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-Raj/Sectt/Project/Cat. **8(a)B2 (14143)**/15-16 Jaipur, Dated: 19 AUG 2016

To,
M/s Gorbandh Fort and Palace LLP,
Add – C-58, Mahaveer Marg,
C-Scheme, Jaipur (Raj.)

Sub:- Environmental Clearance for Group Hosuing Project "THE CROWN" at plot No. A-06, Airport Enclave Scheme (Extension of Airport Plaza) "A" Block, Tonk Road, Tehsil – Sanganer, District – Jaipur (Raj.) of M/s Gorbandh Fort and Palace LLP

This has reference to your application dated 18.04.2016 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 Appraisal Committee Rajasthan, in its meeting held on 27.06.2016

2. **Brief details of the Project:**

1.	Category / Item no. (in Schedule):	Cat.8(a)
2.	Location of Project	At Plot No A-06, Airport Enclave Scheme (Extension of Airport Plaza) "A" Block, Tonk Road, Tehsil - Sanganer, District - Jaipur (Rajasthan)
3.	Project Details	

Items	Details
Project Name	Group Housing Project "**THE CROWN**"
Location	Plot No A-06, Airport Enclave Scheme (Extension of Airport Plaza) "A" Block, Tonk Road, Tehsil - Sanganer, District - Jaipur (Rajasthan)
Type of Project	Group Housing Project
Total Site Area	7403.55 sq. m
Total Built up area	61711 sq. m (F.A.R – 27750.78 sq. m + Non F.A.R – 17795.61 sq. m + Basement – 16164.62 sq. m)
Ground Coverage	Permissible: 2591.16 sq. m. (35.00%) Proposed: 2172.06 sq. m (29.33%)
F.A.R.	Permissible: 27762.48 sq. m. (3.75%) Proposed: 27750.78 sq. m. (3.74%)
Basement Area	16164.62 sq. m.
Maximum Height	64 M.
Number of Floors	3 Basement + Ground floor + 18 Upper Floors + Terrace
Total Number of Dwelling Units	Total 252 Units (3 BHK-216 & 4 BHK-36)
Parking Facilities	Required Parking – 463 ECU Proposed Parking – 468 ECU
Power Requirement & Source	Connected Load=3619.97 KW Operating / Essential Load=1905.12 KW It will be sourced from JVVNL
Power Backup	D.G. sets of total capacity 630 KVA
Water Requirement & Source	Water requirement will be 211 KLD Fresh: 135 KLD Recycled Water: 76 KLD

		Sewage Treatment & Disposal	**Sewage treatment facility:** STP of 180 KLD capacity Sewage discharge: No untreated sewage will be discharged outside the project site. The sewage water will be treated and utilized for flushing; Green area irrigation.
		Estimated Population	Total Population:1505 Persons Residential : 1368 persons Floating: 137 persons
		Connectivity	The project is connected with 30 m wide road.
		Green-area	Total Green area sq. m. – 2382.17 sq. m (32.17 % of plot area)
		Project Cost	• Project Cost: 99.63 Crore

4. Parking

PARKING CALCULATON

REQUIRED PARKING	RESI. FAR AREA /75	27750.78/75	370.01 E.C.U
	ADD. 25% VISITORS PARKING		92.50 E.C.U
	TOTAL E.C.U		**462.51 E.C.U Say 463 E.C.U**

PROPOSED PARKING

Particular	**Total Area In sq. m**	**Service Area in sq. m**	**Parking Area in sq. m**	**Parking Proposed**		
				Car ECU	**Scooter ECU**	**Total ECU**
Open (@ 23 sq. m per ECS)	-	-	391.00	17	-	17
Upper Basement (@ 32 sq. m per ECS)	6275.51	672.29	5603.22	125	150 (50)	175
Middle Basement (@ 32 sq. m per ECS)	6527.79	701.90	5825.89	137	131 (44)	181
Lower Basement (@ 32 sq. m per ECS)	3361.32	208.48	3152.84	73	66 (22)	95
Total ECU				**352**	**347 (116)**	**468**

5. Project Cost: **Project Cost: 99.63 Crore**

6. Water Requirement per day & Source

Water requirement will be 211 KLD
Fresh: 135 KLD
Recycled Water: 76 KLD

7. Fuel & Energy:-

Connected Load=3619.97 KW
Operating / Essential Load=1905.12 KW
It will be sourced from JVVNL

8. Environment Management Plan with budgetary provision.

During Construction Phase:

- **Approximate cost**: Rs. 82.50 Lacs **(including budget for Green belt: 22.50 lacs)**
- **Recruing Cost**:Rs. 17.50 Lacs
- Budget Allocation For EMP During Construction Phase:

S. NO.	**Description of EMP during Construction Phase**	**Approximate Cost (Rs in Lakhs)**	**Recurring Cost (Rs in Lacs)**
1	Water for Dust suppression	15.00	5.0
2	Waste Water Management	23.00	3.0
3	Air, Noise, Soil, Water Monitoring	3.50	2.50
4	PPE for workers & Health Care	13.50	1.50
5	Green Belt Development	22.50	4.00
6	Others	5.00	1.50
	Total	**82.50**	**17.50**

During Oprational Phase:

- **Approximate cost**: Rs. 103.00 Lacs (**including budget for Green belt: 7.50 lacs**)
- **Recruing Cost**:Rs. 23.00 Lacs
- Budget Allocation For EMP During Construction Phase:

S. NO	Description of EMP during Operation Phase	Approximate Cost (Rs in Lakhs)	Recurring Cost (Rs in Lacs)
1	Waste Water management (Sewage Treatment Plant)	75.00	9.00
2	Water Management (RWH)	6.50	2.00
3	Solid Waste Management	6.00	3.50
4	Green Belt Development	8.00	5.00
5	Monitoring for Air, Water, Noise & Soil	4.50	2.50
6	Others	3.00	1.0
	Total	**103.00**	**23.00**

9. CSR Activities

➢ ESR/CSR Cost: 50.00 Lacs

Sr. No.	CSR Activities	1st Year (60%)	2nd Year (20%)	3rd Year (20%)	Total in 3Year (100%)
A.	**Education Govt. Primary,Secondary and Senior Schools**	**9.00**	**3.00**	**3.00**	**15.00**
1.	Distribution of Education Kit, books,stationary etc in Govt. Primary School, Getore;Govt. Sec. School,Durgapura; Govt. Sr. Sec. School, Getor; Govt. Sec. School, Jagatpura;	1.20	0.40	0.40	2.00
2.	Distribution of furniture's like stool,table,almiras etc. in Govt. Sec. School, Jagatpura;Govt. Sr. Sec. School,Getor;	6.00	2.00	2.00	10.00
3.	School support sport material in Govt. Sec. School, Jagatpura; Govt. Sr. Sec. School, Getor;	1.80	0.60	0.60	3.00
B.	**Health & Family Welfare in nearby area.**	**0.00**	**2.00**	**2.00**	**10.00**
4.	Medical Health checkup campus	4.20	1.40	1.40	7.00
5.	Blood Donation Camp	1.00	1.00	1.00	3.00
C.	**Infrastructure Development**	**13.20**	**4.40**	**4.40**	**22.00**
6.	Construction & maintenance of toilets Govt. Primary School,Getore;Govt. Sec. School, Durgapura;Govt. Sr. Sec. School Getor; Govt. Sec. School, Jagatpura;	2.40	0.80	0.80	4.00
7.	Renovation of class rooms Govt. Sec. School, Jagatpura and in Govt. Sr. Sec. School, Getor;	4.80	1.60	1.60	8.00
8.	Water Coolers for drinking water facility in Govt. Primary School Getor; Govt. Sec. School, Durgapura; Govt. Sr. Sec. School, Getor; Govt. Sec. School, Jagatpura; and Water Coolers for drinking water facility at Jawahar Circle garden, durgapura bus stand, Gandhinagar Railway Station etc.	6.00	2.00	2.00	10.00
D.	**Plantation in School , Govt. Officers & both sides of roads**	**1.80**	**0.60**	**0.60**	**3.00**
9.	Plantation during monsoon season in School, Govt. offices & both sides of roads	1.80	0.60	0.60	3.00
	Total	30.00 Lacs	10.00 Lacs	10.00 Lacs	50.00 Lacs

10.	STP	STP of 180 KLD
11.	Green Belt/ Plantation area and % of total area in sq. mts.	Total Green area sq. m. – 2382.17 sq. m (32.17 % of plot area)
12.	Budgetary Breakup for Labour	Rs. 7.50 Lacs

PARTICULAR	BUDGET (IN LACS)
Rest Shelters for labours	1.50
Sanitation facility (6 Toilets & 2 bathrooms)	1.60
Education for labours children's & Creche facility for children's of female labors.	1.70
Safe drinking water facility	1.0
Periodical medical checkups/ Health facility of labours	1.20
First aid facility at site	0.5
TOTAL FOR 2 YEARS (IN LACS)	7.5

3. 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:

PART A: SPECIFIC CONDITIONS

I. CONSTRUCTION PHASE

1. Consent to Establish" shall be obtained from RPCB before start of any construction work related to proposed project at the site.
2. The PP shall obtain a "No objection certificate for height clearance for the envisaged level from the Airports Authority of India.
3. No Mobile tower shall be installed.
4. As envisaged, the P.P. shall invest at least an amount of **Approximate cost**: Rs. 82.50 Lacs **Recruing Cost**: Rs. 17.50 Lacs **During counstruction cost (before the project is put into use) and Approximate** cost Rs. 103.00 Lacs as capital cost and **Recruing Cost Rs.** 23.00 Lacs as annual recurring cost during operation cost for implementing various environmental protection measures.
5. An amount of Rs. INR **50.00 Lacs** spread over 3 years as Rs. 30 **Lacs** for 1st year, Rs. **10 Lacs** for 2nd year and Rs. **10 Lacs** for 3rd year should be spent under CSR as above. The expenditure on these activities shall be reflected in the books of account when presented for auditing of accounts. The proposal should contain provision for toilets for girls in nearby schools. The proposal should contain provision for monthly medical camps, distribution of medicines and improvement in educational facilities in the nearby schools. The Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".
6. Building must be design for earthquake/wind loads and checked for soft storey concept.detailing of reinforment must be ensured as per ductile detailing provisons of IS Code 13920. A certificate of structural designed may be submitted to this effect.
7. Proper safety measures must be adopted during construction.
8. Green belt/Landscaping should be developed in 2382.17 sq. m. (32.17 % of plot area),as proposed.
9. That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry / unit / project proponent. Any appeal against this environmental clearance shall lie with the National

Green Tribunal, if preferred, within a period of 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.

10. 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.
11. The PP shall obtain approval of drawings of laying electrical lines from the concerned SE of RRVPNL/ JVVNL and comply with the provisions as per Terms and Conditions for Supply of Electricity-2004 of JVVNL.
12. The PP shall full fill the requirements of energy regulatory commission.
13. All energy saving measures proposed by the PP should be implemented before the project is put into use.
14. A preventive action plan (as part of conceptual plan) for earthquake resistance buildings as per NBC code specifically for zone 3,4, 5 should submitted along with the form 1 , form 1A and conceptual plan to RSPCB at the time of applying for CTE.
15. Road width and bend should be adequate for easy movement of fire fighting vehicles.
16. The P.P. shall ensure taking necessary steps on urgent basis to improve the living conditions of the labour at site. The proposed Budgetary provision of **Rs.** 7.50 Lacs shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as health facility, sanitation facility, fuel/preferably LPG for cooking, along with safe drinking water, medical camps, and toilets for women, crèche for infants. The housing may be in the form of temporary structures to be removed after the completion of the project. Details of provisions should be submitted to RPCB at the time of obtaining CTE.
17. The pp will comply with the provisions as per the Building and Other Construction Workers (Regulation of Employment & Condition of Service) Act 1996.
18. The STP should be so designed so that it can cater the minimal flow due to lesser occupancy in the project so as to bring the waste water quality as per the prescribed standards.
19. The pp will comply with the provisions as per the Building and Other Construction Workers (Regulation of Employment & Condition of Service) Act 1996.
20. The drains should be of adequate capacity and be lined till the final disposal points.
21. As proposed, the entire waste water during the construction phase should be discharged through the Septic tank followed by soak pit and during post construction phases through an STP of capacity 180 KLD based on SBR Technology. The construction of the STP should be carried out simultaneously with that of the project and the STP should be functional before the project is put into use.
22. 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.
23. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
24. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
25. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking necessary precautions for general safety and health aspects of the people, only at approved sites with the approval of competent authority.
26. 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.
27. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they do not leach into the ground water.
28. The diesel generator sets to be used during and post construction phase shall be of low-sulphur-diesel type and shall conform to Environment (Protection) Rules for air and noise emission standards.
29. Vehicles hired for bringing construction material and laborers 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.

30. 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.
31. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and amended in 2016.
32. Ready mixed concrete shall be used in building construction.
33. NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
34. Provision for storm water harvesting and its re-use as per CGWA and BIS standards for various applications should be implemented before the project is put into use.
35. Guidelines issued by concerned Ministry for water scarce areas may be followed.
36. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices. In place of fresh water, effort should be made to use treated waste water from nearby areas.
37. Total domestic water requirement shall not exceed 211 KLD (Fresh: 135 KLD Recycled Water: 76 KLD) in construction phase and 125 KLD in post construction phase, as proposed. The necessary permission of water supply should be submitted to RSPCB at the time of applying for CTE. At the time of applying for CTE the PP should get it confirmed from RSPCB that no illegal bore well exists in the proposed site.
38. Building Plan should be got approved from the competent Authority and the construction should be as per the approved building plan and as per applicable provisions in NBC.
39. The P.P. should ensure compliance of the order of the Hon'ble Rajasthan High Court, Jodhpur, in D. B. Civil writ petition no. 1536 of 2003 in the matter of Abdul Rahman vs. State of Rajasthan and others.
40. Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.
41. 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.
42. Use of glass may be reduced by up to 40% to reduce the electricity consumption and load in air-conditioning. If necessary, use high quality double glass with special reflective coating windows.
43. Roofing should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
44. 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.
45. Provision of solar water heating /chilling/street lighting etc shall be explored and implemented.
46. Review and revise the requirement of DG set capacities for 100% power back up through optimization of power back up in case of power failure and emergency.
47. A First Aid Room should be provided at the project site, both, during construction and operation phase of the project.
48. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary authorization of the RPCB.
49. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of firefighting equipment, etc. as per National Building Code 2005 including protection measures from lightening etc.
50. 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.
51. During construction phase and Post construction / operation phase of the project, the project proponent shall be responsible for implementation of EIA/EMP. Commitment of proponent in this regard shall be submitted to RPCB at the time of applying for CTE.
52. The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

II <u>OPERATION PHASE</u>

1. 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.
2. Adequate measures shall be taken to prevent odor from solid waste processing and STP.
3. Proper system of channelizing excess storm water shall be provided.
4. Rain Water harvesting (RWH) for roof top run-off and surface run-off, as planned shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The Rain Water Harvesting plan shall be as per GoI manual.
5. The proposals on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.
6. The power factor shall be maintained near unity.
7. Application of solar energy shall be incorporated for 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.
8. 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.
9. Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
10. The D. G. sets to be operated with stack height as per EP Act, 1986 along with acaustic elclosure.
11. Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project and report to be submitted to RPCB.
12. 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.
13. 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.
14. 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 proposed open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
15. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
16. The SEIAA, Rajasthan reserve the right to add new conditions, modify/ annual any condition and/or to revoke the clearance if implementation of any of the aforesaid condition/other stipulations imposed by competent authorities is not satisfactory. Six monthly compliance status report of the project along with implementation of environmental measures shall be submitted to MoEF, Regional Office, Lucknow, SEIAA, Rajasthan & RPCB, Jaipur.

B GENERAL CONDITIONS

1. The environmental safeguards contained in Form 1-A shall be implemented in letter and spirit.
2. Six monthly monitoring reports shall be submitted to SEIAA, Rajasthan and Rajasthan State Pollution Control Board.
3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, shall be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan shall be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.
4. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
5. The SEIAA/SEAC, Rajasthan reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act-1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

6. All the other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (protection) Act, 1972 etc. shall be obtained, as may be applicable, by PP from the competent authority.
7. The PP shall ensure advertising in at least two local news papers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environmental clearance and copies of the clearance letters are available with SEIAA, Rajasthan and the Rajasthan State Pollution Control Board and may also be seen on the website of the Board at www.rpcb.nic.in. The advertisement shall be made within 7(seven) days from the date of issue of the environmental clearance and a copy shall also be forwarded to the SEIAA, Rajasthan and Regional Office, Jaipur(S) of the Board.
8. These stipulations would also be enforced amongst the others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification' 06.
9. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it is found that construction of the project had been started without obtaining environmental clearance.

Sd/-

(Rajesh Kumar Grover)
Member Secretary,
SEIAA Rajasthan.

No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/Cat. **8(a)B2 (14143)**/15-16

Copy to following for information and necessary action:

1. Secretary, Ministry of Environment,Forest & Climate Change,Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
2. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Smt. Alka Kala, Chairperson, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Sh. Sankatha Prasad,(IFS Retd.),250, Gomes Defence Colony,Vaishali Nagar,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 Pollution Control Board, Jaipur.
6. Secretary, SEAC Rajasthan.
7. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow-226 020.
8. Environment Management Plan- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
9. Programmer,Department of Environment, Government of Rajasthan, Jaipur with the direction to upload the copy of this environmental clearance on the website.

M.S. SEIAA (Rajasthan)