

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/(458)/2012-13

Jaipur, Dated: **14 DEC 2012**

To,

M/s Mangalam Build Developers Ltd.

6th Floor Apex Mall Lalkothi,

Tonk Road

Jaipur

Sub: E.C. for "Mangalam Ananda, at Jaipur" - proposed group housing project in Rajasthan at Village Hajyawala, Muhana road, Tehsil Sanganer Distt. Jaipur, Rajasthan.

Sir,

This has reference to your application dated 9.5.12 seeking environmental clearances for the above project under Environment Management Plan Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the Environment Management Plan Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, Environment Management Plan, Environment Management Plan and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meetings held on 30.7.12 & 25/26.10.12

2. Brief details of the Project:

1.	Item No. in the list of Schedule / Category:	8(a)/B					
2.	Location of project	"Mangalam Ananda, at Jaipur" - proposed group housing project in Rajasthan at Village Hajyawala, Muhana road, (Khasra no. 187, 187/789, 188, 188/790, 189-191,191/791, 192-206, 209-219, 221-224, 379-383) Tehsil Sanganer Distt. Jaipur, Rajasthan					
3.	Total Area	S. N	Particulars	Permissible		Proposed	
		1.	Total Plot Area	86330.0 sq. m.			
		2.	FAR	2.25 (1,94,242.5 sq. m.)		<1.0 (74809.57 sq. m.)	
		3.	Built up area	--		82,138 sq. m.	
		4.	Ground coverage	35% (30215.5 sq. m.)		(18,822.74 sq. m.)	
		5.	Landscape area	No standards		10926.407 sq. m. (>12%)	
		6.	Parking area (Open surface)	27,375.0 sq .m. (Required)		37,023.046 sq. m. (Provided)	
		7.	Drive & way pathway	No standards		3413.807 sq. m.	
		8.	Area under plot development	--		16144 sq. m.	
4.	Water Requirement & Source:	S. No.	Purpose	Average demand	Peak demand	Source	Type-Treated/untreated/recycled
		1	Construction	20KLD	32.5KLD	Bore well/ Tanker supply	Untreated
		2	Air Pollution reduction (dust suppression etc	--	--	--	--
		3	Domestic purposes (including	290 KLD	290 KLD	Ground water +	Treated

			flushing)			recycled STP treated water	
		4	Other				
			a. Landscaping & general washing	55 KLD	55 KLD	STP Treated water	Reuse/ recycle
			Total(post construction)		345 KLD		
5.	Fuel & Energy	1.	Electrical Load	Connected load		6932 KW	
				Maximum Demand		3850 kVA	
		2.	Transformer	No. of transformers		9 nos.	
				1 500 kVA, 11/0.433 kV- 9 no.			
		3.	DG Sets	No. of DG sets		2	
				DG Capacity		250 kVA	
				Fuel Used		HSD	
				Fuel Consumption		110 ltr/hr (HPCL, IOCL, BPCL)	
				Fuel Storage		1000 L (each DG set)	
		4.	Source of supply	11 KV supply will be from nearest 11 KV GSS of JVVNL			
6.	Environment Management Plan:	Environmental Measures: (Rs. in lacs)					
		S.N.		Capital Cost		Annual recurring Cost	
				Existing	Proposed	Existing	Proposed
		1.	Pollution control(Provide break-up separately	--		--	
			a. Acoustic enclosures & stack attached to DG sets	--	5.00	--	1.00
			b. STP	--	75.00	--	5.00
			c. Rain water harvesting	--	12.00	--	2.00
			d. solid waste management (including Bio- medical waste)	--	8.00	--	1.5
		2	Pollution monitoring (provide break-up separately)	--	2.00	--	0.5
		3	Fire fighting & emergency handling	--	25.00	--	2.5
		4	Green Belt	--	8.00	--	1.5
		5	Training in the area of environment & occupational health.	--	1.00	--	1.00
		6	Others (specify)				
7.	CSR Activities	(Rs. in Laacs)					
		S N	Activities	Capital Cost 1 st Year	Capital Cost II nd Year	Capital Cost III rd Year	Capital Cost IV th Year
		1	Financial Assistance for promotion of higher education in meritorious and aspiring girl students of Government School, Hajyawala. Facilities development in education / sports / installation of fans / Desktop computers or the Government School Hajyawala. (Cost of 1 computer = Rs. 25,000/-)	2.0	2.0	2.0	2.0
		2	Camps for enhancement of employment and income generation skills. English improvements Classes and Vocational Training Camps for	2.0	2.0	2.0	2.0

		Computer to the nearby residents of Hajyawala & Rampura Road colonies viz: Jeevan vihar, Shayam vihar, saroj Vihar, and Anita colony.					
		3 Health facilities (fund for ICU construction / maintenance, beds/surgical appliances etc.) for the nearest (CHC) Government Hospital, sanganer. • Installation of RO plant for clean drinking water. • & Rain water harvesting structures.	2.0	15.0	1.5	10.0	1.5
		4 Medial Van/ Ambulance (air-conditioned) for the public use stationed in the proximity of Hajyawala & Rampura Road at specific timings in each colony of Jeevan vihar, Shyam vihar, saroj Vihar, and Anita colony etc.	15.0	1.0	1.0	1.0	2.0
		5 Construction of covered area / ceiling in the Sanganer stadium. Installation of RO plant & Rain water harvesting	2.0	2.0	2.0	2.0	2.0
		6 Health camps: • Eye testing • Joint pains by an Orthopedic doctor for checkup of musculoskeletal movement (for bones, Joints, tendons, ligaments & muscles etc.) • Nutritional checkup. For the residents of Hajyawala and various nefarious nearby colonies.	2.0	2.0	2.0	2.0	2.0
		Total	25.0	22.0	11.5	17.0	24.5
8.	Green Belt Plantation	Not Submitted					

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. SEAC, Rajasthan has also reported that violation of the Environment Impact Assessment Notification, 2006 has been done by starting construction by getting environmental clearance. The proponent has submitted a written commitment in accordance with MoEF, Office Memorandum No. J-11013/41/2006-IA.II(I) dated 16.11.10 that the company will not take any violation of Environment (Protection) Act, 1986 in future. 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 The PP shall obtain a "No objection certificate for height clearance for the envisaged level from the Airports Authority of India.
- iii No Mobile tower shall be installed.
- iv As envisaged, the PP shall earmark an amount of Rs. 136.00 Lacs as initial capital cost and Rs. 15.00 Lacs as annual recurring cost for implementing various environmental protection measures under the Environmental Management Plan.
- v The PP has proposed an amount of Rs. 01.00 Crore (One Crore) as capital cost against CSR for next five years. 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".
- vi That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry / unit / project proponent.
- vii 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.
- viii The PP shall obtain approval of drawings of laying electrical lines from the concerned SE of RRVPNL/JVVNL.
- ix The minimum width of the roads shall be kept 9 meter wide, so as to have the free movement of fire brigade and there will be no blind end on the road.
- x Minimum width of the road (right of way) 15 to 18 meter wide, Height of the Building 15 to 30 Meter.
- xi Regular and periodic mock-up drills shall be undertaken by the fire department at least once in a year.
- xii NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
- xiii The performance efficiency of the STP should be ensured and daily log book of the STP should be maintained and six month report will be submitted to the State Board.
- xiv STP capacity 55KLD treated sewage will be reused for flushing and gardening with premises.
- xv The PP shall fulfill the requirements of energy regulatory commission.
- xvi Feasibility of underground wiring may be examined and followed.
- xvii The Drains should be of adequate capacity and be lined till the final disposal points.
- xviii 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.
- xix 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 shall be ensured.
- xx Adequate drinking water facilities shall be provided for construction workers at the site.
- xxi Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the laborers.
- xxii All the labours engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xxiii For disinfection of waste water, appropriate tertiary treatment may be given.
- xxiv All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
- xxv 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.
- xxvi 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.
- xxvii 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.
- xxviii 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.
- xxix Vehicles hired for bringing construction material and laborers 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.
- xxx 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.

- xxxix 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).
- xxxii Ready mixed concrete shall be used in building construction.
- xxxiii Storm water control and its re-use as per CGWA and BIS standards for various applications.
- xxxiv Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxxv Total domestic water requirement shall not exceed 345 KLD. The PP shall obtain prior permission from CGWA before withdrawing ground water through bore wells. Before allotment of the flats to the public, the P.P. should ensure availability of required quantity of water from a legal source and disposal of sewage in an environmentally safe manner.
- xxxvi Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.
- xxxvii Treatment of 100% grey water by decentralized treatment shall be done.
- xxxviii Building Plan from the competent Authority shall be got approved and position cleared with reference to Master Plan.
- xxxix Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
 - xl A First Aid Room will be provided in the project both during construction and operation of the project.
 - xli Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
 - xlvi 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.
 - xlvi Regular supervision of the above and other measures for monitoring shall be in place through out the construction phase, so as to avoid nuisance to the surroundings.
 - xlvi Guidelines issued by concerned Ministry for water scarce areas may be followed.
 - xlvi Composting of biodegradable waste shall be carried out within the campus.
 - xlvi FAB sludge will be used for composting and compost will be used as manure.
 - xlvi Provision of solar water heating /chilling/street lighting etc shall be explored.
 - xlvi 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.
 - xlvi During construction phase and Post construction / operation phase of the project, the proponent shall be responsible for implementation of EIA/EMP. Commitment of proponent in this regard shall be submitted to RPCB at the time of applying for CTE.
 - l The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.
 - li After construction and handing over of the project, the Resident's Welfare Association or the Maintenance Agency shall be responsible for the EIA/EMP implementation. In this regard a suitable clause shall be put by the PP in the Maintenance Agreement.
 - lii P.P. shall submit conservation plan in respect to the National Bird-(pea-fowl) which is listed in schedule 1 of the Wildlife Protection Act 1972 with in 1 month of issue of E.C. to the RPCB, SEIAA and Forest Department.
 - lii Consistent regarding the sludge recycling with in STP drawing and text of the design shall be ensured by the PP.
 - lii The size and detention time of reactor of STP shall be maintained.
 - lii Drawing/ parking space should be as per the provision of National Building Code.
 - lii Affidavit from Consultant regarding eligibility for presenting the project under "Building and Construction" sector shall be submitted within one week of issue of the EC to SEIAA/RPCB.
 - lii The existing rain water harvesting structure on the footpath will be removed with prior consent of the JDA.
 - lii Orientation of lifts will be relooked by the PP and provided as per National Building Code.
 - lii Fire escape staircase shall be pressurized by the PP.
 - lii In the STP the chlorination will be carried out using Sodium hypo chlorite.
 - lii Due care shall be taken for protection of Peafowl population.
 - lii Fire static water storage tank shall be provided in the 3rd basement levels.
 - lii BOD for the treated affluent from STP should be less then 20 mg/l.
 - lii Use of Sodium hypo chlorite instead of on line chlorination shall be ensured by the PP.

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 top run-off and surface run-off, as planned shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The Rain Water Harvesting plan shall be 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.
- 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 Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators of pressure reducing devices or sensor based control.
- x 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.
- xi Roof shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xii 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.
- xiii Application of solar energy shall 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 shall be provided.
- xiv 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.
- xv A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U Factors etc. Quantify energy saving measures.
- xvi Proper system of channelizing excess storm water shall be provided.
- xvii The power factor shall be maintained near unity.
- xviii Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xix Re-cycled water to match standards for cooling water system. MPN should be less than 5/100 ml in case of reuse of water of landscaping and flushing.
- xx Adequate measures shall be taken to prevent odor from solid waste processing and STP.
- xxi The SEIAA, Rajasthan reserve the right to add new conditions, modify/ annual any condition and/or to revoke the clearance if implementation of any of the aforesaid condition/other stipulations imposed by competent authorities is not satisfactory. Six monthly compliance status reports on project along with implementation of environmental measures shall be submitted to MoEF, Regional Office, Lucknow, SEIAA Rajasthan & RPCB.

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,

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. Addl. Chief 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. Smt. Alka Kala, Chairman, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Shri Moti Lal Daima, Member, SEIAA, Rajasthan, 48/9, Moti Path, Mansarovar, 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. 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.
- ✓ 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.

Sd/-
M.S. SEIAA (Rajasthan)