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

Environmental Planning Coordination Organization (EPCO)
Paryavaran Parisar, E-5. Arera Colony
Bhopal-4620 16
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No: 9711 /SEIAA/2015
Date: 23.12.15

To,
Mr. Mohan Prasad Paroha, Partner,
M/s Paroha Developers Pvt. Ltd.,
1415, Wright Town, Above IDBI Bank,
Jabalpur (MP)-462042

Sub:- Case No. 2893/2015 Prior Environment Clearance for proposed Paroha Residential Project "The Vision" at Khasra No. 12/1/1, 12/1/2, 12/4, 13/3, Village Laxmipur, Tehsil Jabalpur, District Jabalpur (M.P.), Total Plot Area-14600 sq.m.(1.46 ha.), Total Built up Area – 51825.65 sq.m., by Mr. Mohan Prasad Paroha, Partner, M/s Paroha Developers Pvt.Ltd.,1415, Wright Town, above IDBI Bank, Jabalpur (MP)-462042, Email – mohan003@yahoo.co.uk., Mob. No. 9669096000, Environment Consultant Insitu Envirocare, Bhopal.

Ref: Your application dtd. 14.05.2015 received in SEIAA office on 14.05.2015

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), dtd. 14.09.2006 and its amendment, on the basis of the mandatory documents enclosed with the application viz., Form I, Form IA, Conceptual Plan, drawings, ppt & the additional clarifications furnished in response to the observations by the State Expert Appraisal Committee (SEAC) and State Environment Impact Assessment Authority (SEIAA) constituted by the competent Authority.

(i). The proposed project is building & construction residential and commercial project "The Vision" at Village Laxmipur, Tehsil & District Jabalpur (M.P.) having total built up area proposed by PP is 51825.65 sq.m and total land area 14600 sq.m.(1.46 ha.). The project comes under 8(a) category (B) of schedule of EIA Notification, 2006 because total construction is between 20000 & 1,50,000 sqm and plot area is less than 50 ha.

(ii). The total land area is 14600 sq.m.(1.46 ha.) (Town & Country Planning, Jabalpur vide dtd 17.01.2014) at Village Laxmipur, Tehsil & District Jabalpur (M.P.). As per Khasra Panchsala 2014-15 the land is in the name of Shri Jitnedra Vishwakarma, Shri Kamal Singh, Ishwardas, Prabhudas, Shri Subhash, Rajendra, Smt. Radha Rani, Smt. Meena, Smt. Sharda, Sulochna and M/s R. M. Infra through Partner Shri Jitendra. PP has also submitted development agreement dtd. 29.09.2014 between landowners and PP (M/s

(Ajatshatru Shrivastava)
Member Secretary

Paroha Developers Pvt. Ltd. through proprietor Shri Mohan Prasad Paroha). The project includes construction of 3 blocks (A+B Residential; C- Block commercial), EWS & LIG etc.

(iii). The source of water supply is Municipal Corporation, Jabalpur (letter dtd. 15.10.2015). The total water requirement is 336 KLD (fresh water 183 KLD). The waste water generation is 277 KLD and STP capacity is 300 KLD. The total treated waste water is 249 KLD out of which 153 KLD shall be recycled & 96 recycled (121 KLD Flushing + 32KLD Horticulture/Green area) KLD will be disposed in municipal sewer line (Municipal Corporation, Jabalpur letter dtd. 15.10.2015).

(iv). The Municipal Solid Waste (MSW) 0.957 TP/day is proposed to be collected in three coloured bins within the campus. Final disposal shall be through Municipal Corporation Jabalpur(Municipal Corporation, Jabalpur letter dtd. 15.10.2015).

(v). The maximum height of the building is 56.3 m.(G+6) ROW 50 m; Front MOS 18 m and side / rear MOS 9.0 m.

(vi). PP has proposed to provide fire hydrant with hose reel, Sprinkler System. Smoke detectors, manual hooter etc. as per NBC 2005.

(vii). PP has proposed to provide car parking for **450 ECS** (basement 1 = 7682 sq.m /35.=219 ECS; basement 2 =4404 sq.m /35.=125 ECS basement 2 future expansion = 3016 sq.m /35.= 86 ECS; stilt = 1518 sq.m./30= 50 ECS; open 1398 sq.m/25 = 56 ECS).

(viii). The total power requirement is 2530.88 KW. The source of electricity is Madhya Pradesh Electricity Board. PP has also proposed power back up DG set 50 KVA (DG set -1X25 KVA, 1X25 KVA capacities). PP has proposed to provide use of solar energy for lighting in common areas, use LED light fixtures for landscape area.

(ix). PP has proposed to provide roof top rain water harvesting through recharging pits (03 nos) for artificial recharge of ground water.

(x). Out of the total land (4600 sq.m.) an area of 1460 sq. m. (10% of plot area) to is proposed to be developed as green area with 250 nos of trees (periphery-109 + garden 141 nos.).

Based on the information submitted at Para **i to x** above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its **252nd meeting held on dtd. 19.10.2015** and decided to accept the recommendations of **SEAC meetings 223rd dtd 15.09.2015**.

Hence, Prior Environmental Clearance is accorded under the provisions of EIA Notification dtd. 14.09.2006 to the proposed Paroha Residential Project "The Vision" at Khasra No. – 12/1/1, 12/1/2, 12/4, 13/3, Village Laxmipur, Tehsil Jabalpur, District-Jabalpur (M.P.), Total Plot Area- 14600 sq.m.(1.46 ha.), Total Built up Area – 51825.65 sq.m., by Mr. Mohan Prasad Paroha, Partner, M/s Paroha Developers Pvt. Ltd.,1415, Wright Town, above IDBI Bank, Jabalpur (MP)-462042 subject to the compliance of the Standard Conditions enclosed at **Annex-I** and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

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Member Secretary

A. Specific Conditions as recommended by SEIAA

1. The entire demand of fresh water should be met from municipal supply and there should be no extraction of ground water.
2. PP should ensure linkage with municipal sewer line for disposal of waste water whenever municipal sewer line is laid in the project area.
3. PP should ensure to change the location of Sewage Treatment Plant at appropriate place closed to the proposed sewer line of Nagar Nigam, Jabalpur.
4. Municipal Solid Waste (MSW)
   a. Provide compactors for MSW
   b. Ensure three bin system for seggerated collection of waste.
   c. Ensure linkage with Municipal Corporation for final disposal of MSW.
5. PP should ensure road width; MOS and Open spaces as per MPBVR 2012 Rule 42 (2); table 5 for buildings height up to 60 m.
6. As per MPBVR, 2012 rule 42 (3) PP should submit necessary drawings and details to the Authority (Nagar Nigam) incorporating all the fire fighting measures recommended in National Building Code part – IV point no. 3.4.6.1. The occupancy permit shall be issued by Nagar Nigam only after ensuring that all fire fighting measures are physically in place.
7. PP should ensure to increase number of recharging pits upto 05 by installing 20 m perforated pipes. In addition PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.
8. PP should ensure installation of photovoltaic cells (solar energy) for lighting in common areas, LED light fixtures, and other energy efficient equipments.
9. PP should ensure the car parking for 1000 ECS by including four wheelers and two wheelers in on site and off site area.
10. Green Area Development
    a. PP should ensure to increase the green area upto 20% by planting 350 trees. At least 3 years old saplings should be planted.
    b. Plantation should be done in two rows all along the periphery of the project area, along, avenue plantation along the roads. PP should ensure plantation of the trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar etc along with ornamental varieties.
    c. Every effort should be made to protect the existing trees on the plot.

B. Specific Conditions as recommended by SEAC

11. The excess treated water will be use for watering of municipal road side green area or efforts shall be made to supply this water to the construction sites for use in the construction works.

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12. Peripheral plantation all around the project boundary shall be carried out using tree plants of large canopy. Green area at the site will be maintained by the project proponents, which would have an overall cooling effect on the surroundings.
13. STP sludge shall be filter-pressed and the de-watered sludge shall be disposed off with the MSW.
14. Power back-up for un-interrupted operations of STP shall be ensured.
15. CFL/LED should be preferred over of tube lights.
16. Installation of solar photovoltaic cells for street lighting system should be provided.
17. Corpus-fund should be exclusively used for the EMP.
18. MSW storage area should have 48 hours storage capacity.
19. PP will obtain other necessary clearances/NOC.
20. Provisions 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 structure to be removed after completion of the period.

Standard Conditions - Encl: Annex-I

O/C
(Ajatshatru Shrivastava)
Member Secretary

Endt No. 9712 / SEIAA/ 15 Dated 23/12/15

Copy to:-

(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 Jabalpur -M.P.

(5). The Commissioner, Municipal Corporation, Jabalpur, MP

(6). The Joint Director, Town & Country Planning, Block No. 15, 2nd Floor, Civic Centre, Nagar Nigam Squire, Marhtal, Jabalpur (M.P.)

(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.

Encl: Standard Conditions (Annex-I)

O/C
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Member Secretary

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

Annex-I

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

A. Construction Phase

1. The construction site shall be provided with adequately barricades of at least 3 m height on its periphery with adequate signage.
2. All required sanitary and hygienic measures should be in place before starting any construction work and are to be maintained throughout the project phase.
3. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
4. Occupational health and safety measures for the workers including identification of work related health hazards, training on malaria eradication, HIV, and health effects on exposure to dust etc. shall be carried out. Periodic monitoring for exposure to respirable dust on the workers shall be conducted and records maintained including health records of the workers. Awareness programme for workers on impact of dust on their health and precautionary measures like use of personal equipments etc. shall be carried out periodically.
5. A First Aid Room will be provided in the project both during construction and operation of the project.
6. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
7. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
8. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
9. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
10. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.

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

13.4.12
(Dr Vinita Vipat)
Officer-in-Charge

13.4.12
(Dr Sadhna Tiwari)
Officer-in-Charge

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Dated 23/12/15
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Dated

11. The diesel generator sets (if any) to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
12. The diesel required (if any) for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
13. Wastewater generated from temporary leabour tents will be diverted to the sewer network in the area.
14. No water logging should take place at any point during construction phase.
15. If the project site is located within the 100 km of Thermal Power Stations, then fly ash should be used as building material in the construction as per the provisions of Fly ash Notification of September, 1999 and amended as on 27th August, 2003.
16. As far as possible ready mixed concrete should be used in construction work.
17. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
18. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ MPPCB.
19. Storm water control and its use should be as per CGWB and BIS standards for various applications.
20. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
21. Care shall be taken during the wet drilling activities.
22. Spread of contaminated water should be prevented by installing temporary barriers of G.I. Sheets.
23. To prevent surface and ground water contamination by oil/grease, leak proof containers shall be used for storage and transportation of oil/grease. The floors of oil/grease handling area will be kept effectively impervious.
24. On-site burning of waste material will not be permitted.
25. Ground water should not be used during construction phase. Private tanker water suppliers may be asked to supply water during construction phase.
26. Commitment towards CSR have to be followed strictly.
27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

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28. Wherever possible, the area around the STP / ETP should be surrounded with dense green belt.

29. To reduce the electricity consumption and load on air conditioning, high quality double glass with special reflective coating in windows should be promoted.

30. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

32. Approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.

B. Operation Phase

1. The installation of the Sewage Treatment Plant (STP) as submitted by PP in the office of SEIAA should be certified by an independent expert and a report in this regard should be submitted to the Regional office of the Ministry of Environment & Forest, GoI before the project is commissioned for operation. Treated effluent discharge from STP shall be recycled/reused to the maximum extent possible. Treated effluent shall conform to the norms and standards of the M.P. Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
2. Treated waste water should not be used for air conditioning.
3. Treatment of 100% grey water by decentralized treatment should be done.
4. The bio-medical waste (if applicable) generated should be disposed off as per the provisions of Bio-medical waste (Management and Handling) Rules 1988 as amended till date.
5. Provision of separate entrance / exit gate should be made for collection of segregated bio-medical waste (if applicable) from the storage area.
6. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material as per CPCB norms.
7. Diesel power generating sets if proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and confirm to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Low sulphur diesel must be used. The location of the DG sets may be decided with in consultation with Madhya Pradesh Pollution Control Board.

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Dated 23/12/15 Dated .....

8. No water logging should take place at any point during operation phase.
9. The Project Proponent shall explore the possibility of using solar energy wherever possible.
10. Provision for plantation has to be made as per Madhya Pradesh Bhumi Vikas Niyam, 1984..
11. Any hazardous waste generated during operation phase, should be disposed off as per applicable rules and norms with necessary approvals of the M.P. Pollution Control Board.
12. Noise should be controlled to ensure that it does not exceed the prescribed standards of CPCB.
13. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
14. Rain water harvesting for roof run- off and surface run- off, should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
15. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
16. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
17. A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Regional office of Ministry of Environment & Forest, GoI in three months time.
18. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
19. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
20. The area earmarked for the parking shall be used for parking only. No other activity shall be permitted in this area.
21. Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system (if any) of the project.

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(Dr Sadhna Tiwari)
Officer-in-Charge

Letter No. 971/1-2 EIA/EPCO
Dated 23/12/14

C. Others

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. All parameters listed in Environmental Monitoring Plan approved by SEAC must be monitored at approved locations and frequencies.
4. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
5. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year wise expenditure shall be reported to the MoEF, GoI, and its Regional Office located at Bhopal.
6. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
7. The Environmental Clearance shall be valid for a period of five years from the date of issue of this letter.
8. The project proponent shall also submit six monthly reports on 1st June and 1st December of each calendar year on the status of compliance of the stipulated EC conditions including results of monitored data to the regulatory Authority in hard and soft copies.
9. The Regional Office, MoEF, GoI, Bhopal and MPPCB shall monitor compliance of the stipulated conditions. A complete set of documents including Environment Impact Assessment Report, Environmental Management Plan and other documents information should be given to Regional Office of the MoEF, GoI at Bhopal and MPPCB.
10. The Project Proponent shall inform to the Regional Office, MoEF, GoI, Bhopal and MP PCB regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
11. In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
12. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
13. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained (as and when applicable), by the project proponent from the respective competent authorities.

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

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13.4.12 — (Dr Sadhna Tiwari) Officer-in-Charge

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