

## 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 / (322)/10-11

Jaipur, Dated:

24 AUG 2012

To,

M/s Riddhi Siddhi Infraprojects Pvt. Ltd.,  
201, Ujjwal Apartment,  
4, Bhatt Ji ki Bari,  
Udaipur

**Sub:** EC for proposed "RSG's the universe" at plot no. 1&2 (Khasra no. 1,2,3 min., 4, 3381/60 min., 3361/3212/60 min., 3212 min/60, 3365/3212/60), sector-9, Hiran Magri, Village-Titardi, Tehsil-Girwa, District-Udaipur.

Sir,

This has reference to your application dated 9.11.10 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 22.12.10, 25/26.7.11, 31.10.11/1.11.11, 24.2.12, 23/24.3.12 & 30/31.7.12 & SEIAA Meeting dated 19/20.3.12.

### 2. Brief details of the Project:

1.	Item No. in the list of Schedule / Category:	8(a) B2, New Project for E.C.	
2.	Location of Project	Sector-9, Hiran Magri, Udaipur	
3.	Plot Area	26,665.35 sq. m.	
4.	Total Area	Total Plot Area: 26,666.35 sq. m. <span style="float: right;">Built up Area: 85,465.83 sq. m.</span> Max. Height: 30 m (from stilt root level). The proposed project will consist of group housing complex 8 blocks with the following facilities:-	
		S.N.	Unit
		<b>Facilities</b>	
		<b>1 Residential:</b>	
		a.	Block A Total Flats : 240 1 BHK: 180 nos. 2 BHK : 60 nos.
		b.	Block B Total Flats: 120 nos. 2 BHK: 80 nos. 3 BHK : 40 nos.
		c.	Block F Total Flats: 36 nos. 2 BHK: 16 nos. 3 BHK: 16 nos. 3 BHK (pent house): 2 nos. 5 BHK : 2 nos.
		d.	Block G Total Flats: 96 nos. 2 BHK: 56 nos. 3 BHK: 28 nos. 3 BHK (pent house): 8 nos. 5 BHK (pent house) : 4 nos.
		e.	Block H Total Flats: 18 nos. 4 BHK : 18 nos.
		<b>2. Commercial:</b>	
		a.	Block C Shops (GF): 6 nos. Bank (1 <sup>st</sup> Floor): 7062 sq. ft. Showrooms (2 <sup>nd</sup> & 3 <sup>rd</sup> floor): 4 nos. Bar, Rest: Seating Capacity (4 <sup>th</sup> floor) : 200 Guest rooms (5-8 <sup>th</sup> floor): 80 nos.
		b.	Block D (Club House) No. of rooms : 18 nos.



		c.	Block E (Semi-Commercial)	Multipurpose hall: 2 nos. (Seating Capacity) : 300 Studio apartments: 64 nos. 2 BHK : 16 nos.	
5	Maximum Building height	30 Meter			
6	Expected cost	Not given			
7	Water Requirement & Source	Note:- The information given below is as per revised from I (item no. 2.2, page no. 27) Submitted vide letter no. dt. 12.06.2011 Unit in KLD			
		S. No.	Item	Quantity	
		1	Construction phase	13	
		2	Post construction phase		
			a. Drinking / Fresh Water	250	
			b. Flushing, Make up water for Chillers, car washing etc.	155	
			c. Landscaping & general washing	89	
			Total - 2	494	
8	Fuel & Energy	(1) Estimated connected load 5335.7 KW (5.3 MW) (2) Maximum anticipated demand 3350 KW (3.35MW) (3) Source-Grind Substation (4)HSD 324 L/hr (for DG sets as and when used)			
9	Environment Management Plan	(1) E.M.P. Covering 15 points has been proposed (2) Financial provision for environmental protection measures as per questionnaire (item no. 11.2, page no. 38) submitted vide letter dt. 15.02.2011, is quoted below :- Rs. in lacs			
		S. No.	Item	Proposed Capital Cost	Proposed Annual Recurring Cost
		1.	Pollution Control		
			a. Acoustic enclosures & stack attached to DG sets	12	1
			b. STP	45	4
			c. Rain water harvesting	22	1
			d. Solid waste management	10	1
		2.	Pollution monitoring	2	2
		3.	Fire fighting & emergency handling	80	2
		4.	Green Belt	10	2
		5.	Training in environment & occupational health	1	1
			Total	182	14
10	CSR/Socio-Economic activities	Rs. 70.00 Lacs annum as Capital cost of CSR and Rs. 02.10 Lacs per annum as recurring cost of CSR has been proposed			
11	Tree Plantation	Note :- The information given below as per Questionnaire (item no. 9, page 37) submitted vide letter no. dt. 15.02.2011. (1) Total project area 26,666.35 sq. m. (2) Area planted during construction phase 5% (3) Area to planted during operational phase 5,896.79 sq. m (22.11%) (4) No. of trees already planted Nil (5) No. of trees proposed to be planted 172 (6) Parks and gardens to be developed and drought tolerant species to be given preference.			

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 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 Rs. 1.82 Crore as capital cost and Rs. 14 Lacs as recurring cost for environmental protection measure pollution control and monitoring shall be kept by the PP and suitable monitoring provisions will be made in the accounts.
- v As agreed part of corporate social responsibility, the PP shall earmark an investment of Rs. 70.00 lacs as capital cost and Rs. 2.10 lacs as recurring cost per annum for three years for strengthening of Social infrastructural facilities in Village-Titardi, Tehsil-Girwa, District-Udaipur (i.e. Ambulance for P.H.C., Health Camps, Construction of toilets in Govt. Schools/Bus stands, Development and maintenance of Govt. school park area in Saweena, Women empowerment, SHG for village crafts & its promotion for tourism market, Mid day meals, Merit cum need Scholarships, Financial Assistance for Technical Education, Plantation for approach road, Construction of Staircase way for "Balaji temple", Awareness camps of establishment of small scale & cottage industries, Awareness on Labour rights and legislation, Street lighting for approach road, Recreational sport events for villagers. 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 As envisaged total 172 tree will be planted and about 27% of total plot area will be brought under green cover.
- 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 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.
- xi The PP shall fulfill the requirements of energy regulatory commission.
- xii Feasibility of underground wiring may be examined and followed.
- xiii Open land may be earmarked for laying 132 kV line.
- xiv The Drains should be of adequate capacity and be lined till the final disposal points.
- xv 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.
- xvi 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.
- xvii Adequate drinking water facilities shall be provided for construction workers at the site.
- xviii Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the laborers.
- xix All the labours engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xx For disinfection of waste water, appropriate tertiary treatment may be given.
- xxi All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
- xxii 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.
- xxiii 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.
- xxiv 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.
- xxv 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.
- xxvi 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.
- xxvii 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.
- xxviii 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).
- xxix Ready mixed concrete shall be used in building construction.



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. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
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.
6. Secretary, SEAC Rajasthan.
7. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5<sup>th</sup> Floor, Sector 'H', Aliganj, Lucknow-226 020.
8. Environment Management Plan- 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)