

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(330)/10-11

Jaipur, Dated:

30 JUN 2011

To,

M/s Sepset Real Estate Ltd.,
Indiabulls Finance Centre,
14th Floor, Tower -1, C. S.no.612/613,
Elphinstone Mills Compound,
Senapati Bapat Marg,
Elphinstone (West),
Mumbai (MH)- 400013.

Sub: EC for proposed Mall Cum Multiplex Project at Vijay Raje Nagar Scheme, Pali Road, NH-65, Jodhpur

Sir,

This has reference to your application dated 23/26.11.10 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 27/28.1.11 & 23.5.11.

2. Brief details of the Project:

1. Consultant	M/s J.M. EnviroNet (P) Ltd., Gurgaon
2. Item No. in the list of Schedule / Category:	8(a), B-2.
3. Purpose	Mall cum Multiplex
4. Location	Pali Road, Jodhpur
5. Total Plot Area	23304.60 sq. m.
6. Built up Area	75698.88 (including basement)
7. Maximum Building height	22.95 m
8. No. of Floors	2 Basements + Lower Ground + Ground + 5
9. Parking Area	Required Parking – 829 ECS Proposed Parking – 996 ECS
10. Expected Cost	Rs. 307.97 crores. At another place in the report Rs. 137.00 crores has also been mentioned by making correction by fluid.
11. Environment Management Plan	STP of 160m ³ /day capacity on SAFE technology has been provided.
12. Water requirement & source	164 KLD Source:- Borewell and Municipal Water supply.
13. Power requirement	8902 KW from 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:

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) 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.
- iii) 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.
- iv) 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 should be ensured.
- v) Adequate drinking water facilities shall be provided for construction workers at the site.
- vi) Provisions should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.
- vii) All the labourers engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- viii) For disinfection of waste water, appropriate tertiary treatment may be given.
- ix) All the topsoil excavated during the construction should be stored for use in horticulture/landscape development within the project site.
- x) 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.
- xi) 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.
- xii) 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.
- xiii) The D.G. sets and the panel rooms should be close to each other in order to avoid electrical losses.
- 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) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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).
- xix) Ready mixed concrete shall be used in building construction.
- xx) Storm water control and its re-use as per CGWA and BIS standards for various applications will be ensured.
- xxi) The total water demand shall not exceed 164 KLD out of which Fresh Water requirement shall be 40 KLD. The rest 124 KLD of water shall be met from the STP after recycling the Fresh Water.
- xxii) Green area will be increased from 20% to 33% as submitted in the undertaking by the P.P.
- xxiii) A sum of rupees at least equal to 1% of annual profit in the balance sheet may be kept earmarked for socio economic upliftment activities of the area particularly in the area of habitat, sanitation, health or education. Item wise break up in this regard may be submitted to RPCB at the time of applying for CTE/CTO.
- xxiv) For reducing the water demand, waterless urinals, low flow faucets, dual flushing fixtures, dual plumbing etc. shall be used.
- xxv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxvi) Permission to draw ground water shall be obtained from the CGWA/CGWB prior to construction/operation of the project.

- xxvii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xxviii) Treatment of 100% grey water by decentralized treatment should be done.
- xxix) Building Plan from the competent Authority will be got approved and position cleared with reference to Master Plan.
- xxx) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators of pressure reducing devices or sensor based control.
- xxxi) 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.
- xxxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxxiii) Adequate measures shall be taken to reduce air and noise pollution during construction, keeping in mind the CPCB norms on air and noise pollution limits.
- xxxiv) Opaque walls should 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.
- xxxv) A First Aid Room will be provided in the project both during construction and operation of the project.
- xxxvi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
- xxxvii) 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.
- xxxviii) 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.
- xxxix) Guidelines issued by concerned Ministry for water scarce areas may be followed.
- xl) Composting of biodegradable waste shall be carried out within the campus.
- xli) Provision of solar water heating /chilling etc shall be explored.

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. Meters to the inlet and outlet of STP will be provided.
- ii) 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.
- 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 Dug wells shall be used as recharge wells. 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 may 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 commercial land use. The open space inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vii) The D. G. sets to 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 should 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 should be provided.
- x) 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.
- xi) A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should 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 should be maintained near unity.

- xiv) Trees and shrubs of local species should 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 should be taken to prevent odor from solid waste processing and STP.
- xviii) A sum of rupees at least equal to 1% of annual profit in the balance sheet may be kept earmarked for socio economic upliftment activities of the area particularly in the area of habitat, sanitation, health or education. Item wise break up in this regard may be submitted to RPCB at the time of applying for CTE/CTO.

PART B: 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. 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 for information & necessary action and to display this sanction on the website of the Rajasthan State 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. IA- 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)