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)B(613)/13-14

Jaipur, Dated: 3 1 JAN 2014

To, M/s Virgo build state Pvt. Ltd, Add- 301, Anukapa Mansion- 1, M.I Road, Jaipur, (Rajasthan)

Sub: E.C. for proposed Group Housing project "Promont" coming up at Khasra Nos. 383, 388, 389, 394/432, 395, 396, 398, 399, 400, 401, Village- Ajayrajpura nad Mathurawala, Tehsil- Sanganer, Jaipur, (Rajasthan)

Sir,

This has reference to your application dated 26.08.2013 seeking environmental clearances for the above project under Environment Management Plan Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the Environment Management Plan Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, Environment Management Plan, Environment Management Plan and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meeting held on 23.09.13 & 26-27.12.2013.

1.	Category / Item	Cat. 8(a) B						
	no.(in Schedule):	and built for a l						
2.	Location of Project	Khasra Nos. 383, 388, 389, 394/432, 395, 396, 398, 399, 400, 401, Village- Ajayrajpur						
		nad Mathurawala, Ter	isii- Sanganer, Jaipur,	(Rajasulali)	D			
3.	Land Use	S. No.	Particulars	Permissible	Proposed			
		1.	Total Plot Area	11593.6 Sq. m.				
		2.	Surrendered Area for road	741.6 Sq. m.				
		3.	Net Plot Area	10,852 Sq. m.				
ан. 1 А		4.	FAR	2.25 (26,085.6 Sq. n	n.) 2.75 (31,913.70 Sq. m.)			
		5.	Gross Built-up Area	57,661.14 Sq. m.				
		6.	Ground Coverage	35 % (3,798.2 Sq. m.)	34.28 % (3,720.20 Sq. m.)			
		7.	Landscape area		12,13.03 Sq. m. (11.18%)			
		8.	Parking (Open Surface Parking : 146 ECU)	3,358 Sq. m. (required)	3,358 Sq. m. (30.94 %)			
		9.	Paved area		2,560.77 Sq. m. (23.60 %)			

2. Brief details of the Project:

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										5	
4.	Parking	1110.41		merel to	eko serek	in T	. Sharb	2			
1.000.00		S. No	Details	Cars	Scooter	Total E.C.U.	Basis ECU	s(1 =)	Total Area	Total Are Provided	
		1.	Open Area	146	n nie ursch∦r	146	23 Sc	q. m.	Required 3,358 Sq.	3,358 S	
AL	T C	2.	Lower	139	230(77	216	28 Sc	q. m.	m. 6,048 Sq.	m. 6,048 S	
4		3.	Upper Decement	142	246(82	224	28 Sc	q. m.	m. 6,272 Sq.	m. 6,272 S	
		Total	Basement	427	476(159	586 ECU			m. 15,678	15,678 S	
5.	Expected Cost:	Rs. 60	Crore			<u> </u>			Sq. m.	111.	
6	Water Requirement			24 A							
0.	& Source	Dhase	x	1712 23	Water De	mand		Expected Source			
	a source	Cons	truction Phase		QKID	manu		Tanker Supply			
		Post	Construction I	Dhaca	182 KIT	(123 KID	Frech	Fresh water : PHED w			
		Post Construction Phase			+ 59 KLD recycled)			supply Recycled water Treated water STP.			
tice	firmate Scriptor I de la	for hot The su	water generat mmary of the Descriptio	tion. energy d n	lemand is g	iven as unde	r.			-1 ⁶	
0		Image: Structure Description 1. Source of supply		supply	 33 KV supply will be from nearest GSS situat 5.5 km towards NNW direction from the site 						
-					• N S	lon Conver ource	ntional	Sol: 19 1	ar stand ale nos	one fixture	
gall	Vin di Tra	2.	Electrical	Load	Connected Maximun	d Load 1 Demand		2,74	2,744 KW 1,412.5 KW		
1980		3.	Transform	ier	No. of transformers Capacity			1 N 200	1 NO. 2000 KVA, 33/0.433 KV		
1		4. DG Sets		1971 - 17 A	No. of DG sets		. 1				
	A. 12		444 ° 24		DG capac	ity		125 KVA			
				Fuel Used		HSD (sculpture content: 0 %)					
				1	Fuel Consumption			20.8 I/hr			
8.	Environment	S.			Capital C	ost		Ann	ual recurrin	g Cost	
1.015	Management Plan	No.		1	Exiting	Propos	ed	Exit	ing F	roposed	
38.8	4.2	1.	Pollution (provide b separately)	Control oreak-up	1 11 ₃ 2				-	7 .	
50.1 8 %	(B.) (2,1) (11,1)		a. Acousti enclosu stack a to DG s	ic res & attached sets	· · · · · ·	2 Lac			C	0.5 Lac	
3 8	25,1	1	h. STP			30 Lac				5 Lac	
	(3°		c. Rain	Water	-	8 Lac			0	2 lac	
0.277	2,56		d. Solid manage	waste		10 Lac			1	.5 Lac	
		2.	Pollution monitoring			02 Lac			0	2 Lac	

	i d'Aren ur A	00 . 90	(provide beak – up separately)			9 0	¥1:		
	a d'a aktion ak Balgen 1 2.1	3.	Fire fighting & emergency handling	nto coesta i	20 Lac	1.1.1	, v	1 Lac	
		4.	Green Belt		10 Lac	14.953		1 Lac	
	ta 1940 Later Men av Star Charles Black	5.	Training in the area of environment & occupational health	n <mark></mark> an third and a star an the second second and second se	1 Lac			1 Lac	
8.1	< 5.08% 1 L	6.	Other (Specify)	1 <u>1</u> .) - 113. ks					
	5,1 i hir≢tO138⊥vi BS	191	Total		83 Lac			14 Lac	
9.	CSR Activates	S.	Activities	Capital Cost (In laces)					
		No.	- K. S. Merrine K			Year 1 st	Year 2 nd	Year 3rd	
	n under state state fan na niktre i orgense en ni i orgense en ni i orgense i orgense i orgense	1.	Construction, renoval toilets for the girl chil Rajkiya Prathmik Nagalaya 800 meter N Exiting 4 and Proposi girls. Cost of 8 toilet = 4 finishing.	tion and maint ld & Ladies in Vidhyalaya, NNW ed 8 toilets for .0 lac with fit	Manpura boys and tings and	2.0	2.0		
		2.	Construction and e treatment plant & F study area school Rajkiya Prathmik V 1.4 km SSW. Rajkiya Prathmik Nagalaya 800 meter N Cost of Civil and eq 7.5 KLD. Adequate maintenanc	rection of a Rain water Sta Tidhyalaya, Aj Vidhyalaya, NW uipment for a e will be kept.	Sewage orage for ayrajpura Manpura in approx	10.0	10.0	10.0	
		3.	Establishment/ Expan in Village Manpura Mathurawala. Health camps for Ma and medication, dest under the reputed & c in the CHC Vatika 6.5	sion of Health Nagalya, Ajayı alnutrition, De ruction of sup certified medic 5 km SW	facilities rajpura & ental care oplements cal doctor	11.0	07.0	08.0	
		Total				23	19	18	
10	STP	STP based on MBBR technology with capacity of 170 KLD.							
11	Green Plantation	Total Land Seape Area 1213.03 Sq. m. (11.18 % of Plot area). Total no. of Plant - 201							

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.

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.

As envisaged, the P.P. shall invest at least an amount of Rs. 83 lacs as capital cost(before the project is put into use) & Rs. 14 lacs as annual recurring cost for implementing various environmental protection measures.

The PP has proposed an amount of Rs.60 Lacs spread over 3 years as 30 Lacs for1st year, 20 Lacs for 2^{nd} year and 10 Lacs for 3^{rd} 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".

Green belt/Landscapping should be developed in 1213.03 Sq. m. (11.18 %) area ,as proposed.

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.

- 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.
- 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.

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

- xii All energy saving measures proposed by the PP should be implimented before the project is put into use.
- xiii Road width and bend should be adequate for easy movement of fire fighting vehicles.
 - 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 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 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.
- The drains should be of adequate capacity and be lined till the final disposal points.

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 170 KLD of MBBR 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.

i 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.

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

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.

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.

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.

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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.

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- 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 9 KLD construction stage and 182 KLD post construction phase, obtained from PHED, as proposed. The necessary permission of water supply from PHED 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 illigal borewell exist 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 airconditioning. 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 airconditioned 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.

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- 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.
 - y 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.
 - The D. G. sets to be operated with stack height as per EP Act, 1986 along with acaustic elclosure.
- 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' 06.

- 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,

(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. 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)