
	g.a. Occupational Health checkup for 150 Workers	Initial Medical Examination (IME) for 150 workers	--	50,000	Initial Medical Examination (IME) for 150 workers deployed on Site.	-	1,20,000	Total Calculated value for occupational health and check-up, PPE's have been covered under remedial cost

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S. No.	Environmental	Remedial Plan/	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
				(amount may be proposed for plantation or as per the suggestions of SEAC/SEIAA)				
		Deployed on site.30X80OX5)			(800 Rs/workers) for a year.			
	g.b. Personal Protection Equipment's	All PPE's distribution to the laborers and staff are under contractor's scope. 150X1200)		1,80,000.00 (amount may be proposed for additional plantation or as per the suggestions of SEAC/SEIAA)	Helmet, Jackets, hand gloves & Boots will be Provide to 150 Workers for remaining 88.64% construction work.	1,80,000	18,000	
	g. c. Shelter and Sanitation for 30 workers	Temporary shelter & Mobile toilet has been provided to the workers	--	50,000	Provision of Temporary shelter & Mobile toilet will be extended in numbers during the time of construction for 30 workers	50,000	-	No Violation
	Contour Plan With slopes, Drainage's pattern of the site and surrounding area any obstruction of the same by the projects.	No conversion is done in storm water drainage pattern on site	-	-	--	-	-	No Violation
	Tree Felling	--			No tree felling is proposed.			No tree felling is proposed.
	Tree plantation	Total trees planted & development of landscaping area	2,00,000	0	All type of landscaping development & maintenance including tree cost	4,00,000	2,50,000	All landscaping & Plantation work have been completed
	Permission for forest Land	NOT APPLICABLE	-	-	NOT APPLICABLE	-	-	No forest area is involved in this project.

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S. No.	Environmental	Remedial Plan/	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
	Factors/	Augmentation Plan	Capital Cost	Recurring Cost		Capital Cost (INR)	Recurring Cost (per annum)	
	Attributes							
	Environment policy	Policy is part of Terms & Condition of mutual Agreement	-	-	-	-	-	Policy is part of Terms & Condition of mutual Agreement
	Ground Water Classification	At construction phase no ground water has been used.	-	-	At construction phase no ground water has been used,	--	--	No violation
	Source of Water	A Construction Phase	--	--	--	--	--	During Construction phase used Water Tanker supply.
		B Operational Phase	--	--	--	--	--	Water supply permission vide letter no. 2/S.Yantri/Jalkarya/Zone 17/N.Ni. Bhopal dated 29/07/2020. (attached as Annexure)
	Source of Waste Water Treatment	350 KLD (250 + 100 KLD) STP installed.	0	--	350 KLD (250 + 100 KLD) – Rs. 1800000.00 for civil construction (Labor & Material Cost)	40,00,000	3,00,000	Balance Sheet & Sample Bills are attached as Annexure. Installation in final stage.
	Dual Plumbing	Dual Plumbing for 11.36% of constructed area has been completed.	2,00,000	--	Dual Plumbing for 91% of construction yet to be done.	22,50,000	1,50,000	Balance Sheet & Sample Bills are attached as Annexure.
	Rain Water Harvesting	11 No. Rain water harvesting pit of 12 cum. Each capacity has been constructed for the project.	2,00,000	--	Total 11 nos. of pits have been constructed on site for operational phase	6,39,291	50,000	--
	Soil Characteristics & Ground Water Table	Total land area 97,518.90 sq.mt., & Built Up Area 81,928.47 Sq.mt.,	--	--	4 m depth of rain water harvesting pits have been proposed,	--	--	NO VIOLATION

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S. No.	Environmental	Remedial Plan/	Remedial Cost		Environmental Management Plan	EMP Cost		Remarks
	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
	Top Soil Conservation	Total quantity of topsoil has been used for the development of 8,361.98 sq.mt. of landscaping area.					Quality of top soil & costing of its disposal	
	Solid Waste Generation Treatment	All the construction waste has been reused for the filling of the low-lying project area.	--	50,000	Solid Waste will be reused in proposed boundary wall & stone pitching to reduce RCC work on site	18,50,000	--	MSW application is attached with hard copy reply. Vide letter dated 22/01/2021 (attached as Annexure)
		Permission for Disposal of Solid waste is being proposed from BMC	--	--	Street garbage shall be controlled segregated transferred, and disposed off by Nagar Nigam Bhopal.	--	--	
	Energy conservation & Energy Efficiency (LED bulb & Solar System along with MPEB connection and Transformer Installation)	LED Lights & other energy conservation	2,00,000	--	Provision for External Lighting including solar panels for streets lighting & common areas and LED light for commercial unit	1,09,90,461	1,00,000	proposed Solar Power.
	D G Sets	Till date RMC has been used for construction No DG set have used for construction purpose.	-	-	-	3,76,77,983	0	DG set not used in construction phase. (RMC bills attached as Annexure)
	Parking & Roads	Approach road already exists sufficient space for Parking	-	-	Development of Open Parking & Other Services -	52,83,218	50,000	All adequate parking facilities have been provided as per T&CP norms.
	Transportation	Till date	--	50,000.00	Storage	1,00,000	50,000	Some

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	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
				(amount may be proposed for plantation or as per the suggestions of SEAC/SEIAA)				
	of materials for construction	11.36% construction have been done.			hall/service yard will be for materials stacking during further 10% construction.			miscellaneous transportation work had not been done in appropriate manner. PP has proposed some rounded amount in our remediation cost.
	Disaster Management Plan	-	-	-	Centralized control room with ERP system	--	--	--
	a) Fire	Machines were equipped with their fire extinguishing equipments. Till date we have proposed fire provisions for our 1 No. G+6 Residential Block which is under process.	--	50,000	Firefighting organizing and arrangement: External fire hydrant system, hose pipes, pumps with control panel, overhead tanks, first aid, fire extinguishers, sand buckets, Manual and automatic fire alarm, main security room etc.	3,00,000	50,000	All fire & safety facilities & Fire Tender Movement have been provided for our 1 No. G+5 Residential Block & entire project area.
	b) Accidental & First aid etc.	First aid kit & room provided on site, enclosed photos No accident or injury is reported during the earlier construction period	--	25,000	First aid kit for worker's safety on site	--	25,000	
	c) Safety	All loading machines, dumpers & Equipments will be deployed as per safety norms mentioned in Agreement	50,000.00	-	All loading machines, dumpers & Equipments will be deployed as per safety norms mentioned in Agreement.	--	--	-
			11,00,000	7,65,000	--	6,49,00,953	14,93,00,000	

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	Factors/	Augmentation Plan	Capital Cost	Recurring		Capital Cost (INR)	Recurring	
	Attributes			Cost			Cost (per annum)	
	Total Capital cost for Remedial Plan		Say	11.00 Lakhs	Total capital cost for EMP	Say	649.00 Lakhs	
	Total recurring cost for Remedial Plan		Say	7.65 Lakhs	Total Recurring Cost for EMP	Say	14.93 Lakhs	

xxiv. PP has proposed Rs. Rs. 682.58 Lakh (Rs. 18.65 Lakh as Remediation Cost and Rs. 663.93 Lakhs as EMP) for this project. Vide letter dtd. 08.04.2021 PP has submitted bank guarantee (BG) with three years validity of Rs. 18.65 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) which can be deposited in M.P. Pollution Control Board, Bhopal.

xxv. As per MoEF&CC OM F.No.22-65/2017-IA.III dated 25th Feb2021, the project proponent will be bound to take up all activities proposed by them in the EMP as well as any additional activities that may either committed by them before the SEIAAs/SEACs. The primary beneficiaries of CER shall be people living within the radius of 10.0 km of the proposed project. The proponent has allocated a budget for carrying out socio-economic welfare activities as mentioned above. The amount earmarked in the budget will be separately kept and will not be used for any other purpose. The budget may be increased as per the actual requirement during the implementation stage.

Corporate Environment Responsibility (CER) Budget		
CER activities as per notifications		Proposed Budget for CER
Infrastructure creation for drinking water supply, sanitation, health, education, skill development, Maintenance of roads, electrification including solar power, avenue plantation etc.	Schools & Colleges of adjacent villages (Guradiya - 7.94 Km (NW) & Taraisewaniya - 7.89 Km (NW)).	Proposed Rs. 10.0 lakh against CER budget.
Drinking water & sanitation facilities	Nearby Aanganwadi Centres	

xxvi. **Project Benefit:** The project would provide positive benefits such as employment for a significant number of persons, many of whom will be employed from the residing community as well as surrounding area. Additionally, the cumulative effects of this type of development would result in noticeable economic benefits for the area. The proposed project will also make a positive contribution to social infrastructure and over all residential development.

Based on the information submitted at Para i to xxvi above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 675th meeting held on 08.04.2021 and decided to accept the recommendations of 498th SEAC meeting held on dtd. 06.04.21.

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the Proposed project "Construction of - Residential Plotted development project " KUSHALYA PINK HERITAGE " at Village

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Semara 141, 142/1, 215/1 Village Hinotia Kachchiyan 35, 36-94/37/2ka, 41/2/2, 42/1/2ka, 47, 44 and 45-46/1, Bhopal M. P. Total Project area - - 97518.90 sq.mt. Total Built Up Area - 81928.47 sq.mt. Proposed built up area 19680.38 sqm (1st phase) by M/s Koushalya Devi Builders and Developers through Shri Balwant Singh Partner 51, Premier House Zone-II, MP Nagar, Bhopal(MP)- 462016 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 entire demand of water should be met through Municipal Corporation, Bhopal, there should be 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 ensure linkage with municipal 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. Ensure linkage with Municipal Corporation for final disposal of MSW.
 - b. Adequate measures should be taken to prevent odour emanating from solid waste handling & processing.
5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.
6. **For firefighting:-**
 - a. PP should ensure distance of fire station approachable from the project site.
 - b. As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam, Bhopal) incorporating all the fire fighting measures recommended in National Building Code 2005. The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.
7. **For Rain Water Harvesting, and Storm water management:-**
 - a. PP should ensure the rain water harvesting with **11 No. of RWH pits of 37 cum** 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.
 - b. The storm water from roof – top, paved surfaces and landscaped surfaces should be properly channelized to the rain water harvesting sumps through efficient storm water network as proposed. The budget should be included in EMP plan for storm water management.
8. PP should ensure to provide Individual parking for respective plot and car parking 291 ECS (Podium- 172 ECS for apartment, Basement- 44 ECS for convenient Shops and open parking- 75 ECS for shops, community center, dispensary and school). PP should explore the possibility to increase the number of parking in open area and parking area will be not diverted for other purpose.

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9. Green belt :-

- a. PP should ensure plantation in an area of, 8361.98 sq.m (10.36 % of Net plot area) of area is dedicated for the green belt development by Planting 500 numbers of trees.
 - b. As a green belt and landscaped area with regular maintenance and also explore the possibility to plant trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar, Saltree, Gulmohar etc.
 - c. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised if possible so as to provide protection against particulates and noise.
 - d. PP should explore the possibility to increase the plantation area by planting additional trees adjacent to the project area.
10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 18.65 Lakh.
11. The amount specified as CER Rs. 10.0 lakhs used only for the proposed activities and not diverted for other purposes.
12. PP shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a period of six months and submitted to same in MPSEIAA.
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, Gol, 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 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. The provisions for the solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- vii. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power Strictly.

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- viii. The project area shall be secure through boundary wall and excavated top soil shall not be used in filling of low lying area. The top soil shall be used for greenery development.

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. 2300 KW Total Power Requirement, No DG set is proposed.
- 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. 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.
- viii. The gaseous emission from DG sets 125 KVA x 1 no. shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG set 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.
- ix. 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 381.20 KLD. Total 307 KLD recycled water will be generated & 267 KLD recycled water will be used for flushing, landscaping & Misc. purpose. After maximum reuse 40 KLD extra treated water will be deposited into municipal sewer line.
- iv. The quantity 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 record shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring reports.

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- 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 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. For rainwater harvesting, 11 recharge pits will be constructed for harvesting rain water. The recharge capacity of these pits about 12 cum each. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
- xiii. The RWH will be initially done only from the roof top. Runoff from green and other open areas will be done only after permission from CGWB.
- xiv. All recharge should be limited to shallow aquifer.
- xv. No ground water shall be used during construction phase of the project.
- xvi. 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.
- xvii. Sewage shall be treated in the MBBR based 2 no. STP (Total Capacity - 350 KLD (100 KLD + 250 KLD). The treated effluent from STP shall be recycled/re-used for flushing and gardening. After maximum reuse 40 KLD extra treated water will be deposited into municipal sewer line.
- xviii. The waste water generated from the project shall be treated in 2 no. STP 350 KLD (100 KLD + 250 KLD) capacity (based on MBBR technology) and then reused for various purposes. No water body or drainage channels are getting affected in the study area because of this project.
- xix. No sewage or untreated effluent water would be discharged through storm water drains.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.

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- xxi. 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's for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level /local building bye-laws requirement, which is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i. Total waste 1258 Kg/day, this consist all types of wastes (as Organic waste 692 Kg/day and non- organic waste 566 Kg/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.

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- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste (1258 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/LEDs 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. Total 300 trees shall be planted in the area of 8361.98 m²(10.36 % of Net plot area) which is developed as greenbelt development.
- 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 10 sqm of land should be planted and maintained. 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. Topsoil should be stripped to depth of 1 m 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.

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.

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- 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. EMP

- i. 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.
- ii. 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.
- iii. For Environment Management Plan PP has proposed Rs.649.00 Lakhs as capital and Rs. 14.93 Lakhs/Year as recurring cost for this project.
- iv. The PP M/s. Koushalya Devi Builders and Developers through Shri Balwant Singh, Partner, 51, Premier House, Zone-II, M.P.Nagar, Dist. Bhopal, MP – 462016 has proposed to submit bank guarantee of INR 18.65 Lakhs towards Remediation Plan and Natural & Community Resource Augmentation Plan.

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. 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.
- iv. 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).
- 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.

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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. 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 Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
6. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
7. 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
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
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

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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.

Endt No. 1110 / SEIAA/ 2021
Copy to:-

Dated 03.6.2024

03/06/24
(Shriman Shukla)
Member Secretary

1. Principal Secretary, Urban Development & Environment Deptt. 3rd Floor, Mantralaya Vallabh Bhawan, Bhopal.
2. Secretary, SEAC, Research and Development Wing Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony Bhopal-462016.
3. Member Secretary, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016.
4. The Collector, Distt- Bhopal -M.P.
5. The Commissioner, Municipal Corporation, Bhopal, MP
6. The Jt. Director, Town & Country Planning, Paryavaran Parisar, E-5, Arera Colony, Bhopal, MP.
7. Director, I.A. Division, Monitoring Cell, MoEF, GoI, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi – 110 003
8. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
9. Guard file.

[Signature]
(Alok Nayak)
Officer-in-Charge

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