

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(307) /10-11

Jaipur, Dated:

29 APR 2011

To,

M/s Shri Kalyan Build Mart Pvt. Ltd.,
D-44, Subhash Marg, C-Scheme,
Jaipur-302004.

ACP/AEE
12.5.11
Dund
12/5/2011

Sub: EC for proposed "Shri Kalyan Buildmart" at Khasra no. 141/1,142,406/148 etc. village-Chainpura, Near Jawahar Circle, Tehsil-Sanganer, Jaipur

Sir,

This has reference to your applications dated 31.08.10 & 9.9.10 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 27/28.9.10 & 28th March, 2011.

2. Brief details of the Project:

MU 9D

- Item No. in the list of Schedule / Category: 8(a), B-2
- Location: Village-Chainpura, Near Jawahar Circle, Tehsil-Sanganer, Jaipur.
- Scheme Details: The proposed project was allocated total plot area of 15,700.00 sq.m. (1.57ha.), constituting following khasras:

Following Khasras			
S.N.	Village	Khasra No.	Area, Ha.
1	Chainpura	403/148, 404/148	0.43, 0.15
2		406/148, 141/1, 142	0.09, 0.75, 0.15
			0.99/4=0.2475
3		406/148, 141/1, 142	0.09, 0.75, 0.15
			0.99/4=0.2475
4		406/148, 141/1, 142	0.09, 0.75, 0.15
			0.99/4=0.2475
5		406/148, 141/1, 142	0.09, 0.75 0.15
			0.99/4=0.2475
Total			1.57*

As per the Airport Development Plan, 80' wide sector road has been planned. Out of the acquired Khasra no. 406/148, 141/1, 142 an area of 868.00 sq.m has been surrendered for road development and out of the Khasra no. 403/148, 404/148 an area of 1085 sq.m has also been surrendered for road development, thus, the total plot area will be 13,747.0 sq.m only. Khasra plan is enclosed as **Annexure-1**.

- Area under Plot & Other details

The land use of the proposed project is as under:

Particulars	Gross area, sq.m.	Net area, sq.m
Plot area	15,700	13,526**
Built up area	49,177.72	47,286.17

** To retain a perfect geometric shape and additional area left out for road development is 221 sq.m and thus the net plot area is 13526.0 sq.m.

Built up area: 49,177.72 sq.m {(The height of the building permissible by AAI is 30.07 m. Floors :G+7 floors with 2 levels of basement (total height of basements = 8.04 m)}.

The proposed project will consists of = 265 nos. of offices with parking space of total 679 ECU.

Parking :

Surface/Open parking : 214 (ECU).

Upper basement – 165 (ECU) – Mechanical puzzle parking

Lower basement – 300 (ECU) (including Puzzle parking).

265 No. of Offices

- No. of Plots:
- Expected Cost
- Water Requirement &

Not given

The water used for various purposes will be obtained from the ground water (proposed bore



- Source wells-2 nos.) as well as from Bisalpur Pariyojna supply (as and when implemented). The impact on water table due to abstraction will be negligible as the annual abstraction rate is 24,090 cu. m. and the proposed annual recharge will be to the tune of 4480 cu. m. There is no surface water body. The peak water demand during the construction phase will be 13 KLD which will be met from the tanker supply. In the post construction phase, the daily water demand will be about 150 KLD (After implementation of environment management plan-66 KLD fresh water + 84 KLD recycled water for flushing and (84 KLD) from (STP), The fresh water will be met from proposed bore wells (2 nos.) as well as from PHED supply as and when established.
8. Energy The connected power requirement for the project will be about 3000 KW and the maximum demand will be 1,800 KW, which will be met through grid substations at site from JVVNL. (Jawahar Circle)
9. Environment Management Plan
10. CSR / Socio- economic activities
- D.G. Sets:**
For complete power back up 2 DG sets with cumulative capacity of 2500 kVA (1000 Kva+ 1500Kva=2500 kVA) will be installed.
The fuel requirement will be about 500 l/hr of HSD (as & when used) will be obtained from HPCL/IOCL/BPCL. There will be diesel storage of 5 KL in the level-1.
The waste water generated to the time of 105 KLD will be treated in STP of capacity 125 KLD, designed to assimilate the load. The project will maintain "zero discharge status".

S. N.	Activities	Capital Cost (in Lakhs)	Recurring Cost (in thousand)
1	Access Programme for Medicines	0.50	-
2	Training on Food & Hygiene	2.0	-
3	School bags to students	0.50	-
4	Merit cum need scholarship	1.0	-
5	Financial Assistance for Technical Education	4.0	15.0
6	Labour Awareness on rights and legislation	4.0	-
7	Women Empowerment	6.0	10.0
8	Awareness Programme on Road Safety rules	2.0	-
9	Programmes on Computer Training	5.0	-
	Total	25.0	25

Access Programme for medicines:

Quarter 1

Cost of facilitating the supply of essential medicines (though not available) to villagers:-

Rs. 50,000/-

Training on Food, Nutrition & Hygiene:-

Fee of the certified counselor for 1 Training Programme:

Rs. 5,000/-

Expenses incurred on the Arrangement of 1 Programme:

Rs. 20,000/-

Total Expenses for 8 training programmes:

Rs. 2,00,000/-

From Quarter 2 to Quarter 4, one Training programme every month.

School bags to students:-

Cost of 1 school bag:-

Rs. 50/-

Cost of 1000 school bags:-

Rs. 50,000/-

Merit cum need Scholarship:-

Cost of annual school fee = Rs. 1200/- per annum approx.

Merit cum Need Scholarships to 41 HSC Students = Rs. 49,200 approx.

Merit cum Need Scholarships to 41 SSC Students = Rs. 49,200 approx.

Documentation charges for selecting meritorious students = Rs. 600/-

Financial Assistance for Technical Education

Cost of Technical Education for student per se = Rs. 5,000/- Per course approx.

Assistance provided to 80 students/workers = Rs. 4,00,000/-

Labour Awareness on rights and legislation

Fee of the certified counselor for 1 Training Programme :- Rs. 5,000/-

Expenses incurred on the Arrangement of 1 Programme :- Rs. 20,000/-

Total Expenses for 16 training Programmes :- Rs. 4,00,000/-

Women empowerment

Awareness camps on Immoral Traffic (Prevention) Act, 1956, Maternity Benefit Act 1961, The Dowry Prohibition Act, 1961, and Protection of Women from Domestic Violence Act, 2005 etc.

Fee of the certified counselor for 1 Training Programme : Rs. 5,000/-

Expenses incurred on the Arrangement of 1 Programme : Rs. 20,000/-

One programme each month:-

Total expenses for 12 training programme :- Rs. 3,00,000/-

Awareness camps on establishment of small scale & cottage industries.

Fee of the certified consultant for 1 Training Programme :- Rs. 10,000/-

Expenses incurred on the Arrangement of 1 Programme :- Rs. 20,000/-

One programme each month:-

Total expenses for 10 training programme :- Rs. 3,00,000/-

Awareness Programme on Road Safety rules:-

One programme in each Quarter:	
Total expenses for 8 training programmes	:- Rs. 2,00,000/-
<u>Programmes on Computer Training</u>	
Course fee for DTP operator Training for 1 student	:- Rs. 5,000/- approx.
Course fee for 100 Students	:- Rs. 5,00,000/-

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. Proposal of stepping down 33kv to 11kv by 2x1600 kVA power transformers is O.K. Distribution of power is to be done by 11 kv cable and then installing 4x800 kVA distribution transformers as proposed. It must be ensured that the distribution transformers are as close to the load as possible.
- iv. 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.
- v. 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.
- vi. Adequate drinking water facilities shall be provided for construction workers at the site.
- vii. Provisions should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers.
- viii. All the labourers engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- ix. For disinfection of waste water, 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 D.G. sets and the panel rooms should be close to each other in order to avoid electrical losses.
- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. 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.
- xix. 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).
- xx. Ready mixed concrete shall be used in building construction.
- xxi. Storm water control and its re-use as per CGWA and BIS standards for various applications will be ensured.

- xxii. The total water demand and the daily water demand shall not exceed: 150 KLD and 66 KLD respectively.
- xxiii. For reducing the water demand, waterless urinals, low flow faucets, dual flushing fixtures, dual plumbing etc. shall be used.
- xxiv. Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxv. Permission to draw ground water shall be obtained from the CGWA/CGWB prior to construction/operation of the project.
- xxvi. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xxvii. Treatment of 100% grey water by decentralized treatment should be done.
- xxviii. Building Plan from the competent Authority will be got approved and position cleared with reference to Master Plan.
- xxix. 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.
- xxx. 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.
- xxxi. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxxii. 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.
 - i. 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. Other suitable green building norms to be followed both during construction and operation phase
- xxxiii. A First Aid Room will be provided in the project both during construction and operation of the project.
- xxxiv. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
- xxxv. 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.
- xxxvi. 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.
- xxxvii. Guidelines issued by concerned Ministry for water scarce areas may be followed.
- xxxviii. Composting of biodegradable waste shall be carried out within the campus.
- xxxix. 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 Gol 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.
- ii. Compliance of the following responsibilities will be done for which commitments have been made by the PP:-
 - a. Landscape area, 1745.91 sq. m. will be maintained.
 - b. Solid Waste Management like excavated soil of 49,000 will be utilized within the site.
 - c. During Construction Phase, Biodegradable Waste of 80 kg/day, recyclable waste will be sold to vendors of JMC and Construction Waste 1.13 TPD will be utilized for road making and land filling within the site.
 - d. During Post Construction Phase, Solid Waste generated will be stored in color stored bins. Liquid effluents of 105 KLD will be treated in STP of capacity 125 KLD based on SAFF technology.
 - e. 66 KLD of fresh water will be used and 84 KLD recycled water will be used.
 - f. Stack height of DG sets should be as per prescribed norms.
 - g. Acoustic Enclosure should be used for DG sets.
 - h. Rain water harvesting will be constructed for recharge.
 - i. Use of PPC cement shall be ensured.
 - j. All measures as suggested in EMP during construction & post construction phase will be adopted. As envisaged under the EMP, a total amount of Rs. 71.0 lacs towards initial capital cost and Rs. 08.00 lacs towards annual recurring cost for implementing various environmental protection measures, fire fighting & emergency handling, green belt development etc.
 - k. Towards Corporate Social Responsibility, as committed, the PP shall earmark Rs. 25.0 lacs as initial Capital Cost and Rs. 0.25 lacs per annum as recurring cost. These activities shall include access programmes for medicines, training on food & hygiene, women empowerment etc. The expenditure on these activities shall be reflected in the books of account when presented for auditing of accounts. Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".
 - l. All measures as suggested in EMP during construction & post construction phase will be adopted by the PP.
- 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. PP would be liable for violations of provisions in the EIA Notification dt. 14.09.2006 and subsequent amendments and circulars issued afterwards by the MoEF.

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.


M.S. SEIAA (Rajasthan)