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

File No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/Cat(8(a)B2(667)/13-14 Jaipur, Dated: 10 APR 2014

To,
M/s. Sand Dune Construction Pvt.Ltd.,
Karan Heights, Janpath,
Behind New Vidhan Sabha Road,
Lalkothi, Tonk Road, Jaipur-302016

Sub: E.C. for proposed residential Buliding Project "The Destination" At Khasra No. 16/1,Block-B Village Dhawas, Tehsil- Jaipur District- Jaipur, Rajasthan.

Sir,

This has reference to your application dated 02.01.2014 seeking environmental clearanc for the above project under Environment Impact Assesment Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the Environment Impact Assesment Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, Environment Management Plan and additional clarifications furnished in response to the observation of the State Level Expert Appraisal Committee Rajasthan, in its meeting held on 20.02.14.

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

1.	Category / Item no.(in Schedule):	Cat. 8 (a)B2		
2.	Location of Project	At Khasra No. 16/1, Block-B Village Dhawas, Tehsil- Jaipur District- Jaipur, Rajasthan.		
3.	Project Details	Details of Proposed Construction		
		1.	Total Plot area	12358.96 Sq. m.
		2.	Area Surrendered to Road	3986.61 Sq. m.
		3.	Net Plot area	8372.35 Sq. m.
		4.	Built up area	40651.48 Sq. m.
		5.	Gross Built up area	45090.23 Sq. m.
		6.	Permissible Ground Coverage	35% of Total Plot area (4325.636 Sq. m.)
		7.	Utilized Ground Coverage	24.40 % of Total Plot area (3016.12 Sq. m.)
		8.	Permissible FAR	2.75 of Total Plot area (33987.14 Sq. m.)
		9.	Utilized FAR	2.00 of Total Plot area (24794.91 Sq. m.)
		10.	Achieved height	38.75 m up to Terrace level, 46.50 m. up to machine level
		11.	Permissible Landscape area	837.23 Sq. m. (10% of Net Plot area)
		12.	Achieved Landscape area	1450.30 Sq. m. (17.32% including Podium) * 1125.44 Sq. m. (13.44% on Ground) * 324.86 Sq. m. (3.88% on Podium)

		13.	Flat Details	1 BHK-77 (EWS-49 Flats) 2 BHK-192 3 BHK-120 Total= 389 Flats

4.	Details of construction taken place at site	As per the affidavits Dated 8-02-14 submitted by the P.P in reply of meeting notice built up area of the project is 45090.23 sq. m. The built up area constructed at the site is 9300.00 Sq . m. and other constructed area is site office 55.76 Sq. m., guard room Nil and boundary wall 335.26 Rmt.
5.	Parking	

Parking at	Cars	Scooter/Two Wheelers	Total E.C.U
Basement	137	174 Scooters (58 E.C.U)	195 E.C.U
Stilt+ Ground	178	171 Scooters (57 E.C.U)	235 E.C.U
Total E.C.U	315 E.C.U	345 Scooters (115 E.C.U)	430 E.C.U

6.	Project Cost:	Rs 68.73 Crores
7.	Water Requirement & Source	During construction phase water requirement will be 11.30 KLD which will be met from authorized water suppliers. In post construction phase daily water requirement will be about 182.27 KLD. 136.42 KLD- Fresh water from PHED supply. 45.85 KLD-Recycled water from STP.
8.	Fuel & Energy:-	Power Demand during post Construction – 1612 KW The power will be received from JVVNL. Jaipur at 11 KV supply voltage, it will be stepped down to 0.433 KV through one transformer of 2500 kVA capacity. One D.G. Sets of 180 kVA capacity are proposed for common facilities to cater the essential load only.
9.	Environment Management Plan	

S. No.	Description	Capital Cost(in lacs)	Recurring Cost/Year(in lacs)
1	STP	40	4
2	Landscaping	0.7	0.07
3	Ground Water Recharge Structure	5.0	0.50
4	Acoustic Enclosure	3	-
5	Dual Plumbing System	20	-
6	Solar Energy Utilization Application	10	3
7	Energy Efficient Lighting	3	2
8	Solid Waste Management	3	1.2
9	Efficient Fixtures	12	-
10	Monitoring of Air, Water, Noise & Soil	-	2.2
11	Insulation of walls & roof	20	-
Total		**116.70 Lac**	**12.97 Lac**

<table>
<tr><td>10.</td><td>CSR Activates</td><td colspan="4"><table>
<tr><th>S. No.</th><th>Particulars</th><th>Year Wise Expenditure (Rs. in lacs)
1st Year</th><th>2nd Year</th><th>3rd Year</th></tr>
<tr><td>1.</td><td>Health camps on general health, joint pain, fluorosis, and other common disease and camps focusing general health practice with coordination with NGO and charitable institute for residents.</td><td>8 Lac</td><td>4 Lac</td><td>-</td></tr>
<tr><td>2.</td><td>The proponent wishes to support and upgrade education in locality. For this money will be spend on:
i. Donating books school bags, stationary & dress.
ii. Construction of separate toilets for boys and girls, boundary wall & verandas.
iii. Installation of fans & lights.
iv. Changing blackboard & furniture.
v. Arrangement of carrier counseling by experts.
vi. Financial assistance for promotion of higher education of meritorious and aspiring girls.</td><td>12 Lac</td><td>6 Lac</td><td>6 Lac</td></tr>
<tr><td>3.</td><td>Encouragement of sanitation in locality and provision of dustbins in locality.</td><td>2 Lac</td><td>-</td><td>-</td></tr>
<tr><td>4.</td><td>Maintenance of nearby public places like roadside greenery and footpath.</td><td>2 Lac</td><td>-</td><td>-</td></tr>
<tr><td colspan="2">Total</td><td>24 Lacs</td><td>10 lac</td><td>6 Lac</td></tr>
</table></td></tr>
<tr><td>11.</td><td>STP</td><td colspan="4">STP capacity 200 KLD, SBR technology</td></tr>
<tr><td>12.</td><td>Green Belt/ Plantation</td><td colspan="4">1450.30 Sq. m. (17.32%) no. of large trees 45</td></tr>
</table>

13.	Budgetary Breakup for Labour	S. No.	Activity	Fixed Capital (in Rs.)
		1.	Temporary Houses t workers – 30 Nos. @ Rs. 25,000	Rs. 7,50,000
		2.	Common Toilet- 6 Nos. @ 10,000	Rs. 60,000
		3.	Bathing Area – 6 Nos. @ 10,000	Rs. 60,000
		4.	Stoves to each family – 30 Nos. @ Rs. 2000	Rs. 60,000
		5.	A medical room will be provided for regular health checkups and medical aid for which one doctor and compounder will be hired.	Rs. 25,000
		6.	RO Plant (50 l pm)- 1 Nos.	Rs. 50,000
		Total		**Rs. 10,05,000**

Running Expenses per month

S. No.	Activity	Running Capital (In Rs.)
1.	Kerosene Oil to workers – 40 l/month /family @ Rs. 35	Rs. 42,000
2.	Medical Facility (1Doctor +Compounder- on visit basis	Rs. 38,000
3.	Electricity and general expenses	Rs. 3,000
4.	Proponent will encourage labour to send their children to nearby school for which financial support will be made.	Rs. 18,000
Total		**Rs. 1,01,000**

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

i Consent to Establish" shall be obtained from RPCB before start of any construction work at the site.

ii The PP shall obtain a "No objection certificate for height clearance for the envisaged level from the Airports Authority of India.

iii No Mobile tower shall be installed.

iv The P.P. shall comply with the guide lines for High Rise Buildings as per Office Memorandum no. 21-270/2008-IA.III dt. 07.02.2012 and amendments made therein.

v As envisaged, the P.P. shall invest at least an amount of Rs. **116.70** lac as capital cost and Rs. 12.97 lac as annual recurring cost (before the project is put into use) for implementing various environmental protection measures.

vi The PP has proposed an amount of Rs.40 lac spread over 3 years(Rs. 24 Lac for 1st year, Rs. 10 Lac for 2nd year and Rs. 06 Lac for 3rd year)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. Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".

vii Green belt/Landscaping should be developed in 1450.30 Sq. m. (17.32%) area ,as proposed.

viii 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.

ix 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.

x 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.

xi The PP shall full fill the requirements of energy regulatory commission.

xii All energy saving measures proposed by the PP should be implemented before the project is put into use.

xiii Road width and bend should be adequate for easy movement of fire fighting vehicles.

xiv 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 10,05,000 as capital cost and Rs. 101,000 as recurring cost 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 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.

xv The drains should be of adequate capacity and be lined till the final disposal points.

xvi 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 STP of capacity 200 KLD of 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.

xvii 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.

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

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

xx 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.

xxi 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.

xxii 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.

xxiii 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.

xxiv 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.

xxv 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.

xxvi 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.

xxvii Ready mixed concrete shall be used in building construction.

xxviii NOC shall be obtained from National State Disaster Management Authority, wherever applicable.

xxix 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.

xxx Guidelines issued by concerned Ministry for water scarce areas may be followed.

xxxi 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.

xxxii Total domestic water requirement shall not exceed 11.30 KLD construction stage and 182.27 KLD post construction phase, obtained from PHED, 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.

xxxiii 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.

xxxiv 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.

xxxv Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.

xxxvi 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.

xxxvii 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.

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

xxxix 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.

xl Provision of solar water heating /chilling/street lighting etc shall be explored and implemented.

xli 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.

xlii A First Aid Room should be provided at the project site, both, during construction and operation phase of the project.

xliii Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.

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

xlv 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.

xlvi 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.

xlvii The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

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 Adequate measures shall be taken to prevent odor from solid waste processing and STP.

iii Proper system of channelizing excess storm water shall be provided.

iv 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.

v The proposals on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.

vi The power factor shall be maintained near unity.

vii 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.

viii 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.

ix Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.

x The D. G. sets to be operated with stack height as per EP Act, 1986 along with acoustic enclosures.

xi 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.

xii 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.

xiii 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.

xiv 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.

xv Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.

xvi 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.

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 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 2006.
9. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it was found that construction of the project has been started without obtaining environmental clearance.
10. Environment clearance is subject to final order of the Honb'le Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition(Civil) No. 460 of the year 2004 as may be applicable to this project.

Yours faithfully,

(Yogendra Kumar Dak)
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. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Smt. Alka Kala, Chairman, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Shri Moti Lal Daima, Member, SEIAA, Rajasthan, 48/9, Moti Path, Mansarovar, 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. Nodal Officer (Departmental Website), Department of Environment, Government of Rajasthan, Jaipur with the request to upload the copy of this environmental clearance on the website.

M.S. SEIAA (Rajasthan)