

State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

No: F 1(4)/SEIAA/SEAC-Raj/Sectt/Project/ Cat 8(a), B (199)/08-09

Jaipur, Dated: 26/11/09

To,

M/s Star City Build Home Pvt. Ltd.

Village Udaypur,

Bhiwadi

Sub: EC for Group Housing Project at Village Udaypur, Bhiwadi by M/s Star City Build Home Pvt. Ltd. Village Udaypur, Bhiwadi

Sir,

This has reference to your application No Nil dated 01-07-09 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 27.07.09 & 29.9.09.

2. Brief details of the Project:

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| 1. Category:- | "B" |
| 2. Item No.(in the list of Schedule):- | 8 (a) or 8 (b) |
| 3. Purpose:- | Group Housing Project |
| 4. Location | Village-Udaypur, Bhiwadi (Raj.) |
| 5. Total Plot Area | 25,100.00 M ² |
| 6. Built Up Area | 50,166.30 M ² |
| 7. Permissible FAR: | 1.8 |
| 8. Maximum Building height | Not Mentioned |
| 9. No. of Floors: | Not Mentioned |
| Parking Area : | Open ground: 413 ECU Silt: 340 ECU Total: 753 ECU |
| No. of Flats : | 846 |
| 10. Expected Cost: | Rs. 400 million |
| 11. Environment Management Plan | a) D. G. Sets adhering to CPCB norms. b) Properly designed parking. c) Provision of rows of trees to act as buffer. d) Segregation of solid waste at source. e) Safe disposal of sewage by providing STP. f) Storm water drains |
| 12. Water Requirement & Source | 703 KLD (387 KLD from PHED and 316 KLD (recycled water from STP). Water construction to be drawn from existing well. |
| 13. Power requirement: | 4230 KW. It will be met through grid of JVVN Ltd. |

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:

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I. CONSTRUCTION PHASE

- i) "Consent to Establish" shall be obtained from Rajasthan State Pollution Control Board before start of any construction work at the site.
- ii) All the topsoil excavated during the construction should be stored for use in horticulture/landscape development within the project site.
- iii) For conservation of electricity and to reduce energy losses the management should 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.
- iv) The PP shall ensure earmarking of fund and implementation of the EMP as envisaged in letter and spirit.
- v) 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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi) All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.
- vii) Adequate drinking water facilities shall be provided for construction workers at the site.
- viii) Provisions should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.
- ix) For disinfection of wastewater, appropriate tertiary treatment may be given.
- x) All the topsoil excavated during the construction should be stored for use in horticulture/landscape development within the project site.
- xi) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites with the approval of competent authority.
- xii) 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.
- xiii) 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.
- xiv) The diesel generator sets to be used during the construction phase should be low- sulphur-diesel type and should conform to Environment (Protection) Rules for air and noise emission standards.
- xv) Vehicles hired for bringing construction material and labourers to the site should be in good conditions and should conform to applicable air and noise emission standards and should be operated during non-peak/approved hours.
- xvi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xvii) 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 August 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- xviii) Ready mixed concrete must be used in building construction.
- xix) Storm water control and its re-use as per CGWA and BIS standards for various applications.
- xx) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices referred.
- xxi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- xxiii) Treatment of 100% gray water by decentralized treatment should be done.
- xxiv) The STP should be laced with flow metering devices both at the inlet and outlet.
- xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- xxvi) 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.
- xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxviii) Re-cycled water to match standards for cooling water system.

1. The environmental safeguards contained in Form I-A should be implemented in letter and spirit.
2. Six monthly monitoring reports should be submitted to Rajasthan and Rajasthan State Pollution Control Board.
3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, should 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 should 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 should 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 should be made within 7(seven) days from the date of issue of the environmental clearance and a copy should 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 Hon'ble 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,

SD
(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. Expert Appraisal Committee has observed that violation of EIA Notification has been made by the proponent. Hence, legal action may be started against the proponent for the violation.
2. Principal Secretary, Environment Department, Rajasthan, Jaipur. Expert Appraisal Committee has observed that violation of EIA Notification has been made by the proponent. Hence, legal action may be started against the proponent for the violation.
3. Shri S.C. Derashri, Chairman, SEIAA Rajasthan, 90, Geejgarh Vihar, Hawa Sarak, 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.
6. Member 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. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

M.S.
M.S. SEIAA (Rajasthan)

PART – B. GENERAL CONDITIONS: (For Construction Projects)

1. The environmental safeguards contained in Form 1-A should be implemented in letter and spirit.
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(Sankatha Prasad)
Member Secretary
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M.S. SEIAA (Rajasthan)