



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

Environmental Planning & Coordination Organization

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No.: 4164 /SEIAA/ 20
Date: 23/10/20

To,
Mr. Sanjay Anand, Director,
M/s Prashant Sagar Builders and Developers Pvt. Ltd.
57-FA, Scheme No. 94, Pipliyahana Junction, Ring Road,
Indore (M.P.) 452016

Sub:- Case No.5679/2018: Prior Environment Clearance for Group Housing Project "Highway Karuna Sagar" at Khasra. No. 176/1, 177/3, 178/1, 179/4/2, Village: Kanadia, Tehsil & District: Indore, (MP) Plot Area: 26890.0 sq.m. Built-up Area: 58135.336 sq.m Built-up Area Constructed: 32862.95 sq.m by M/s Prashant Sagar Builders and Developers Pvt. Ltd. through Director, Mr. Sanjay Anand 57-FA, Scheme No. 94, Pipliyahana Junction, Ring Road, Indore (M.P.) 452016 Ph. 0731-2590013, 9425312987 E-mail hiplindore@gmail.com, prashant.sagar74@gmail.com Env't. Consultant: India Pvt. Ltd.

Ref: Your application dtd.07.05.2018 received in SEIAA office on 07.05.2018.

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.

- M/s Highway Infrastructure Pvt. Ltd. (HIPL) has planned & developed affordable group housing Project "Highway Karuna Sagar" at Khasra Nos. 176/1, 177/3, 178/1, 179/4/2, village Kanadia, Tehsil & District Indore, Madhya Pradesh.
- Project site is spread over area of 26890.0 sq m and will have total built-up area of 58135.336 sq m. Project comprise of 4 blocks (A-D, P+6, 1188 dwelling units distributed in 15 towers), EWS block (57 units, G+3) and small commercial block (convenient shopping-15 nos)
- As per the approval of T & CP Indore (vide letter 1311 dtd 26.02.2011) the total land area of the project is 2.689 ha. The total built up area proposed by PP is – 58135.336 sq. m. The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 as the total construction is between 20,000 sq.m & 1,50,000 sq.m.
- The project is a case of violation on account of not securing prior environment clearance before starting the construction activities at site. The construction work was started at site

and before the application was submitted to MPSEIAA for grant of prior environmental clearance.

- v. Committee considering the recent GoI, MoEF & CC Notification dated 8th March, 2018 recommends that case may be dealt as per the provisions laid down in this notification and the project may granted Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as a independent chapter in the EIA report by the accredited consultant and the collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory accredited by the National Accreditation Board for Testing and Calibration Laboratories.
- vi. Application for ToR was submitted on 07th May 2018 and the presentation for ToR was made in 319th SEAC meeting dtd. 22.06. 2018. ToR was issued vide letter no.203/PS-MS/ MPPCB/ SEAC/ TOR (319)/2018 dated 10.07.2018. PP has submitted the EIA report vide letter dated 22.01.2019 which was sent to SEAC vide letter no. 2091 dated 31/01/2019, which was placed before the committee.
- vii. The case was discussed in SEAC meetings 345th SEAC meeting dated 21.02.2019, 350 SEAC meeting dated 15-03-2019, 400th SEAC meeting dated 31.10.2019 and 408 meeting dtd. 27.11.2019 and is recommended for grant of EC subject special conditions and submission of bank gurantee (BG) with 03 years validity of Rs. 20.605 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) with the MP Pollution control Board.
- viii. Project site belongs to M/s Highway Infrastructure Pvt. Ltd. (HIPL) and M/s Prashant Sagar Builders and Developers Pvt. Ltd. (PSBD) are developers of the project. PSBD and HIPL have entered into a ratio joint development agreement for the development of project. PP has submitted copy of sale deed dtd. 03.02.2011. As per sale deed the said land was purchased by Highway Infrastructure Pvt. Ltd.. through Director Shri Anoop Agrawal and Shri Vivek Agrawal from Smt. Veena Kumari W/o Shri Manoharlal Ji Tandon. A joint development agreement has been made between M/s Prashant Sagar Builders and Developers Pvt. Ltd. through Director, Mr. Sanjay Anand and Highway Infrastructure Pvt. Ltd.. through Director Shri Anoop Agrawal and Shri Vivek Agrawal for development of the project.
- ix. Till date ten numbers of towers comprising of 804 nos. of DUs and built-up area of 35533.06 sqm is constructed.
- x. Total water requirement for the proposed project is approx. 886 KLD out of which fresh water requirement for the project is approx. 615 KLD and recycled water is 271 KLD. Source of water during operation phase is Municipal Corporation, Indore.Narmada water supply scheme is in proposal for establishment in area by Indore Municipal Corporation and permission has been taken from IMC (letter dtd 07.05.16) to supply Narmada water when the scheme will be completely established.
- xi. Sewage generation from the project site during operation phase is approx. 755 KLD. A STP of 900 KLD is required for treatment of sewage at the site. STP of 550 KLD is already constructed at the site and is operational. Remaining capacity will be constructed after completion of construction of remaining towers. Treated water from STP will be used for flushing (263 KLD) and horticulture(08KLD)purpose. Excess treated sewage, i.e. 333 KLD of water will be disposed-off into sewer. This excess water may also be used for green belt along the roads or may be given to nearby construction site for construction purpose. Permission of discharge of excess treated sewage to sewer is granted by Indore Municipal Corporation (letter dtd 06.06.16).

- xii. The Municipal Solid Waste approx. 3438.8 Kg/day, this consist all types of wastes (as recyclable waste 2430.2 Kg/day and non- recyclable waste 1008.6 Kg/day) –Generated Solid waste are being segregated & collected and temporarily stored at common solid waste collection center inside the project premises for having a capacity of 48 hour garbage storage, then picked up by hired waste management/ municipal agency for their treatment and disposal. Rejected fraction of the waste is collected and disposed by local agencies on daily basis and will be disposed at the locations designated by Indore Municipal Corporation. Permission is given by IMC (letter dtd 03.06.16) to dispose the solid waste from the project site. Apart from the municipal waste, E-waste comprising of rejected CFL, bulbs, laptops, TV sets, computers etc will be generated. This waste will be insignificant in initial stage. Room will be provided within project site for storing discarded electronics. These will be sold to authorized vendors on regular basis.
- xiii. Storm water drainage system is provided at project site for channelizing storm water and prevents local flooding. Covered storm water drains are provided at the site. Run-off from the site is collected and recharged into the ground through RWH pits. For rainwater harvesting, 09 recharge pits will be constructed for harvesting rain water.
- xiv. Power requirement for the entire project is 2627 kVA and it will be supplied by Madhya Pradesh State Electricity Board (MPSEB). 5 nos. of DG sets of total capacity 310 kVA (5 x 62 kVA) will be provided at the site and out of these, 2 nos DG sets of 62 kVA are already installed. DG sets are open to air, air cooled & are provided with acoustic enclosure. The proponent has taken various energy conservation measures which include:
- Energy efficient lifts installed at the site
 - All the electrical fittings and lighting is 5 BEE star rated
 - CFL/LED lights are used for internal lighting
 - Solar lights are used for lighting in common area.
 - Usage of low energy embodied locally available construction material. Usage of fly ash bricks, hollow bricks and fly ash mix cement for construction purpose. Usage of excavated soil and construction debris within the project site as filling material.
 - Green belt and greenery developed around the project periphery
 - Usage of AAC blocks in building construction
 - Painting wall with white/light color heat reflecting paint
 - Common lights are shut down to 50% after 10:pm when traffic movement is drastically Reduced
 - It is estimate by using this equipment, material and adopting these measures that app 14.8% of energy will be saved at site.
- xv. As per the T & CP approval maximum height of the building is 18 m (P + 6) & approach road width 40 m; Front MOS 9m/12m and side/rear MOS 6.0 m.
- xvi. Road construction has been undertaken in the project site to facilitate movement of the vehicles expected at the site. Internal roads of adequate width /pedestrian pathways are developed in the project site. Road are designed so as they can bear the expected vehicle load and also width is as per NBC standards for movement of fire tender.
- xvii. PP has proposed to provide fire fighting provisions with hose reel, hose, wet riser, automatic sprinkler system in entire building, manual call points, automatic fire detection system in entire buildings, underground water storage tank, overhead water tank, fire pumps, potable fire extinguishers, exit signs, P.A. System, Yard Hydrants etc. as per NBC 2005. PP has submitted copy of fire fighting NOC issued from Police Headquarters, Bhopal vide letter dtd.27.04.2011.
- xviii. PP has proposed total car parking 1020 ECS (Covered- 570 Basement- 180 Open Parking – 270 ECS)

xix. Total 315 trees shall be planted in the area of 2524.6 sq.m (10.0 %) which is developed as greenbelt development .Evergreen, native species preferably planted at the project site. Native species are adapted to natural conditions and also requires less aftercare and maintenance. Trees with large & round canopy have been planted. Plantation acts as noise buffer and will provide surface fordust settlement reducing air pollution.

xx. PP has submitted the remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation in the tune of suggested guidelines by the committee, with the supported by documentary proofs, such as bills, CA audit, certificates, photographs, prescribed various undertakings.

xxi. PP has proposed to submit bank guarantee of INR 20,60,500.00 towards Remediation Plan and Natural & Community Resource Augmentation Plan with following expenditure:-

Urban and Natural & Community Resource Augmentation Plan with following expenditure					
Activity	Remark	Total	First Year (INR)	Second Year (INR)	Third Year (INR)
		(INR)			
1. Environmental Management					
Plantation of Trees along the roadside area	Rs 800/per tree	240000	80,000	80,000	80,000
Installation of Rainwater Harvesting Well in nearby village in consultation with Municipal authority	One well or pit with pipeline system @ 3 lakh/one pit	600000	300000	300000	
2. Community Resource Development					
Help of Municipal Authority for maintenance of already developed Park		300000	300000		0
Health Checkup Camp		300000			300000
3. Natural Resources Augmentation					
Solar street light in nearby road side	25 @ Rs 25,000/ pcs	625000	125000	250000	250000
Total Remediation Cost (1+2+3)		20,60,500	805,000	630,000	630,000

xxii. PP has proposed Rs. 31.15 Lakhs (Rs. 20.605 Lakhs as Remediation Cost and Rs. 10.55 Lakhs for Environment Management Plan) for this project and PP has submitted bank guarantee of INR Rs. 20.605 Lakhs towards Remediation Plan. Committee after considering the bank gurantee (BG) with three years validity of Rs. 20.605 Lakhs (equivalent to amount proposed in Remediation Plan /Restoration Plan) and decided to deposit the same with the MP Pollution control Board for further procedure.

- xxiii. Total Project Cost of the project is : Rs. 125 Crores Under CER activities PP has proposed cost for the total project : 2% of 125 Crores - 2.50 Crores the following activities:

Activity	Amount Already Incurred (INR)
Construction of Rooms in Kanadiya Govt Middle School	4,00,000
Plantation works at Shiv Mandir, Kanadia Road	2,00,479
Road Side Plantation	4,05,000
Plantation in campus of Kanadiya Govt Middle School	3,20,000
Renovation of Shiv Mandir outside Township Kanadia Road	3,20,892
Maintaince of already developed parks with the help of Municipal Authorities	2,00,000
Plantation Within the site after handover to the RWA (2018)	2,00,904
Donation at Jain Yuva Vishar	2,00,000
Construction of Cricket Stadium for public usages	30,75,725
Total	53,23,000
Remaining CER to be spent	1,96,77,000

S.No.	Activity	Remark	Total Cost (INR)	1st Year (INR)	2nd Year (INR)	3rd Year (INR)
To be Spent for already constructed Area						
1	Solar panel Installation for Lighting in nearby Schools	Total 26 KW @ Rs. 2 Lakh / KW	52,00,000	15,00,000	15,00,000	22,00,000
		Total	52,00,000	15,00,000	15,00,000	22,00,000
To be Spent for additional construction Area						
1	Construction & Re-development of Primary & Middle school situated in Kanadiya, Jhalariya & Badiya-keema which includes construction of School Building, Toilets, Roads and Water Purification System in school and Village Kanadiya & Near by Villages of Jhalariya & Badiya keema		1,00,00,000	40,00,000	40,00,000	20,00,000
2	Drinking Water Cooler in Government Middle School in village Kanadiya & primary school at Jhalariya & Badiya keema		10,15,000	3,50,000	3,50,000	3,15,000

3	Development of CC Road in Village Kanadiya, Jhalariya & Badiya keema Area		20,00,000	0	0	20,00,000
4	Installation of Recharge well or pit with consultantion with local authority.		14,62,000	5,00,000	5,00,000	4,62,000
	Total		1,44,77,000	48,50,000	48,50,000	47,81,000

Based on the information submitted at Para i to xxiii above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 641st meeting held on 03.10.2020 decided to accept the recommendations of 408th dtd. SEAC meeting held on dtd. 27..2019

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the proposed Group Housing Project "Highway Karuna Sagar" at Khasra. No. 176/1, 177/3, 178/1, 179/4/2, Village: Kanadia, Tehsil & District: Indore, (MP) Plot Area: 26890.0 sq.m. Built-up Area: 58135.336 sq.m Built-up Area Constructed: 32862.95 sq.m by M/s Prashant Sagar Builders and Developers Pvt. Ltd. through Director, Mr. Sanjay Anand 57-FA, Scheme No. 94, Pipliyahana Junction, Ring Road, Indore (M.P.) 452016, subject to the compliance of the Standard Conditions and the following additional Specific Conditions as recommended by SEIAA & SEAC in its meetings.

A. Specific Conditions as recommended by SEIAA:-

1. The fresh water supply arrangement should be met through Municipal Corporation Indore as per letter dtd.07.05.16 and there should no extraction of ground water.
2. The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
3. **Disposal of waste water.**
 - a. PP should ensure disposal of waste water arrangement should be done in such a manner that water supply sources are not impaired.
 - b. PP should explore the possibility to linkage with Nagar Nigam Indore,(letter dtd. 06.06.16) for sewer line for disposal of extra treated waste water.
 - c. The project not having provision for discharge of excess treated sewage cannot permit to start operation unless proper arrangements are put in place for its safe handling.
4. **Solid Waste Management:**
 - a. Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
 - b. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
 - c. Ensure linkage with Municipal Corporation, Indore (dtd.03.06.16) for final disposal of MSW.

5. PP should ensure building height, road width, front MOS and side / rear as per approved layout of T & CP.

6. For firefighting:-

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

7. For Rain Water Harvesting, and Storm water management:-

PP should ensure the rain water harvesting with 09 recharging pits and these pits should be connected laterally to consume the surplus runoff. In addition, PP should provide recharging trenches. The base of the trenches should be Kachha with pebbles.

8. Car Parking

PP should ensure to provide car parking 1020 ECS (Covered- 570 Basement- 180 Open Parking -270 ECS).The parking area should not be diverted for any other activities.

9. Green belt :-

PP should ensure total 315 trees shall be planted in the area of 2524.6 sq.m (10.0 %) which is developed as greenbelt development with regular maintenance and also explore the possibility to plant trees of indigenous local varieties like Neem, Peepal, Kadam, Karanj, Kachnaar, Saltree, Gulmohar etc.

10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 20.605 Lakhs PP shall carry out the works assigned under ecological damage, natural resource augmentation and community resource augmentation within a stipulated period and submitted to same in MPSEIAA.

11. PP should ensure the implementation of CER activities to the extent of Rs. 2.50 crore(remaining amount of proposed activities) up to three years will be used for Solar panel Installation for Lighting in nearby Schools, Construction & Re-development of Primary & Middle school situated in Kanadiya, Jhalariya & Badiya-keema which includes construction of School Building, Toilets, Roads and Water Purification System in school and Village Kanadiya & Near by Villages of Jhalariya & Badiya keema, Drinking Water Cooler in Government Middle School in village Kanadiya & primary school at Jhalariya & Badiya keema, Installation of Recharge well or pit with consultantion with district administration Indore (MP).

12. 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 ground water/surface water required for the project from the competent authority.
- v. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- vi. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- vii. The provisions for the solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- viii. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power Strictly.

II. Air Quality Monitoring and preservation

- i. Notification GSR 94(E) dated: 25/1/2018 MoEF & CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for project requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released covering upwind and downwind directions during the construction period.
- iv. 01 Diesel power generating sets 620 kVA (10 x 62kVA) proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking wills all around the site plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, Murram and other construction materials prone to causing dust polluting at the site as well as taking out debris from the site.

- vi. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - vii. Wet jet shall be provided for grinding and stone cutting.
 - viii. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
 - ix. All construction and demolition debris shall be stored at the site (are not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.
 - x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
 - xi. The gaseous emission from DG sets 620 kVA (10 x 62kVA) shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 - xii. For indoor air quality, the ventilation provisions as per National Building Code of India shall be provided.
- 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 886 KLD out of which 615 KLD is fresh water requirement and 271KLD will be the total recycled water generated, out of which 263 KLD recycled water will be used for flushing and 08 KLD water will be used for horticulture.
 - iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be to monitor to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring reports.
 - v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for separately for ground water and surface water sources, ensuring that there is no impact on other users.
 - vi. At least 20% of the open spaces as required by the local building bye-laws shall be previous. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as previous surface.

- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/fixtures (Viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law construction on rain water harvesting should be followed. If local by-law provision is not available, adequate provisions for storage and recharge should be followed as per the Ministry of Urban Development Model Building bylaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meter of built up area and storage capacity of minimum one day of total fire water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. For rainwater harvesting, 09 recharge pits will be constructed for harvesting rain water. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit. So total recharge capacity of this project shall be 10,970.84 m³/annum.
- xiv. 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.
- xv. All recharge should be limited to shallow aquifer. No ground water shall be used during construction phase of the project.
- xvi. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvii. The quality of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The recorded shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring report.
- xviii. Sewage shall be treated in the FAB based STP (Capacity - 900 KLD). The treated effluent from STP shall be recycled/re-used for flushing. AC makes up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xix. The waste water generated from the project shall be treated in STP of 900 KLD capacity (based on FAB based technology) and then reused for various purposes. No

water body or drainage channels are getting affected in the study area because of this project.

- xx. No sewage or untreated effluent water would be discharged through storm water drains.
- xxi. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problems from STP.
- xxii. Sludge from the onsite sewage treatment including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Control Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured, Building in the State which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy Conservation measures like installation of CFLs/LED'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 3438.8 Kg/day, this consist all types of wastes (as recyclable waste 2430.2 Kg/day and non- recyclable waste 1008.6 Kg/day) and shall be treated/ disposed off as per provision made in the MSW Rules 2016.
- ii. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the MSW generated from project shall be obtained.
- iii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v. All non-biodegradable waste shall be handed over the authorized recyclers for which a written lie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction materials quantity. These include fly ash brick, hollow bricks AACs, Fly Ash Lime Gypsum block, compressed earth blocks and other environmental friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016 Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i. Total 315 trees shall be planted in the area of 2524.6 sq.m (10.0 %) which is developed as greenbelt development .
- ii. Not tree can be felled/transplant unless exigencies demand. Where absolute necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (Planted).
- iii. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should included plantation of native species. The species with heavy foliage, broad leaves and wide

canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

- iv. Where the trees need to be cut with prior permission from the concerned local Authority, Compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- v. Topsoil should be stripped to depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stock piled appropriately in designated areas and reapplied during plantation of the proposed vegetations on site.

VIII. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public and private network. Road should be designed with due consideration for environment and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points
 - d. Parking norms as per local regulation
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongesting plan shall be drawn up to ensure that the current level of service of the road within a 05 Kms radius of the project as maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of the development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management and the PWD/competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implementation.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile, STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.

- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporation Environment Responsibility

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated: 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The Environmental policy should prescribe for standard operating procedures to have proper checks and balance and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the Environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six monthly reports.
- iii. A separate Environmental Cell both at the project and company head quarter with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
- v. PP has proposed Rs. 31.15 Lakhs (Rs. 20.605 Lakhs as Remediation Cost and Rs. 10.55 Lakhs for Environment Management Plan) for this project.

XI. Miscellaneous

- i. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
- ii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the State Expert Appraisal Committee (SEAC).
- iii. No further expansion or modification in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- iv. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- v. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

Standard Conditions:

1. All activities / mitigative measures proposed by PP in Environmental Impact Assessment (if applicable) and approved by SEAC must be ensured.
2. All activities / mitigative measures proposed by PP in Environmental Management Plan and approved by SEAC must be ensured.
3. Project Proponent has to strictly follow the direction/guidelines issued by MoEF, CPCB and other Govt. agencies from time to time.
4. The Ministry or any other competent authority may alter/modify the conditions or stipulate any further condition in the interest of environment protection.
5. The Environmental Clearance shall be valid for a period of seven years from the date of issue of this letter.
6. The Project Proponent has to upload soft copy of half yearly compliance report of the stipulated prior environmental clearance terms and conditions on 1st June and 1st December of each calendar year on MoEF & CC web portal - <http://www.environmentclearance.nic.in/> or <http://www.efclearance.nic.in/> and submit hard copy of compliance report of the stipulated prior environmental clearance terms and conditions to the Regulatory Authority also
7. The Regional Office, MoEF, 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.
8. 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.
9. In the case of expansion or any change(s) in the scope of the project, the project shall again require prior Environmental Clearance as per EIA notification, 2006.
10. The SEIAA of M.P. reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
11. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained (as and when applicable), by the project proponent from the respective competent authorities.
12. Any change in the correspondence address be duly intimated to all the regulatory authority within 30 days of such change.
13. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.

14. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the Regional Office of MoEF.
15. A copy of the environmental clearance shall be submitted by the Project Proponent to the Heads of the Local Bodies, Panchayat and municipal bodies as applicable in addition to the relevant officers of the Government who in turn has to display the same for 30 days from the date of receipt.
16. The Project Proponent shall advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at website of the State Level Environment Impact Assessment Authority (SEIAA) at www.mpseiaa.nic.in and a copy of the same shall be forwarded to the Regional Office, MoEF, Gol, Bhopal.
17. Any appeal against this prior environmental clearance shall lie with the Green Tribunal, if necessary, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Tanvi Sundriyal)
Member Secretary

4165
Endt No. / SEIAA/ 2020

Dated

23.10.20

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 Indore, M.P.
5. The Commissioner, Municipal Corporation, Indore, MP
6. The Town & Country Planning District Office, Indore MP
7. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi - 110 003
8. Director, I.A. Division, Monitoring Cell, MoEF, Gol, Ministry of Environment & Forest Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi - 110 003
9. Director (S), Regional office of the MOEF, (Western Region), Kendriya Paryavaran Bhawan, Link Road No. 3, Ravi Shankar Nagar, Bhopal-462016.
10. Guard file.

(Dr. Sanjeev Sachdev)
Officer-in-Charge