State Level Environment Impact Assessment Authority, Rajasthan
4, Institutional Area, Jhalana Doongri, Jaipur-302004
Phone: 0141-2705633, 2711329 Ext. 361

No: F1(4)/SEIAA/SEAC-aj//Sectt/Project/ Cat.8(b)/B ,(301)/08-09

To,
M/s Ansal Properties & Infrastructure Ltd.,
306-Navarang House,
21-Kasturba Gandhi Marg,
New Delhi

Jaipur, Dated: __________

Sub: EC for Sushant City at Bhilwara.

Sir,
This has reference to your application dated 30.6.10 seeking environmental clearances for the above project under EIA Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, EIA, EMP and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meetings held on 29.10.10 & 24.11.10.

2. Brief details of the Project:

1. Item No. in the list of Schedule / Category:

2. Name of Project

3. Location

4. Scheme Details:

<table>
<thead>
<tr>
<th>Particulars</th>
<th>Total Area (in Sqm.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>9,19,307.14 (227.07 acres)</td>
</tr>
<tr>
<td>Residential Area</td>
<td>7,15,177.18</td>
</tr>
<tr>
<td>Commercial Area</td>
<td>45,877.63</td>
</tr>
<tr>
<td>Green Belt Area</td>
<td>51,786.58</td>
</tr>
<tr>
<td>Road Area</td>
<td>3,10,890.22</td>
</tr>
<tr>
<td>Utility Area</td>
<td>12,136.87</td>
</tr>
</tbody>
</table>

5. Area under Plot & Utility Coverage @60% of Total area : 5,51,584.28 M² @35% of Total area : 3,21,757.50 M²

6. Permissible Ground Coverage

7. Utilized Ground Coverage

8. Permissible FAR

9. Parking Details:

<table>
<thead>
<tr>
<th>Phase I</th>
<th>Phase II</th>
<th>Phase III</th>
</tr>
</thead>
<tbody>
<tr>
<td>1122</td>
<td>604</td>
<td>108</td>
</tr>
</tbody>
</table>

In commercial area permissible ground coverage is 35% and rest of the area would be used for parking and circulation.

10. No. of Plots: 1890. For habitation of 9450 persons.

11. Expected Cost Information not available.

12. Water Requirement & Source

<table>
<thead>
<tr>
<th></th>
<th>During Construction</th>
<th>Post Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fresh water</td>
<td>50 KLD</td>
<td>2079 KLD</td>
</tr>
<tr>
<td>Recycled water</td>
<td>1000 KLD fresh water</td>
<td>1080 KLD Recycled water from treated effluent of in house STP.</td>
</tr>
</tbody>
</table>

Source: Water will be bought from PHED & it will be augmented with bore well. 5,670 KW

13. Power Requirement

14. Environment Management Plan

(1) EMP would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation & the entire life style to minimize adverse environment impacts as a result of the activities of the project.

(2) Mitigation measures for environmental components of Air, Noise, Water, Soil & Ecology have been indicated in the project report submitted by the P.P.
The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it have recommended for Environmental Clearance with certain stipulations. The SEIAA Rajasthan after considering the proposal and recommendations of the SEAC Rajasthan hereby accord Environmental Clearance to the project as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

A  SPECIFIC CONDITIONS

I. CONSTRUCTION PHASE

i. The PP shall ensure that, “Consent to Establish” shall be obtained from RPCB before start of any construction work at the site.

ii. Along the Kothari river, the PP shall keep 100 feet wide strip of land in its plot, earmarked for plantations.

iii. The PP will get the location of 100 feet wide strip of land in its plot, earmarked for plantations, decided by the Water Resource Department before starting the construction activity.

iv. The PP will submit the compliance of conditions of land conversion order along with application to RPCB for seeking “Consent to Establish”.

v. The STP location as given in the Plan should be changed. The proposed STP shall be located in the plot area, out side the 100 feet wide strip of land earmarked for plantations.

vi. The STP being the control on important natural resource need to be validated /proved for design and installation from reputed agency / institutions such as IIT / NIT / NEERI etc. prior to submitting application to RPCB for consent to establish / operate.

vii. For conservation of electricity and to reduce energy losses, the management shall ensure that the electrical voltage is stepped down from 132 KV to 33/11 KV and distributed at this level and finally brought to 440 volts. The PP shall ensure obtaining prior permission from the SE, JVVNL regarding power demand of 5,670 KW. Adequate earthing and electrical safety measures shall be implemented as per norms.

viii. For better environmental safeguards, the PP shall provide sufficient number of transformers of adequate capacities for environmentally sound power distribution.

ix. The PP shall ensure that, the Green Roof Technology as suggested is implemented and put in place.

x. The PP shall provide a System for composting of MSW within the campus and its use/disposal.

xi. The PP shall provide a System for BMW management.

xii. The PP shall take measures to ensure 10% reduction of overall power demand which shall be met by solar system including the provision of solar water heating /chilling etc.

xiii. The PP shall ensure implementation of CSR activities, initially spending 1% of the capital cost on these activities.

xiv. Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc.

xv. The housing may be in the form of temporary structures to be removed after the completion of the project.

xvi. All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of waste water and solid waste generated during the construction phase shall be ensured.

xvii. Adequate drinking water facilities shall be provided for construction workers at the site.

xviii. Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.

xix. All the labourers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.

xx. For disinfection of waste water, appropriate tertiary treatment shall be given.

xxi. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.

xxii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and is disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites with the approval of competent authority.

xxiii. Soil and ground water samples will be tested to ascertain that, there is no threat to the ground water quality by leaching of heavy metals and other toxic contaminants.

xxiv. Construction spoil, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they do not leach into the ground water.

xxv. The diesel generator sets to be used during the construction phase shall be low- sulphur-diesel type and shall conform to Environment (Protection) Rules for air and noise emission standards.

xxvi. Vehicles hired for bringing construction material and labourers to the site shall be in good conditions and shall conform to applicable air and noise emission standards and shall be operated during non-peak/approved hours.

xxvii. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase.

xxviii. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).

xxix. Ready mixed concrete must be used in building construction.

xxx. Storm water control and its re-use as per CGWA and BIS standards for various applications.
xxx. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.

xxxi. Permission to draw ground water, if any, shall be obtained from the CGWA/CGWB prior to construction/operation of the project.

xxxii. Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.

xxxiii. Treatment of 100% grey water by decentralized treatment shall be done.

xxxiv. Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators of pressure reducing devices or sensor based control.

xxv. Use of glass may be reduced by up to 40% to reduce the load in air-conditioning and electricity consumption. If necessary, use high quality double glass with special reflective coating windows.

xxvi. Roofing shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

xxvii. Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.

xxviii. Opaque walls shall meet prescriptive requirement as per Energy Conservation Building Code for all air-conditioned spaces, whereas, for non-air-conditioned spaces, by use of appropriate thermal insulation material to fulfill the requirement.

xxix. A First Aid Room will be provided in the project both during construction and operation of the project.

xl. Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms without necessary authorization of the Rajasthan Pollution Control Board.

xli. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code 2005 including protection measures from lightening etc.

xlii. Regular supervision of the above and other measures for monitoring shall be in place throughout the construction phase, so as to avoid nuisance to the surroundings.

xliii. Approved building plan from competent Authority shall be followed.

xliv. Guidelines issued by concerned ministry for water scarce area should be implemented.

xlv. Review and revise the requirement of DG set capacities for 100% power back up through to optimization of power back up in case of power failure and emergency.

xlvi. The local inhabitants of surrounding villages may be provided access through the connecting roads passing in the project area.

xlvii. Water bodies areas in the project area will be kept as such and developed as water bodies only.

xlviii. The PP shall submit the detailed information to SEIAA for adhering to clause 3 of land conversion order of UTT for reserving 5 % plots to weaker sections of society.

xlix. The PP shall review and specify employment opportunities (direct/indirect numbers) to local persons.

I. A copy of the EIA/EMP Report of this Project shall be submitted by the consultant to the Q.C.I.

ii. The consultant shall submit an affidavit regarding current status of their application for QCI / NABET accreditation for EIA consultant organization in terms; number of sectors applied for, number of sectors approved in category “A” and “B”, number of FAE approved, number of sectors suspended if any and other relevant information etc.

II. OPERATION PHASE

i. An independent expert shall certify the installation of the Sewage Treatment Plant (STP) and a report in this regard shall be submitted to the RPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Rajasthan State Pollution Control Board.

ii. For conservation of electricity and to reduce energy losses the management shall ensure that the electrical voltage is stepped down from 33 KV to 11 KV and distributed at this level and finally brought to 440 volts.

iii. Rain Water harvesting (RWH) for roof run-off and surface run-off, as plan submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The RWH plan shall as per GOI manual.

iv. The solid waste generated shall be properly collected & segregated before disposal to the City Municipal Facility. The in-vessel bio-conversion technique may be used for composting the organic waste.

v. Any hazardous waste including biomedical waste shall be disposed of as per applicable Rules & norms with necessary approvals of the Rajasthan State Pollution Control Board.

vi. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.

vii. The D. G. sets to be operated with stack height as per RPCB norms.

viii. Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project.

ix. Application of solar energy shall be incorporated to illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments shall be provided.

x. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking shall be fully internalized and no public space shall be utilized.

xi. Ambient air quality monitoring stations shall be set up in consultation with RPCB in the down wind direction as well as where maximum ground level concentration of PM10 & PM2.5, SO2, NOx, CO are anticipated.
xii. A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U Factors etc. Quantify energy saving measures.
xiii. The PP shall ensure implementation of fire fighting plan.
xiv. The PP shall abide by the provisions relating MSW handling and management rules.
xv. Proper system of channelizing excess storm water shall be provided.
xvi. The power factor shall be maintained near unity.
xvii. A balance sheet certified by a Authorized Financial Expert to clearly indicate the provision made / amount spent for EMP/ERP/CSR/ Safety/ Legal Obligations etc to be enclosed in the six monthly report to be submitted to RPCB.
xviii. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
xix. No puzzle parking shall be allowed.
xx. Re-cycled water to match standards for cooling water system.
xxi. Adequate measures shall be taken to prevent odor from solid waste processing and STP.
xxii. Use of Sensor based urinals/tubs for commercial areas will be made.
xxiii. For Horticulture, sprinkler system should be adopted.
xxiv. For Landscaping, use of native species along with ornamental species should be adopted. The PP shall maintain an inventory of type of trees / shrubs planted along with the year of plantation and proper numbering.
xxv. The PP shall review and specify employment opportunities (direct /indirect numbers) to local persons.
xxvi. The SEIAA, Rajasthan reserves the right to add new conditions, modify/annual any of the stipulated conditions and/or to revoke the clearance if implementation of any of the condition stipulated by SEIAA, Rajasthan or any other competent authorities is not satisfactory.

Yours faithfully,

(Sankatha Prasad)
Member Secretary
SEIAA Rajasthan

Copy to following for information and necessary action:

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
2. Principal Secretary, Environment Department, Rajasthan, Jaipur.
4. Shri R.S. Bhandari, Member, SEIAA Rajasthan, 2- Museum Road, Ram Niwas Bagh, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur for information & necessary action and to display this sanction on the website of the Rajasthan State Pollution Control Board, Jaipur.
6. Secretary, SEAC Rajasthan.
8. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

M.S. SEIAA (Rajasthan)