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) B1 (236)** /09-10 Jaipur, Dated: 10 FEB 2010

To,

Secretary,
Jodhpur Development Authority,
Jodhpur

Sub: EC for Rajeev Gandhi Nagar Residential Scheme (A residential scheme of government aimed at contributing to the objective of affordable housing for all)

Sir,

This has reference to your application dated 29.10.09 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 29/30.12.09.

2. Brief details of the Project:

1.	Item No.(in the list of Schedule/Category:-	8(b).B-1
2.	Purpose: -	Residential Scheme
3	Location	Village-chokhan at Dali Bai Temple to Gangana-Road, Jodhpur.
4	Total Plot Area	a) Area 296.0226 ha. b) Total plot area: 8, 14,883 M^2
5	Built Up Area	11, 98,261 M^2
6	Statement	Statement of land use pattern to be used under different heads:

Particular	Area(in M^2)	Percentage
Residential	814883	27.53
Facility	169515	5.73
Institutional	128072	4.33
Commercial	85791	2.90
Informal Sector	59142	2.0
Road Area	868946	29.35
Total	**2126349**	**71.84**
Reserved for Terrace Garden	552906	18.67
Park (Greenbelt)	280971	9.49
Grand Total	**2960226**	**100**

7	No. of Plots:	4,648
8	Expected Cost:	Rs. 98.00 Crores
9	Environment Management Plan	1. Nearly, 4 MLD waste water will be generated. This will be treated by STP proposed near village Salawas. A 900.00 mm diameter outfall sewer from Pal village to Salawas has already been laid. And nearly 5 KM length of 600.00 mm diameter RCCNP-04 pipes will be laid from project site to Pal village via Gangana village. This line will connect the entire sewage disposal to the ultimate disposal point proposed at Salawas STP. At present a 50 MLD capacity STP is under construction at Salawas which will have ultimate capacity of 200 MLD in future.

2. The proposed greenbelt location programme is as follows:-

(i) Parks	280971 M^2
(ii) Along roads	150000 M^2
(iii) Terrace Garden	552906 M^2
Total	**983877 M^2**

(Nearly 33% of total scheme area)

3. Environment Management Cost.

Description	Capital cost (Rs. Lakh)	Recurring cost (Rs. Lakhs/year)
Sewerage line & pumping station	150	-(STP is proposed at village Salawas)
Sanitary facility to construction workers	04	-
Landscaping	200	-

Solar energy utilization	200	02
Solid waste management during construction	10	05
Green belt development	410	10
Culverts	400	-
Total	**1374**	**17**

10. Water Requirement & Source : 5 million liters/day; Source: PHED supply
11 Power requirement: 10 MW catered by JVVNL.
12 Other Points
(1) Daily fresh water demand of about 5 MLD is proposed to be met by PHED supply. Assurance letter from PHED has not been submitted.
(2) STP is proposed far from the proposed site, a 5 km. length pipe will be laid up. The logic for the same is needed.
(3) A protected Forest Area adjoins the project scheme boundary. NOC from the concerned forest authorities have not been submitted Machia Safari Park is also about 8 km away from the site. NOC from the park authorities is also required.
(4) Rainwater harvesting proposals have not been given.
(5) As per PP, some realignment or changes will be required for existing nallahs and water courses ultimately leading into the same end point i.e. Golasani Nadi. A NOC from the Water Resources Department is required for realigning/changes in the water bodies.

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. Hills may be developed as landscape. Relevant conservation plan in this regard may be prepared and submitted to RPCB.
ii. The green area shall be maintained throughout the life of the Project and not reduced at any time by Jodhpur Development Authority (JDA) or Municipal Council with proper agreement. An undertaking in this regard may be given by the Commissioner, JDA, Jodhpur.
iii. Fire Tender movement/turning radius may be kept in view while deciding the road width.
iv. Feasibility of underground wiring may be examined and followed.
v. Open land may be earmarked for laying 132 kV line.
vi. Solar system may be utilized for street light/hospitals/water heating etc.
vii. Law enforcement may be ensured by the JDA, desirably through SP of District Police. Water supply and electricity may be ensured by PHED /JVV NL respectively. Solar Lights may be ensured by the JDA.
viii. JDA shall ensure that the subsequent construction activities shall comply with various town planning byelaws and there is no encroachment on the common land.
ix. Rare and endangered species available in the area, may be conserved.
x. Parks may be developed and maintained by the JDA.
xi. The entire EMP shall be implemented in line and spirit as suggested in TOR and an amount of Rs. 1374 Lacs may be allocated as capital cost and Rs. 17 Lacs/year as recurring cost of the EMP as proposed by the proponent.
xii. "Consent to Establish" shall be obtained from Rajasthan State Pollution Control Board and a copy shall be submitted to the SEIAA, Rajasthan before start of any construction work at the site.
xiii. For conservation of electricity and to reduce energy losses the management should ensure that the electrical power is stepped down from 33 KVA to 11 KVA and distributed at this level and finally brought to 440 volts.
xiv. 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.
xv. All required sanitary and hygienic measures should in place before starting construction activities.
xvi. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of waste water and solid waste generated during the contraction phase should be ensured.
xvii. Provisions should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.
xviii. All the labourers engaged for construction should be screened for health and adequately treated before engaging them to work at the site.

xix. For disinfection of waste water, appropriate tertiary treatment may be given.

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

xxi. 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.

xxii. Soil and ground waster 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.

xxiii. 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.

xxiv. 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.

xxv. 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.

xxvi. 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.

xxvii. 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).

xxviii. Ready mixed concrete must be used in building construction.

xxix. Storm water control and its re-use as per CGWA and BIS standards for various applications.

xxx. Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices referred.

xxxi. Permission to draw ground water shall be obtained from CGWB/CGWB prior to construction/operation of the project.

xxxii. A First Aid Room will be provided in the project both during construction and operation of the project.

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

xxxiv. Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.

xxxv. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorization of the Rajasthan Pollution Control Board.

xxxvi. 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 including protection measures from lightening etc.

xxxvii. Regular supervision of the above and other measures for monitoring should be in place through out the construction phase, so as to avoid nuisance to the surroundings.

II OPERATION PHASE

i. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should 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 reduce energy losses the management should ensure that the electrical power is stepped down from 33 KVA to 11 KVA and distributed at this level and finally brought to 440 volts.

iii. Rain Water harvesting 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 should as per GOI manual.

iv. The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.

v. Any hazardous waste including biomedical waste should 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 should be suitably landscaped and covered with vegetation of indigenous variety.

vii. Incremental pollution loads on the ambient air quality noise and water quality should be periodically monitored after commissioning of the project.

viii. Application of solar energy should 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 should be provided.

ix. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

x. Proper system of channelising excess storm water shall be provided.

xi. The power factor should be maintained near unity.
xii. JDA shall demonstrate its environment commitment by celebrating World Environment Day, World Sanitation Day and World Habitation Day in Community centers at the proposed scheme.
xiii. Trees and shrubs of local species should be planted to allow habitat for birds with appropriate distance from the boundary.
xiv. Adequate measures should be taken to prevent odour from solid waste processing and STP.

General Conditions:

1. The environmental safeguards contained in Form 1-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.
2. Principal Secretary, Environment Department, Rajasthan, Jaipur.
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. SEIAA (Rajasthan)