



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.: 3040 /SEIAA/20
Date: 16.9.20

To,
Shri Bhupendra Vishwakarma, Partner
M/s Ultimate Builders
59, Tagore Nagar, Phase-I, Khajuri Kalan Road,
Bhopal -462022

Sub:- Case No.7010/2020:Environmental Clearance for proposed "Housing development Project "Ultimate English Villas" on Khasra No. 220, 221, 222, 223, 225/1, 226, 227/2, 227/3, 227/4, 228/1, 228/2, 229, 232, 234/1, 234/2, 234/2, 237, 238, 250 at village Borda, P. H. No. 29, Tehsil Huzur, Bhopal, Total land area 69851.6 sq.m. Built up area 86905.23 sq.m. by M/s Ultimate Builders through partner Shri Bhupendra Vishwakarma, 59, Tagore Nagar, Phase-I, Khajuri Kalan Road, Bhopal -462022, E-mail info@ultimateconstructons.com, Phone No. 0755-2464975/ 2469920 ENV Developmental Assistance Systems Pvt. Ltd, Lucknow (U.P.).

Ref: Your application dtd. 12.03.2020 received in SEIAA office on 20.03.2020.

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.

- This is case of Housing Development Project "Ultimate English Vilas" located at Village - Borda, PH No. 29, Tehsil - Huzur, Kolar Road, Dist. Bhopal, (MP) by M/s Ultimate Builders through partner Shri Bhupendra Vishwakarma. The project includes construction of 524 No. Duplexes, 65 No EWS/LIG and 282 Nos. Commercial Shops.
- As per the approval of T & CP Bhopal (vide L. No. 965//Na. Gra. Ni./2020 dtd 21.0.20) the total land area of the project is 6.979 ha. The total built up area proposed by PP is - 86905.23 sq.m The project comes under 8 (a) category (B) of schedule of EIA Notification, 2006 as the total built-up area is less than 1,50,000 sq.m.
- The project is a case of violation on account of not securing prior environment clearance before beginning the construction activities at site. The construction work was started at site and approximately 40% of construction work was completed before the application was submitted to MPSEIAA for grant of prior environmental clearance.

- iv. The Environmental Impact Assessment Notification dated 14th September 2006 as amended to date, states that all project under Item 8(a) shall be appraised as Category B and requires environment clearance from State Environment Impact Assessment Authority. However as the present project is a violation project, it was required to prepare an EIA Report.
- v. Regarding land documents PP has submitted Sale deed dtd. 30.01.2006. As per the land documents (sale deed) the land ownership is the name of M/s Shan Realters and developers and Smt. Laxmi Idnani a& others. PP has also submitted registered joint venture agreement dtd.30.07.10 executed between M/s Shan Realters and developers and M/s ultimate builders for development of the said project.
- vi. Present status of the project: Approx.40% of construction work has already been completed at the project site in which 12 units are under possession. Presently no construction is going on at the project site.

S. No	Units details	%age construction	Remarks
1	Residential units	63 %	37% to be constructed
2	Sewage Treatment Plant	Completed	-
3	Landscape/Plantation	50%	to be completed
4	Road and internal circulation	50% Completed	-
5	Rain water Harvesting Pits	No RWH	to be constructed

- vii. Total water requirement for the entire project will be 466 KLD. Fresh water requirement will be 283 KLD and recycle water is 183 KLD. The source of fresh water is Municipal Corporation, Bhopal. PP has submitted NOC dtd. issued by 18.12.15 Municipal Corporation Bhopal for water supply.
- viii. 385 KLD waste water generated from the project will be treated into SBR technology STP (of 450 KLD) and utilized within site for flushing (143 KLD), horticulture (39 KLD). Dual plumbing with color coded pipes are provided for recycling of treated sewage. Signages were placed and awareness programs are organized to inform the On full occupancy, Excess treated wastewater from the STP will be discharged into natural drain / municipal sewers. PP has submitted NOC dtd.21.12.15 issued by Municipal Corporation Bhopal for disposal of extra treated waste water.
- ix. The Municipal Solid Waste approx. 2167 Kg/day, shall be generated which is proposed to be segregated at source in different color coded bins for organic and inorganic components. Storage of solid waste will be done only for 48 hours at the site. The recyclable inorganic & e-waste wastes will be sold to authorized buyers and inert waste will be used for construction of road & pavement. Biodegradable segregated garden liter along with STP sludge will be transported to the compost site for bio composting and energy recovery. Spent oil generated from DG Sets will be sold to authorized recyclers. Solid waste from site will be collected on a daily basis and managed as per solid waste management rules 2016. PP has submitted NOC dtd.21.12.15 issued by Municipal Corporation Bhopal for disposal of municipal solid waste.
- x. For control of air pollution PP has proposed adequate stacks height, as per CPCB/SPCB norms, will be provided for backup DG sets. Use of low Sulphur diesel for back up DG sets.
- xi. The power requirement of the project is 1896 kVA which will be met through MPSEB(Madhya Pradesh State Electricity Board). For power backup PP has provided one DG set of 125 kVA for common services
- xii. The project complex will have traffic entry and exit through 12 m wide road on Kolar Road. Roads for internal circulation having width of 7.5 m and 6.0 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.

- xiii. The proponent has taken various energy conservation measures which include:
- Maximum utilization of natural light.
 - Use of LED lighting fixtures in the common area.
 - The water supply pumping system will be provided with variable speed drive to conserve energy at part load.
 - Taking advantage of day lighting wherever possible to reduce the need for electric lights.
 - 20% street lighting will be powered by solar lighting.
 - LEDs will be used in place of sodium lamps.
- xiv. Firefighting provisions are made according to National Building Code 2005, Section IV. Following facilities are envisaged for firefighting:
- Adequate firefighting requirement shall be taken into account while designing the electrical distribution system.
 - Wet risers and hose reel are provided at strategic locations as per IS- 3844.
 - The entire Fire tender pathway is more than 6m.
 - Adequate numbers of fire extinguishers are provided in group housing and club area
 - Automatic circuit breakers are proposed in electrical system.
 - Fire hydrants are provided at strategic locations.
 - Bell Mouth traffic entry /exit from 24m wide road.
- xv. Rain water harvesting 03 pits have been proposed for augmentation of ground water. The rainwater collected from the rooftop is being collected and conveyed for the rainwater harvesting. 5 Runoff from green areas will percolate naturally. Runoff from paved area is being collected in discharged in Natural drain/ storm water.
- xvi. Since it is a plotted development, the project is proposed to have individual parking space for each dwelling unit. PP should provide parking area for EWS/LIG and Commercial Shops
- xvii. Total green area proposed for the project is 7796.63 sq.m (12% of net plot area) (50% Plantation has already been done). The species were planted on site are *Spathodea* (Fountain Tree), *Polyalthia longifolia*, (Ashoka), *Grevillea robusta* (Silver Oak) etc.
- xviii. PP has submitted the remediation plan and natural community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation in the tune of suggested guidelines by the committee, with the supported by documentary proofs, such as bills, CA audit, certificates, photographs, prescribed various undertakings and CER.
- xix. PP has proposed Rs. 12,98,9026.15 (Rs. 17, 96,026.15 as Remediation Cost and Rs. 1,11,93,000 as EMP) for this project Vide letter dtd. 21.08.2020 PP has submitted bank gurantee (BG) with three years validity of Rs. 17,96,026.15 Lakhs (equivalent to amount proposed in remediation and resource augmentation plan) as follows:-

S. No	Environmental Factors/Attributes	Remedial Plan/Augmentation Plan	Remedial Cost (in INR)		Environmental Management Plan	EMP Cost (in INR)/year		Remark
			Capital Cost	Recurring Cost		Capital Cost	Recurring Cost	
1	Baseline Environment Monitoring							
	Construction Phase	For monitoring of air, water, soil & noise every six month for period of 2 years 1. Water: 4 GW sample @ 5000/sample 2. Air: 4 Sample @ 5000/sample, DG 2 sample @ 7500/sample 3. Noise: 2 sample @ 1000/sample, DG set 2 sample @ 1000/sample 4. Soil: 2 sample @ 4000/sample	NA	1,34,000	For monitoring of air, water, soil & noise every six month 1. Water: 4 GW sample @ 5000/sample 2. Air: 4 Sample @ 5000/sample, DG 2 sample @ 7500/sample 3. Noise: 2 sample @ 1000/sample, DG set 2 sample @ 1000/sample 4. Soil: 2 sample @ 4000/sample	NA		This remediation plan is of 5 years
	Operation Phase	monitoring of air, water, soil & noise every six month for 4 years 1. Water: 2 GW sample @ 5000/sample 2. Air: 2 Sample @ 5000/sample, 3. Noise: 2 sample @ 1000/sample, DG set 1 sample @ 1000/sample 4. Soil: 2 sample @ 4000/sample	NA	1,24,000	For monitoring of air, water, soil & noise every six month 1. Water: 2 GW sample @ 5000/sample 2. Air: 2 Sample @ 5000/sample, DG 1 sample @ 5000/sample 3. Noise: 2 sample @ 1000/sample, DG set 1 sample @ 1000/sample 4. Soil: 2 sample @ 4000/sample	NA	1,50,000	

Air Environment

Constru ction Phase	Water sprinkling	No Violation	No Violation	--	--	--	RMC was used while constructing
	Water pipeline-500m @ Rs 100/m	50,000		--	--	--	RMC was used while constructing
	100 Water Tanks of 7500 litre @ Rs. 1000 each.	1,00,000		--	--	--	RMC was used while constructing
	Container for Storage of raw material	No Violation	No Violation	--	--	--	RMC was used while constructing
	Green Nets for covering building for 86,905.23 m ² area @ Rs 5/Sqm	4,34,526.15		--	--	--	Proof is not available, therefore cost is taken in Remediation Cost
	Barricading of construction area	50,000	Site boundary constructed	--	--	--	Project barricading was constructed in start of Construction of project, but no proof is available. Therefore cost has been included in the remediation cost.
	100 Face mask @ Rs 100	10,000		--	--	--	Proof is not available, therefore cost is taken in Remediation Cost
	Vehicle Inspection @ 15,000/year for 2years		30,000	--	--	--	Proof is not available, therefore cost is taken in Remediation Cost

	Operati on Phase	Maintenan ce of 1no. of DG set/year through AMC for 4years @ 25,000/ye ar		1,00,000		--	25,000	Maintena nce of 1 no. of DG set/year through AMC @ 25,000/ye ar
3	Waste Environment							
	Constru ction Phase	150 Dustbin @ Rs 200/each	30,000		--	2,00,000	--	Proof is not available, therefore cost is taken in Remediati on Cost
		Safety tapes for barricadin g the waste	10,000		--	--	--	
		Agency fee for collection & disposal Solid waste for 2 years @ Rs. 1000/mont h		24,000	--	--	--	
	Operati on Phase	15 Dustbin @ Rs 300/each	4,500		Agency fee for collection & disposal Solid waste @ Rs. 100/mont	5,00,000		
		Agency fee for collection & disposal Municipal Solid waste		15,000		--	12,000	
		STP sludge disposal	No Violation	No Violation	STP sludge disposal	Will be used as manure	--	
								Sludge will be used for landscapin g purpose.
4	Water Environment							
	Constru ction Phase	Ground water abstractio n	As there was no GW was abstract ed because RMC was used. For curing other purpose water tanker was used	2,50,000	NA	NA	NA	Since bills of water tanker are not available. Remediati on cost has been added @ 1,25,000 /year. The total remediatio n cost for 2 year plan is 2,50,000/-

	Constructi on of Toilets	No Violation	No Violation	NA	NA	NA	Toilet will be constructe d in the future. Since no household of labors because labor is local & have their own household s.
	Toilet maintenan ce and cleaning for 2 years @ 1000/mont h	No Violation	No Violation	NA	NA	NA	Toilet will be constructe d in the future. Since no household of labors because labor is local & have their own household s.
	STP installati on of 450 KLD	No Violation	No Violation	NA	80,00,000		STP of 325 KLD is already installed,(Photogra phs attached)
	Constructi on of 4 RWH	No Violation	No Violation	NA	4,00,000	NA	RWH pits will be constructe d
Operati on Phase	Abstracti on of Ground water	No Violation	No Violation	NA	NA	NA	Water is being supplied through Municipal Supply. NOC is attached.
	STP operation and maintenan ce will be done @ Rs 5,000/mon th for 4years	No Violation	No Violation	STP operation and maintenance @ Rs 5,000/month	NA	60,000	STP of 325 KLD Capacity has been completed and pictures & completion certificate has been obtained.
	Maintenan ce and cleaning of RWH system	No Violation	No Violation	Maintenance and cleaning of RWH system @ Rs 50,000/twice in a year	NA	1,00,000	

Case No. 7010/2020

Issued vide letter no. dated

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

		Cleaning and maintenance of water network	No Violation	No Violation	Cleaning and maintenance of water network @ Rs 50,000/twice in a year	NA	1,00,000	
5	Occupational Health and Safety of construction worker							
	Constr uction Phase	First aid kit at site	50,000		--	--	--	Proof is not available, therefore cost is taken in Remediation Cost
		PPE for labor	50,000		--	--	--	
		Health checkup for labor twice in a year for 50 LABOR @ 1000/ labor		50,000	--	--	--	
	Operati on Phase	--			--	--	--	
6	Ecology Environment							
	Constr uction Phase	Cutting of Trees	No violation	No Violation	--	--	--	No tree was felled. No tree was present on the land.
		Developm ent of Green Area	No violation	No Violation		10,00,000	-	Green area will be developed in the project site. Plantation photos attached
	Operati on Phase	Maintenan ce of green area for 1 years after plantation	No violation	No Violation	Maintenance of green area for @ 2,40,000/annum	--	2,40,000	Gardner is allocated for maintenance of landscape
7	Soil Environment							
	Constr uction Phase	Disposal of excavated soil (19,500 cu mt, out of this 90% for backfilling & refilling = 17,550 cu m). Rest 1,950cu mt in plantation	No violation		NA	NA		Entire top soil was used in garden and back filling of plinth area.
	Operati on Phase	--	-	-	--	--	--	Entire top soil was used in

								garden and back filling of plinth area.
8	Noise Environment							
	Constr uction Phase	Site barricadin g	No Violation	50,000	--	--	50,000	Proof is not available, therefore cost is taken in Remediation Cost
		Ear plugs for labour@ Rs 100/pcs (1000 pcs)	1,00,000			--	--	Proof is not available, therefore cost is taken in Remediation Cost
	Operati on Phase	Replacem ent of Vibration pads of DG set (once in four years)	No Violation	50,000	Replacement of Vibration pads of DG set	50,000		Proof is not available, therefore cost is taken in Remediation Cost
9	Energy Conservation							
	Constru ction Phase	--			--	--	--	
	Operati on Phase	Installation of LED	No Violation		--	--	3,00,000	Pictures Attached
		Solar Panel						Pictures Attached
10	Transportation of Trucks							
	Constr uction Phase	Tarpaulin covers for trucks		50,000	--	--	--	Proof is not available. Thus 50,000 is used in remediation cost.
	Operati on	--			--	--	--	
13	Disaster Management Plan							
	Constru ction Phase	Earthquak e resistant structure	No Violati on	No Violation	--	--	--	Already included in cost of project
		Fire fighting system	No Violati on	No Violation				

	Operati on Phase	Quarterly training@ 2,000/train ing for 4 years		30,000	Quarterly training@ 2,000/training		6,000	Cost is taken under remediatio n
	Total Cost		8,89,0 26.15	9,07,000		1,01,50,000	10,43,000	
		Remediatio n Cost	17,96,026.15		Cost of EMP	1,11,93,000		

xx. Under CER activities PP has proposed Rs. 20 Lakh upto five years for the following activities:

S.No.	Items	Amount in (Lakh)	2020-21	2021-22	2022-23	2023-24	2024-25
1	Repair and maintenance of Primary School building	10.00	3.00	3.00	2.00	1.00	1.00
2	Providing water for drinking water supply in Government Hospital	7.00	2.00	2.00	1.00	1.00	1.00
3	Plantation in nearby community area	3.00	1.00	0.50	0.50	0.50	0.50
Total		20.00	6.00	5.50	3.50	2.50	2.50

Based on the information submitted at Para i to xx above and others, the State Level Environment Impact Assessment Authority (SEIAA) considered the case in its 633rd meeting held on 21.08.2020 and decided to accept the recommendations of 445th SEAC meeting held on dtd. 04.07.20

Hence, Environmental Clearance is accorded under the provisions of EIA notification dtd. 14th September 2006 and its amendments to the Proposed "Housing development Project "Ultimate English Villas" on Khasra No. 220, 221, 222, 223, 225/1, 226, 227/2, 227/3, 227/4, 228/1, 228/2, 229, 232, 234/1, 234/2, 234/2, 237, 238, 250 at village Borda, P. H. No. 29, Tehsil Huzur, Bhopal, Total land area 69851.6 sq.m. Built up area 86905.23 sq.m. by M/s Ultimate Builders through partner Shri Bhupendra Vishwakarma, 59, Tagore Nagar, Phase-I, Khajuri Kalan Road, Bhopal (MP) -462022, 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 Bhopal as committed (letter dtd.18.12.15) and 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 Nagar Nigam Bhopal, as committed (letter dtd.21.12.15) 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 as committed (letter dtd.21.12.15) 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 04 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. PP should ensure to provide car parking for commercial areas and to avoid congestion in residential area.

9. Green belt :-

PP should ensure plantation in an area of 7796.63 sq.m (12% of net plot area) (Plantation has already been done) 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.

10. PP should ensure to complete the activities listed under ecological remediation, Natural resource augmentation & community resource augmentation for a total amount of Rs. 17,96,026.15 Lakhs.
11. 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.
12. PP should ensure the implementation of CER activities to the extent of Rs. 20 lakh upto five years will be used for Infrastructure facilities at govt. schools of nearby area in consultation with district administration Bhopal (MP).
13. PP should ensure to submit half yearly compliance report and CER activity report with photographs of plantation in MP-SEIAA. If PP is failed to upload or submit two consecutive half yearly compliance reports of EC conditions to concerned authority (SEIAA and Regional Office, MoEF&CC, GoI, Bhopal) than prior environmental clearance issued to PP will automatically be treated as cancelled/ revoked as per OM No. 930/SEIAA/2019 dated 30.05.2019 issued by MPSEIAA.

B. Specific Conditions as recommended by SEAC

I Statutory Compliance

- i. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of building due to earthquakes, adequacy of firefighting equipment etc as per National Building code including protection measures from lightening etc.
- iii. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.
- iv. The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.
- v. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- vi. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, and 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 1 x 125 kVA proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking wills all around the site plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, Murram and other construction materials prone to causing dust polluting at the site as well as taking out debris from the site.
- vi. Sand, Murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.

- viii. Unpaved surface and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (are not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emission from 01 DG set 125 KVA shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. The total water requirement during operation phase is 466 KLD out of which 283 KLD is fresh water requirement and 56 KLD will be the total treated water generated. 183 KLD treated water will be used for flushing and, while 39 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, 04 recharge pits will be constructed for harvesting rain water. The total recharge capacity of these pits about 486 m³/hr m³/hr . Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
- xiv. Mesh will be provided at the roof so that leaves or any other solid waste/debris will be prevented from entering the pit.
- xv. 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. All recharge should be limited to shallow aquifer.
- xvi. No ground water shall be used during construction phase of the project.
- xvii. 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.
- xviii. 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.
- xix. Sewage shall be treated in the SBR STP (Capacity- 450 KLD (325 already installed), primary clarifier with de-siltation chamber). 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.
- xx. During operation phase total 385KLD waste water will be generated from the project which will be treated up to primary level by installing coarse and fine screen, evaporation tank, O&G removal grit chamber and primary settling tank.
- xxi. The waste water generated from the project shall be treated in STP of 450 KLD capacity (325 already installed) (based on SBR(Sequential Batch Reactor) 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.
- xxii. No sewage or untreated effluent water would be discharged through storm water drains.
- xxiii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problems from STP.
- xxiv. Sludge from the onsite sewage treatment including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Control Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality

shall be closely monitoring during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures.

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

VI. Waste Management

- i. Total waste 2167 Kg/day, this consist all types of wastes , horticulture waste 28.80 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.
- iv. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste (2.1 ton/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. 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. 330 trees are proposed for plantation (already Planted: 180 trees) in area of 7796.63 sq. m. which is about 12.0 % of total Land Area.
- 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 stack plied 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.

XI. Miscellaneous

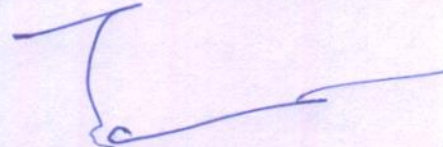
- i. The project authorities must strictly adhere to the stipulation made by the MP Pollution Control Board and the State Government.
- ii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the State Expert 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. 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. 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

parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company and in the public domain.

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

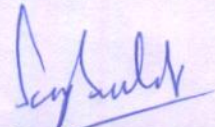

(Tanvi Sundriyal)
Member Secretary

3041
Endt No. / SEIAA/ 2020

Dated 16.9.2020

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 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.


(Dr. Sanjeev Sachdev)
Officer-in-Charge