

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

Research and Development Wing

Madhya Pradesh Pollution Control Board
Paryavaran Parisar, E-5. Arera Colony
Bhopal-4620 16

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No: 969/EPCO-SEIAA/12

Date: 09.02.2012

To,
Pranav Bajaj
Project Manager
M/s Deepmala Infrastructure Pvt. Ltd.
CBD Project Site, Opposite Tin shed,
South TT Nagar, Bhopal-462003
Tel – 0755 – 2570363
Email- pb.gammon@gmail.com

Sub:- Case no 506/2010, Prior Environmental Clearance for Development of shopping mall, Residence, Office Building of M/s Deepmala Infrastructure Pvt. Ltd. CBD Project Site, Opposite Tin shed, South TT Nagar, Bhopal M.P. Khasra No.1488/2.

This has reference to your application No. Nil, dated 19.02.2010 received in SEIAA office dtd. 19.02.2010 and subsequent letters 12.05.2010 seeking Prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., form I, form IA, Conceptual Plan, drawings and the additional clarifications furnished in response to the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

2. It is, interalia, noted that the above Development of Central Business District project is proposed on an area of 60234 Sq.m. and has a built up area of 141449.05 Sq.m. The proposed total water requirement for different structure Building, Housing Office, Shop, Residential and Waste water and STP capacity are given below:-

Building	Water requirement cum/day	Waste water generation	STP Capacity
Hotel	163	129	160
Office Complex	150	112	115
Shop	135	107	110
Residential	270	206	210

Approximately 525 KLD of treated water will be available from STP, Out of which 305KLD will be reused for flushing and horticulture activities. A sewage treatment plant of capacity 525 KLD will be provided by the project proponent at site to treat the waste water generated. The total power requirement for the proposed project will be given below in DG Sets :-

2 x 630 KVA	Hotel
1 x 150 KVA and 2 x 200 KVA	Residential Complex
1 x 200 KVA	Office
2 x 500 KVA	Facility

3. The Expert Committee after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended grant of Prior Environmental Clearance to this Development of Central Business District project, as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments. State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 52nd meeting held on 08.03.2011 and decided to accept the recommendations of SEAC 50th meeting dtd. 22.03.2010 and 57th SEAC meeting dtd. 01.06.2010 and 61st SEAC meeting dtd. 29.07.2010 and 68th SEAC meeting dtd. 30.10.2010 and 76th SEAC meeting dtd. 07.01.2011. The Prior Environmental Clearance is accorded under the provision of EIA notification dated September 14th 2006 subject to the compliance of the following specific and general conditions.
4. The T & CP has approved for the built up area of 142778.43 sq m. So Environmental Clearance will be limited for the same area i.e. 1,42,778.42 sq m the category of case changes from "8 (a) to "8 (b)" if the built up area exceed 1,50,000 sq m. Therefore Proponent should ensure that built up area does not exceed 1,42,778.43 sq m. In case it exceeds the Proponent would again require prior EC as per EIA notification, 2006.

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Consent for Establishment shall be obtained from Madhya Pradesh Pollution Control Board under the Air and Water Act and a copy shall be submitted to the competent authority before start of any construction work at the site.
- ii. All required sanitary and hygienic measures should be in place before starting any construction work and are to be maintained throughout the project phase.
- iii. A First Aid Room will be provided in the project both during construction and operation phase of the project.
- iv. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of waste water and solid waste generated during the construction phase should be ensured.
- v. Necessary arrangement shall be made for the disposal of treated waste water during monsoon.
- vi. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- vii. Disposal of waste material during construction phase should not create any adverse effect on the neighbouring communities and should be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- viii. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

- ix. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Madhya Pradesh Pollution Control Board.
- x. The diesel generator sets to be used during construction phase, should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- xi. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate, should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xii. Ambient noise levels should conform to residential standards both during day and night and incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPPCB.
- xiii. 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. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).
- xiv. As far as possible ready mixed concrete must be used in construction work.
- xv. Water demand during construction should be reduced as much as possible by use of pre-mixed concrete curing agents and other best practices.
- xvi. Ground water should not be used during construction phase. Private tanker water suppliers may be asked to supply water during construction phase.
- xvii. The proposed project can extract only 228 cum/ day of ground water for which CGWA has given NOC.
- xviii. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xix. Dual pipe line has to be laid down for flushing, horticulture and other points where recycled water is proposed to be used.
- xx. A STP of 525 KLD capacity shall be constructed at site as proposed. The proponent shall also ensure smooth and uninterrupted operation and maintenance of STP and the treated effluent has to be reused within the premises.
- xxi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- xxii. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction work has been started without obtaining environmental clearance.

II. Operation Phase

- i. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material as per CPCB norms.

- ii. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- iii. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Low sulphur diesel must be used. The location of the DG sets may be decided with in consultation with Madhya Pradesh Pollution Control Board.
- iv. For the disposal of used diesel clearance should be taken from the competent authority as per the rules under EP Act(1986).
- v. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the project area shall be restricted to the permissible levels to comply with the prevalent regulations.
- vi. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii. No water logging should take place at any point during construction and operation phase.
- viii. Rain water harvesting for surface run-off, as per the plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- ix. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- x. A report on the energy conservation measures conforming to energy conservation norms issued by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R& U Factors etc. and submitted to the competent authority in three months time.
- xi. The Project Proponent shall explore the possibility of using solar energy wherever possible.
- xii. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas Niyam, 1984 subject to a minimum of 33% of the total plot area.
- xiii. The Project Proponent has submitted permission from CGWA for abstraction of 228 KLD ground water, whereas total requirement of water is 455 KLD, hence permission for balance quantity of water has to be obtained from the concerned Authority.
- xiv. Building permission from Bhopal Municipal Corporation, Bhopal to be obtained.
- xv. Energy conservation plans to be prepared and implemented where ever possible.
- xvi. Green building concepts to be adopted.
- xvii. Un-interrupted operation of STP has to be ensured.
- xviii. MSW has to be managed through Bhopal Municipal Corporation, Bhopal

PART B- GENERAL CONDITIONS

- i. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii. Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
 - iii. Officials from the Regional Office of MoEF, Bhopal who would be monitoring the compliance of the stipulated condition should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to SEIAA should be forwarded to the CCF, Regional office MoEF, Bhopal.
 - iv. In the case of any changes(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA of M.P. or Ministry as the case may be.
 - v. The project authority has to submit half yearly compliance report of the stipulated prior environmental clearance terms and conditions in hard and soft copy to the SEIAA of M.P. and Regional Office of MoEF, GoI, Bhopal on 1st June and 1st December of each calendar year.
 - vi. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year wise expenditure shall be reported to the MoEF, GoI, and its Regional Office located at Bhopal.
 - vii. A separate Environmental Management Cell with suitable qualified personnel shall be set-up under the control of a Senior Executive, who will report directly to the Head of the Organization.
 - viii. 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.
 - ix. 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 web site of the State Level Environment Impact Assessment Authority (SEIAA) website at **www.mpseiaa.nic.in** and a copy of the same shall be forwarded to the Regional Office, MoEF, GoI, Bhopal.
 - x. The project proponent has to strictly follow directions/guideline issued by the MoEF, GoI, CPCB and other Govt. agencies from time to time.
5. 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.
 6. All other applicable 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, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection)

Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 must be obtained.

7. The Ministry or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
8. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
9. 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.
10. The above conditions will 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 and the Public Liability Insurance Act, 1991 along with amendments and rules.

Sd/-
(Sharad Kumar Jain)
Member Secretary

Endt No. 970 / EPCO- SEIAA/ 12 Dated 09.02.2012

Copy to:-

1. The Principal Secretary, Department of Environment, Government of M. P., Bhopal
2. The Chairman, State Environment Impact Assessment Authority, M. P. Research and Development Wing, Madhya Pradesh Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal- 4620 16
3. The Collector, Distt-Bhopal
4. The Commissioner, Municipal Corpn., Bhopal
5. The Member Secretary, Madhya Pradesh State Pollution Control Board, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016
6. The Member Secretary, State Expert Appraisal Committee, Paryavaran Parisar, E-5, Arera Colony, Bhopal-462016
7. The Jt. Director, Town & Country Planning, Bhopal
8. Division Monitoring Cell, MoEF, New Delhi- 110 003
9. The Regional Officer, MOEF, GOI, Ravishankar Nagar Bhopal
10. Guard file.

Sd/-
(Dr. Sadhana Tiwari)
Officer-in-Charge