

# 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 /(496)/12-13

Jaipur, Dated:

15 JUL 2013

To,  
M/s Falcon Realty Service Pvt. Ltd.  
602, 6<sup>th</sup> Floor, Knachenjunga Building,  
8, Barakhamba Road, Cannaught Palace,  
New Delhi- 110001

**Sub:** E.C. for Proposed "Group Housing" Project of M/s. Falcon Realty Service (P) Ltd.  
Khasra no. 273/51 & 274/52 Village Biranvas Tehsil Kotkasim District Alwar State  
Rajasthan

Sir,

This has reference to your application dated 17.10.12 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 meeting held on 16-17.11.12, 18-19.12.12 24.04.13 & 21.05.13.

## 2. Brief details of the Project:

1.	Category / Item no.(in Schedule):	8(a) B 2																																																																																														
2.	Location of Project	Khasra no. 273/51& 274/52 Village Biranvas Tehsil Kotkasim District Alwar State Rajasthan																																																																																														
3.	Land Use	<table><tr><th colspan="5">POPULATION DETIALS IN A.H.S.</th></tr><tr><th>S. No.</th><th>Particulars</th><th>No. of D. U.</th><th>Occupancy of D. U.</th><th>Total occupancy</th></tr><tr><td colspan="5"><b>1. Affordable House</b></td></tr><tr><td>A</td><td>E.W.S.</td><td>208</td><td>4</td><td>832</td></tr><tr><td>B</td><td>L.I.G.</td><td>144</td><td>4</td><td>576</td></tr><tr><td>C</td><td>M.I.G. – A</td><td>48</td><td>6</td><td>288</td></tr><tr><td>D</td><td>Visitors (10% of Residential Population)</td><td>-</td><td>-</td><td>170</td></tr><tr><td>2</td><td>Commercial</td><td>1</td><td>300</td><td>300</td></tr><tr><td>3</td><td>School</td><td>1</td><td>200</td><td>300</td></tr><tr><td colspan="2"><b>Sub Total A</b></td><td></td><td></td><td>2366</td></tr><tr><td colspan="5"><b>2. High-rise Building</b></td></tr><tr><td>A</td><td>Block – a (Studio Apartment</td><td>126</td><td>4</td><td>504</td></tr><tr><td>B</td><td>Block – 2</td><td>36</td><td>6</td><td>216</td></tr><tr><td>C</td><td>Block – 3</td><td>40</td><td>6</td><td>240</td></tr><tr><td>D</td><td>Block – 3 (Commercial)</td><td>1</td><td>250</td><td>250</td></tr><tr><td>E</td><td>Visitors (10% of Residential Population)</td><td>-</td><td>-</td><td>96</td></tr><tr><td colspan="2"><b>Sub Total B</b></td><td></td><td></td><td>1306</td></tr><tr><td colspan="4"><b>Grand Total (Sub Total A + B</b></td><td>3672</td></tr></table>					POPULATION DETIALS IN A.H.S.					S. No.	Particulars	No. of D. U.	Occupancy of D. U.	Total occupancy	<b>1. Affordable House</b>					A	E.W.S.	208	4	832	B	L.I.G.	144	4	576	C	M.I.G. – A	48	6	288	D	Visitors (10% of Residential Population)	-	-	170	2	Commercial	1	300	300	3	School	1	200	300	<b>Sub Total A</b>				2366	<b>2. High-rise Building</b>					A	Block – a (Studio Apartment	126	4	504	B	Block – 2	36	6	216	C	Block – 3	40	6	240	D	Block – 3 (Commercial)	1	250	250	E	Visitors (10% of Residential Population)	-	-	96	<b>Sub Total B</b>				1306	<b>Grand Total (Sub Total A + B</b>				3672
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FLAT / COMMERICAL UNIT DETIAL FOR HIGHRISE BUILDING						
S. No.	Particulars	Type of Flats	Flat/ Floor	No. of Flat / Unit		
1	Block – 3 (residential Typical 4 to 8 <sup>th</sup> floor)	3 BHK	7	35		
		2 BHK	1	5		
	Block -3 (Commercial Typical G+ 3 <sup>rd</sup> floor)	-	-	1		
2	Block – 2 (Typical G +8)	4 BHK	2	18		
		3 BHK	2	18		
3	Block – 1 (Studio Apartment G + 8)	1 BHK	14	126		
	Total			202		
4.	Project Details	S. No	Particulars	A.H.S. (including School & Public Utility)	High-rise (MIG- B & H.I.G.)	Total
		1	Total Plot area (Sq. m.)	11052.36	8559.24	20900
		2	Maximum no. of Floors	Basement + Ground Floor + 3 Upper Floor	Lower & Upper Basement + Ground Floor + 8 Upper Floor	Lower & Upper Basement + Ground Floor + 8 Upper Floor
		3	Permissible Ground Coverage (sq. m.)	5751.18 (50%)	2995.81 (35%)	8746.99
		4	Proposed Ground Coverage (sq. m.)	4456.82 (40.32%)	2882.73 (33.67%)	7339.5 (35%)
		5	Permissible FAR (sq. m.)	-	-	75240
		6	Proposed FAR (sq. m.)	17391.54 (3.9%)	21599.51 (2.65)	38991.05 (1.86%)
		7	Built Up Area (sq. m.)	19108.89	26606.29	45715.18
		8	Max Building Height (m)	-	30 m	30 m
		9	Parking Provided in ECS	156 ECS (352 Two Wheelers + 38 Four Wheelers)	394 ECS (Four Wheelers)	550 ECS ( 352 Two Wheelers + 432 Four Wheelers)
5.	Water Requirement & Source	S. No.	Particulars			Total Water (in KL <sup>r</sup> )
		1	Total water requirement (Fresh 190 KLD + Recycled 90 KLD)			280
		2	Total Fresh water requirement			190
		3	Domestic water requirement			180
		4	Water required for Green Area Development			13
		5	Total waste water generation			221
		6	Treated water recover form STP			210
		Source: The water requirement shall be met from ground water through bore wells after the permission granted from the concerned authority.				
6.	Fuel & Energy:-	Power requirement	2500 kVA			
		Source of Power	Jaipur Vidyut Vitran Nigam Limited (JVVNL)			
		Backup power supply arrangement	1 D.G. sets of total capacity 160 kVA capacity will be available for power back up in case of power failure.			
7	Environment Management Plan	Construction Phase -13Lakh capital cost and 6.50lakhs recurring cost Operational Phase- 55.50Lakh capital cost and 11.5 lakhs recurring cost				
8	CSR Activates	90Laks spread over 3 years (30lakhs+30lakhs+30lakhs per year)				
9	STP	Capacity based on MBBR technology 10 KLD & 200 KLD				

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.
- v. As envisaged, the P.P. shall invest at least an amount of Rs. 13.00 lacs as capital cost & Rs. 6.50 lacs as annual recurring cost during construction period and 55.50 lacs as capital cost & Rs. 11.50 lacs as annual recurring cost during operational period for implementing various environmental protection measures.
- vi. The PP has proposed an amount of Rs 90 lacs (30 lacs per year for three year) 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. 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 33% of total area
- 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.
- 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 RRVNL/ JVVNL.
- xi. The PP shall full fill 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. Road width and bench should be adequate for easy movement of fire fighting vehicles.
- xv. 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.
- xvi. Budgetary provision 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.
- xvii. Two full fledged STP based on MBBR technology 10 KLD & 200 KLD will ensured by PP
- xviii. The Drains should be of adequate capacity and be lined till the final disposal points.
- xix. For disinfection of waste water, appropriate tertiary treatment may be given.

- xx. 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.
- xxi. Adequate drinking water facilities shall be provided for construction workers at the site.
- xxii. Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the laborers.
- xxiii. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- 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.
- xxxi. 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. Regular and periodic mock-up drills shall be undertaken by the fire department at least once in a year.
- xxxiv. NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
- xxxv. Storm water control and its re-use as per CGWA and BIS standards for various applications.
- xxxvi. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxxvii. Total domestic water requirement shall not exceed 280 KLD. The source of fresh water is bore well. 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.
- xxxviii. Permission to draw ground water shall be obtained from CGWA/CGWB prior to construction/operation of project. It will be the responsibility of P.P to ensure provision of facility of legal source of water prior to allotment of flats.
- xxxix. Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.
  - xl. Treatment of 100% grey water by decentralized treatment shall be done.
  - xli. Building Plan from the competent Authority shall be got approved and position cleared with reference to Master Plan.
  - xl.ii. 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.
  - xl.iii. Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
  - xl.iv. 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.
  - xl.v. 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.



- xlvi. Roof shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xlvii. 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.
- xlviii. A First Aid Room will be provided in the project both during construction and operation of the project.
- xliv. Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
  - 1. 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.
  - li. 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.
  - lii. Guidelines issued by concerned Ministry for water scarce areas may be followed.
  - liii. Composting of biodegradable waste shall be carried out within the campus.
  - liv. FAB sludge will be used for composting and compost will be used as manure.
  - lv. Provision of solar water heating /chilling/street lighting etc shall be explored.
  - lvi. 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.
  - lvii. 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.
  - lviii. The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

## **II OPERATION PHASE**

- i 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.
- ii An independent expert shall be 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.
- iii 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.
- iv Adequate measures shall be taken to prevent odor from solid waste processing and STP.
- v Proper system of channelizing excess storm water shall be provided.
- vi 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.
- 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 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.
- ix The power factor shall be maintained near unity.
- x 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.
- xi 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.
- xii The D. G. sets to be operated with stack height as per EP Act,1986.
- xiii Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project.


- xiv 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.
- xv 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.
- xvi 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.
- xvii Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xviii 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:**

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

- x. 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)