

# State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

File No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/Cat(8(a)B(503)/12-13

Jaipur, Dated:

17 SEP 2013

To,  
M/s Adarsh Build Estate Limited,  
10<sup>th</sup> Floor, Tower – 9, Block – B,  
DLF Cyber City, Phase-III,  
Gurgaon, Haryana –122002.

**Sub:-E.C. for “Park Regency” proposed Group Housing Project promoted by M/s Adarsh Build Estate Limited. Khasra no. 160, 161, 218, 219, 253/911, 255 Village Kesopura, Ajmer Road, Tehsil Sanganer District Jaipur State Rajasthan**

Sir,

This has reference to your application dated 8.11.12 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 meeting held on 18-19.12.12 & 25-26.07.13.

## 2. Brief details of the Project:

1.	Category / Item no.(in Schedule):	8(a) B2						
2.	Location of Project	Khasra no. 160, 161, 218, 219, 253/911, 255 Village Kesopura, Ajmer Road, Tehsil Sanganer District Jaipur State Rajasthan						
3.	Land Use	S. No.	Particulars			Details		
		1	Total Plot Area			31, 755 sq. m.		
		2	Gross Built up area			1,30,051.11 sq. m.		
		3	Built up Area			1,27,137.41 sq. m.		
		4	Floor area Ratio	Permissible	3.25 (1, 03,203.75 sq. m.)			
				Achieved	2.3095 (73,339.82 sq. m.)			
		5	Ground Coverage	Permissible	35% (11,114.25 sq. m.)			
				Achieved	26% (8, 262.82 sq. m.)			
		6	Achieved Landscaped Area			6936.27 sq. m.		
7	Height	Maximum Height		52.70 m				
		Height (up to terrace Floor)		44.95 m				
4.	Project Details	S. no.	Buildings	No. of Floors	Type of Flats	No of Flats	Height up to Terrace Floor	Maximum Height
		1	Core – A	Ground (Stilt) + 14 <sup>th</sup> Floor	4- BHK	42	44.95 M	52.70 M
		2	Core – B	Ground + 14 <sup>th</sup> Floor	2– BHK	7	44.95 M	52.70 M
					3-BHK	129		
					4-BHK	14		
		3	Core – C	Ground + 14 <sup>th</sup> Floor	2– BHK	8	44.95 M	52.70 M
					3-BHK	157		
					4-BHK	15		
4	Core-D	Ground + 14 <sup>th</sup> Floor	4-BHK	45	44.95 M	52.70 M		

		5	Core – E	Ground + 14 <sup>th</sup> Floor	2– BHK	8	44.95 M	52.70 M	
					3-BHK	202			
		6	Core – F	Ground (Stilt) + 14 <sup>th</sup> Floor	3-BHK	42	44.95 M	52.70 M	
		7	EWS Flats	Ground (Stilt) + 7 <sup>th</sup> Floor	1-BHK	42	24.65 M	32.40 M	
					1 Bedroom only	56			
		Total				767			
		Master Table for all cores is given as below: (Sq. M.)							
		S. no.	Floors	Gross BUA	Net NUA	Net FAR	Corridor	Store	Services
		1	Basement	11356.89	11356.89	-	-	-	-
		2	Ground	8408.38	8262.82	4045.90	-	-	22.71
		3	1 <sup>st</sup> floor	8350.19	8119.94	4862.05	576.96	245.23	27.54
		4	2 <sup>nd</sup> floors	8315.79	7950.94	4862.05	576.96	245.23	27.54
		5	3 <sup>rd</sup> floors	8284.63	7905.88	4862.05.	576.96	245.23	27.54
		6	4 <sup>th</sup> floors	8203.13	7825.54	4862.05.	576.96	245.23	27.54
		7	5 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		8	6 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		9	7 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		10	8 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		11	9 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		12	10 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		13	11 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		14	12 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		15	13 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
		16	14 <sup>th</sup> floors	7513.21	7371.54	4862.05.	576.96	245.23	27.54
			Terrace	2000.00	2000.00	-	-	-	-
			Total	1,30,051.11	1, 27, 137.41	72, 114.60	8, 077.44	3, 433.22	408.27
Achieved FAR = 72114.60+1225.22 (Store Area)									
Achieved FAR = 73339.82 sq. m. (2.3095) Maximum Height of the Project 52.70 m									
5	Expected Cost:	Rs. 159.986 Crores							
6.	Water Requirement & Source	S. no.	Uses	L/Head / Day		Total quantity M <sup>3</sup> / day	Source		
		1	Domestic	135 LPCD		517.72			
		1.1	Flushing	45 LPCD		172.57	Treated Sewage		
		1.2	Other Domestic uses like – Drinking Cooking, Bathing and Washing etc.	90 LPCD		345.15	GW/Fresh Water		
		2	Gardening	-		25	Treated Sewage		
		3	Club House	-		20	Fresh Water/ GW		
7.	Fuel & Energy:-	Type	Capacity	No.	Specification				
		DG Sets	250 kVA	2	To confirm emission Limits as prescribed under E P Act 1986 and having acoustic arrangement as per EP act – 1986. the DG sets will carry “Type approval Certificate).				
		Transformer	3000 kVA 33 KV to 11 KV	2					
		1500 kVA 11 KV to 0.433 KV	4						
8.	Environment Management Plan	(Rs. in Lacs) *							
		S. no.	Description	Capital cost		Recurring Cost / Year			
		1	STP	40.00		8.00			
		2	Landscaping	10.00		3.00			
		3	Ground Water Recharge Structure	9.00		0.60			
		4	Acoustic Enclosure	3.00		-			
		5	Dual Plumbing System	30.00		--			
		6	Solar Energy utilization Application	15.00		3.00			
		7	Energy Efficient Lighting	5.00		2.00			
		8	Solid Waste Management	2.00		0.60			



		9	Efficient Fixtures	15.00	--
		10	Monitoring of Air, Water, Noise & Soil	--	2.2
		11	Insulation of walls & roof	30.00	--
			Total	159.00	19.4
9.	CSR Activates	Rs 100 lacs spread over 5 years (50.00 lacs for 1 <sup>st</sup> year, 12.50 lacs for 2 <sup>nd</sup> year, 12.50 lacs for 3 <sup>rd</sup> year, 12.50 lacs for 4 <sup>th</sup> year, 12.50 lacs for 5 <sup>th</sup> year)			
10.	STP	STP Based on SBR technology capacity 460 M3/day			
11.	Green Plantation	Green Belt will be developing from both side of National Highway.			

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. The P.P. shall comply with the guide lines for High Rise Buildings as per Office Memorandum no. 21-270/2008-IA.III dt. 07.02.2012 and amendments made therein.
- v. As envisaged, the P.P. shall invest at least an amount of Rs. 182 lacs as capital cost & Rs. 24.4 lacs as annual recurring cost for implementing various environmental protection measures.
- vi. The PP has proposed an amount of Rs 100 lacs spread over 5 years (50.00 lacs for 1<sup>st</sup> year, 12.50 lacs for 2<sup>nd</sup> year, 12.50 lacs for 3<sup>rd</sup> year, 12.50 lacs for 4<sup>th</sup> year, 12.50 lacs for 5<sup>th</sup> year) under CSR. The expenditure on these activities shall be reflected in the books of account when presented for auditing of accounts. The proposal should contain provision for toilets for girls in nearby schools. The proposal should contain provision for monthly medical camps, distribution of medicines and improvement in educational facilities in the nearby schools. Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".
- vii. Green belt should be developed in 6936.27 Sq. m as proposed.
- viii. 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. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under section 16 of the National Green Tribunal Act, 2010.
- ix. 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.



- x. The PP shall obtain approval of drawings of laying electrical lines from the concerned SE of RRVNPL/ JVVNL and comply with the provisions as per Terms and Conditions for Supply of Electricity-2004 of JVVNL.
- xi. The PP shall full fill the requirements of energy regulatory commission.
- xii. Road width and bend should be adequate for easy movement of fire fighting vehicles.
- xiii. The P.P. shall ensure taking necessary steps on urgent basis to improve the living conditions of the labour at site and provide
- xiv. The proposed Budgetary provision of Rs. 16,75,000 capital and 1,43,000 shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as health facility, sanitation facility, fuel for cooking, along with safe drinking water, medical camps, and toilets for women, crèche for infants. The housing may be in the form of temporary structures to be removed after the completion of the project. Details of provisions should be submitted to RPCB at the time of obtaining CTE.
- xv. STP based on SBR technology, capacity 460 KLD shall be constructed.
- xvi. The drains should be of adequate capacity and be lined till the final disposal points.
- xvii. Provision for disinfection of waste water after treatment and before reuse maybe ensured.
- xviii. 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.
- xix. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xx. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
- xxi. 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.
- xxii. 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.
- 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 and post construction phase shall be of low-sulphur-diesel type and shall conform to Environment (Protection) Rules for air and noise emission standards.
- xxv. 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.
- xxvi. 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.
- xxvii. 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.
- xxviii. Ready mixed concrete shall be used in building construction.
- xxix. NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
- xxx. Provision for storm water control and its re-use as per CGWA and BIS standards\*for various applications should be implemented.
- xxxi. Guidelines issued by concerned Ministry for water scarce areas may be followed.
- xxxii. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxxiii. Total domestic water requirement shall not exceed 20 KLD construction stage and 365.15 KLD post construction phase. The source of fresh water should be from authorised water supplier.



- xxxiv. Permission to draw ground water shall be obtained from CGWA prior to construction/operation of project. It will be the responsibility of P.P to ensure availability of water from a legal source prior to allotment of flats for residential and commercial use.
- xxxv. Separation of grey and black water shall be done by the use of dual plumbing line
- xxxvi. Treatment of 100% grey water by decentralized treatment shall be done.
- xxxvii. Building Plan shall be got approved from the competent Authority.
- xxxviii. The P.P. should ensure compliance of the order of the Hon'ble Rajasthan High Court, Jodhpur, in D. B. Civil writ petition no. 1536 of 2003 in the matter of Abdul Rahman vs. State of Rajasthan and others.
- xxxix. Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.
- xl. 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.
- xli. 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.
- xl.ii. Roofing should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xl.iii. 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.
- xl.ii. Provision of solar water heating /chilling/street lighting etc shall be explored and implimented.
- xl.ii. 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.
- xl.ii. A First Aid Room should be provided at the project site, both, during construction and operation phase of the project.
- xl.ii. Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
- xl.ii. 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.
- xl.ii. Regular supervision of the above and other measures for monitoring shall be in place throughout the construction phase, so as to avoid nuisance to the surroundings.
- 1. During construction phase and Post construction / operation phase of the project, the project 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.
- ii. The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

## **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 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.
- iii Adequate measures shall be taken to prevent odor from solid waste processing and STP.
- iv Proper system of channelizing excess storm water shall be provided.
- v 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.
- vi The proposals on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.



- vii The power factor shall be maintained near unity.
- viii 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.
- ix 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.
- x Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
- xi The D. G. sets to be operated with stack height as per EP Act, 1986 along with acoustic enclosure.
- xii Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project and report to be submitted to RPCB.
- xiii 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.
- xiv 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.
- xv 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.
- xvi Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xvii 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 report of the project along with implementation of environmental measures shall be submitted to MoEF, Regional Office, Lucknow, SEIAA, Rajasthan & RPCB, Jaipur.

#### **B. GENERAL CONDITIONS (For Construction Projects)**

- i. The environmental safeguards contained in Form 1-A shall be implemented in letter and spirit.
- ii. 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 Rajasthan State Pollution Control Board.
- iii. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
- iv. 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.
- v. 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.
- vi. 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](http://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.

- vii. 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.
- viii. 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.
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.*  
M.S. SEIAA (Rajasthan)