

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). B (77)/08-09

Jaipur, Dated:

30 APR 2010

To,

M/s Kanak Vrindavan Township Pvt. Ltd.
601-603, 5th Floor,
Apex Mall, Lal Kothi,
Tonk Road,
Jaipur

Sub: EC for proposed Grand Vistas (Group Housing project) Plot No G-1, Kanak Vrindavan Township, Sirsi Road, Jaipur

Sir,

This has reference to your application dated 07.07.08 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 25/26.2.10.

2. Brief details of the Project:

1. Item No.(in the list of Schedule/Category):- 8(a).B1
2. Purpose: - Group Housing Project.
3. Location Plot No G-1, Kanak Vrindavan Township, Sirsi Road Jaipur
4. Total Plot Area: 15315 M² (3.78 acre)

<i>PARTICULARS</i>	<i>AREA (Sq.m)</i>
Total Area of Plot	15315 (3.78 acre)
Total Built-up area	38513 (9.5 acre)
Built up area for existing building (Cluster II)	19998.238
Built up area for proposed building (Cluster II)	18514.6
Total Permissible FAR (1.8)	27567
Total Proposed FAR of the campus (1.77)	27177
FAR of Existing building (Cluster II)	14083.302
FAR of proposed Expansion (Cluster I)	13093.502
Total Permissible Ground Coverage (35%)	5360
Total Proposed Ground Coverage (25%)	3852
Ground Coverage of Existing Buildings	2110
Ground Coverage of Proposed expansion	1742
Green Area	4000 (≈ 26.1% of the plot area)

5. Total Parking required 454 ECS
6. Total Parking provided 461 ECS
7. No. of Units : 324 dwelling units.
8. Expected Cost: Rs. 40.00 Crores
9. Environment Management Plan

<i>Environmental Components</i>	<i>Controls Through EMP & Design</i>
Ground Water Quality	<ul style="list-style-type: none"> ✓ Sewage sludge to be dewatered and used as manure. ✓ Rain water harvesting scheme. ✓ Black and Grey water treatment and reuse. ✓ Storm water collection for water.
Surface Water Quality	<ul style="list-style-type: none"> ✓ Domestic water treatment scheme developed to treat the wastewater so that it can be reused for greenbelt development.
Air Quality	<ul style="list-style-type: none"> ✓ Use of ultra low sulphur diesel, if available. ✓ Use of clean fuel if available. Providing Footpath and pedestrian ways within the site for the residents.

	<ul style="list-style-type: none"> ✓ Green belt to be provided with specific species to help reduce SPM levels. ✓ Use of well-maintained equipment fitted with silencers. ✓ Providing acoustic enclosures on DG sets. ✓ Providing noise shields near the heavy construction operations and acoustic enclosures for DG sets.
Land Environment	<ul style="list-style-type: none"> ✓ Proposal solid waste management system to be managed by an authorized agency for waste collection, segregation, transportation and disposal. Inert waste to be managed by an authorized agency. ✓ Waste oil generated will be sold to authorized recyclers.

10. Water Requirement & Source :

198 KLD

Source: Not given

11. Power requirement:

1. Total Power requirement for the project will be about 998 KW (connected load) which will be met from JVVNL grid sub-station at site.
2. The transformers having cumulative capacity of 1000 KVA of oil cooled type with copper winding having a power factor of 0.9 and the diversity factor of 0.85. The nearest GSS (132 kVA) is located at Sirsi, which is step down to Bindayka (33 kVA). From Bindayka the power will be supplied to the project site.
3. D.G. Set:- to DG set of cumulative capacity 125 kVA (2*62.5 kVA) will be used for emergency power back up. Storage tank capacity of 2 DG sets is 20 KL. Fuel requirement will be about 13 L / hr.

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

1. CONSTRUCTION PHASE

- i. The expansion will comprise the construction of ninth floor of the A1 block of cluster II (existing phase) and two blocks of cluster 1 (Ground floor +4 floors-which was previously proposed with S+9 configuration), which will comprise the construction of 90 flats in addition to the existing 170 flats. Thus in all, after expansion, the number of flats will rise to 260. The total built up area after the proposed expansion will be 27,818.39 M² (existing 17,014.49 M²; proposed: 10,803.90 M²).
- ii. The PP shall ensure that, "Consent to Establish" shall be obtained from RPCB before start of any further construction work at the site and submit the following documents to RPCB at the time of applying for CTE:
 - ✓ Identification of re-cycling plant with its process.
 - ✓ Copies of JDA approved drawing of 1st and 2nd phase prior to issue of the CTE letter from the RPCB.
 - ✓ Certificate from Structural Engineer for seismic safety.
 - ✓ Copy of letter along with drawings of 2nd phase, submitted to JDA.
 - ✓ Copy of approval of change of land use.
 - ✓ Environment load statement as asked for vide meeting notice dated 10th February 2010(Annexure-D)
 - ✓ Legal undertaking / affidavit from PP and consultant with reference to MoEF circular dated 04.08.2009 that the data given in the proposal / report/ documents are factually correct.
- iii. 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 ensure obtaining prior permission from the SE, JVVNL regarding power demand 1250 KVA.
- iv. For better environmental safeguards, the PP shall provide four (4) transformers in place proposed single transformer. Accordingly, the PP shall prepare and submit revised Electrical Plan with provision for 4 transformers instead of one transformer for environmentally sound power distribution.
- v. The PP shall ensure that, instead of using the term "132 kVA" in the report, the correct term "132 kV" is used in all the documents/ report.
- vi. The PP shall ensure that, the Green Roof Technology as suggested is implemented and put in place.

- vii. The PP shall provide a System for composting of MSW within the campus and its use/disposal. As the construction has already taken place measures taken in this regards be submitted to RPCB before the issue of CTE from the RPCB.
- viii. The PP shall provide details of System for BMW management.
- ix. 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.
- x. The PP shall review and specify employment opportunities (direct /indirect numbers) to local persons.
- xi. **The PP shall ensure implementation of CSR activities, initially spending 2% of the capital cost to be spent on Health, Sanitation, Education of the community.** Item wise break up in this regard may be submitted to RPCB at the time of applying for CTE.
- xii. The PP shall ensure implementation of fire fighting plan as approved by the JNN.
- xiii. 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.
- xiv. 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 contraction phase shall be ensured.
- xv. Adequate drinking water facilities shall be provided for construction workers at the site.
- xvi. Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.
- xvii. All the labourers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xviii. For disinfection of waste water, appropriate tertiary treatment shall be given.
- 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 shall 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.
- 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 shall 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 the construction phase shall be 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 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.
- 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 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- xxvii. Ready mixed concrete shall be used in building construction.
- xxviii. Storm water control and its re-use shall be as per CGWA and BIS standards for various applications.
- xxix. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxx. Permission to draw ground water shall be obtained from the CGWA/CGWB prior to consent to establish from the RPCB for construction of the project.
- xxxi. Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.
- xxxii. Treatment of 100% grey water shall be done. Details may be submitted.
- xxxiii. Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxxiv. 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. Compliance to be reported to RPCB.
- xxxv. The PP shall provide plans duly approved from competent Authority, to RPCB at the times of applying CTE.
- xxxvi. Roof shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. Compliance to be reported to RPCB.
- xxxvii. Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxxviii. 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.
- xxxix. A First Aid Room shall be provided in the project both during construction and operation of the project. Compliance to be reported to RPCB.
- xl. Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with 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 lightning etc. Compliance to be reported to RPCB.

- 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. Ground water table to be shown along with source. Besides, permission of competent authority is obtained for withdrawal of ground water.
- xliv. The PP shall abide by the provisions relating MSW handling and management rules.
- xlvi. 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.

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. Compliance to be reported to RPCB.
- vii. The D. G. sets shall 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. A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U factors etc. Quantify energy saving measures.
- xii. Proper system of channelizing excess storm water shall be provided.
- xiii. The power factor shall be maintained near unity.
- xiv. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xv. No puzzle parking shall be allowed.
- xvi. Re-cycled water to match standards for cooling water system.
- xvii. Adequate measures shall be taken to prevent odor from solid waste processing and STP.

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 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. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
2. Principal Secretary, Environment Department, Rajasthan, Jaipur. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
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. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
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. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.

Sd-
M.S. SEIAA (Rajasthan)