

State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

No. F1 F1 (4)/SELAA/SEAC-Raj/Sectt/Project / Cat. 8(a)B2 (15367)/ 16-17 Jaipur, Dated:

21 DEC 2017

To

M/s. Elegant Build Developers LLP.

Basement NO. B-1, D-61-62,

kashyap Marg, Sodala, Jaipur

Sub:- EC for "Vaishali Utsav" Proposed EWS/LIG Affordable Housing Project at Gandhi Path (W), Village - Sirsi, District- Jaipur.

This has reference to your application dated 25.09.2017 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 Appraisal Committee Rajasthan, in its meeting held on 8 & 9.11.2017

2 Brief details of the Project:

1.	Category / Item No. (in Schedule):	Cat.8(a)B2																																				
2.	Location of Project	At Khasra No. At Khasra No. - At Khasra No 2047, Gandhi Path (W), Village- Sirsi, Tehsil-Amber, District- Jaipur, Rajasthan																																				
3.	Project Details	<table><tr><th colspan="3">Construction Details</th></tr><tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr><tr><td></td><td>Net Plot Area (After Surrender)</td><td>7080.00 Sq. m.</td></tr><tr><td>2.</td><td>Area Surrendered in Sector Road</td><td>3920.00 Sq.m</td></tr><tr><td>3.</td><td>Built up Area</td><td>30187.02 Sq. m.</td></tr><tr><td>4.</td><td>Gross Built up Area</td><td>34698.75 Sq. m.</td></tr><tr><td>5.</td><td>Permissible Ground Coverage</td><td>50% of plot area (3540.00 Sq. m.)</td></tr><tr><td>6.</td><td>Utilized Ground Coverage</td><td>40.70% of plot area (2881.56 Sq.m.)</td></tr><tr><td>7.</td><td>Permissible Landscape</td><td>10% (708.00 Sq.m)</td></tr><tr><td>8.</td><td>Proposed Landscape</td><td>11.66% (825.65 Sq.m)</td></tr><tr><td>9.</td><td>Utilized FAR</td><td>2.94 of plot area (24801.73Sq. m.)</td></tr><tr><td>10.</td><td>Achieved height</td><td>40.00 m upto errace level.</td></tr></table>	Construction Details			S. No.	Particulars	Details		Net Plot Area (After Surrender)	7080.00 Sq. m.	2.	Area Surrendered in Sector Road	3920.00 Sq.m	3.	Built up Area	30187.02 Sq. m.	4.	Gross Built up Area	34698.75 Sq. m.	5.	Permissible Ground Coverage	50% of plot area (3540.00 Sq. m.)	6.	Utilized Ground Coverage	40.70% of plot area (2881.56 Sq.m.)	7.	Permissible Landscape	10% (708.00 Sq.m)	8.	Proposed Landscape	11.66% (825.65 Sq.m)	9.	Utilized FAR	2.94 of plot area (24801.73Sq. m.)	10.	Achieved height	40.00 m upto errace level.
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		2	Fitting for water facilities along with two RO and Water cooler.	Rs.75,000/-			Rs.2,25,000/-																																																
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11	Green Belt/ Plantation area and % of total area in sq. m.	Total Achieved Landscape Area = 825.65Sq. m (11.66 % of Net Plot Area) Proposed Tree Nos.- 30 Trees will be planted along the boundary of plot																																																					
12	Budgetary Breakup for Labour	Fixed Explicit Investment: <table><tr><th>S. No.</th><th>Activity</th><th>Fixed Capital (in Rs.)</th></tr><tr><td>1.</td><td>Temporary Huts to workers - 50 Nos.@ Rs. 20000</td><td>Rs. 10,00,000</td></tr><tr><td>2.</td><td>Common Toilet- 5 Nos. @ 10,000</td><td>Rs. 50,000</td></tr><tr><td>3.</td><td>Bathing Area- 5 Nos. @ 10,000</td><td>Rs. 50,000</td></tr><tr><td>4.</td><td>Stoves to each family- 50 Nos. @ Rs. 2000</td><td>Rs. 1,00,000</td></tr><tr><td>5.</td><td>Crèche for children (A temporary room with colorful walls & toys, games and etc.)</td><td>Rs. 50,000</td></tr><tr><td>6.</td><td>RO Plant (50 lpm) - 2No.</td><td>Rs. 100,000</td></tr><tr><td colspan="2">Total</td><td>13,50,000/-</td></tr></table> Running Expenses per Month: <table><tr><th>S. No.</th><th>Activity</th><th>Running Capital (Rs.)</th></tr><tr><td>1.</td><td>Kerosene Oil to workers- 30 l/month/family @ Rs. 35</td><td>Rs. 52,500.00</td></tr><tr><td>2.</td><td>Medical Facility (1 Doctor + 1 Compounder) 2 visits per week (Rs.1250 x 8 visits)</td><td>Rs. 10,000</td></tr><tr><td>3.</td><td>Electricity and general expenses</td><td>Rs. 2,000</td></tr><tr><td>4.</td><td>Stationary & Study materials for school going children of labours</td><td>Rs. 1000</td></tr><tr><td>5.</td><td>A Crèche runner will be hired to take care small children</td><td>Rs. 8000</td></tr><tr><td>6.</td><td>Coaching in evening for school going children (one teacher will be appointed)</td><td>Rs. 7000</td></tr><tr><td colspan="2">Total</td><td>Rs. 80,500/-</td></tr></table>						S. No.	Activity	Fixed Capital (in Rs.)	1.	Temporary Huts to workers - 50 Nos.@ Rs. 20000	Rs. 10,00,000	2.	Common Toilet- 5 Nos. @ 10,000	Rs. 50,000	3.	Bathing Area- 5 Nos. @ 10,000	Rs. 50,000	4.	Stoves to each family- 50 Nos. @ Rs. 2000	Rs. 1,00,000	5.	Crèche for children (A temporary room with colorful walls & toys, games and etc.)	Rs. 50,000	6.	RO Plant (50 lpm) - 2No.	Rs. 100,000	Total		13,50,000/-	S. No.	Activity	Running Capital (Rs.)	1.	Kerosene Oil to workers- 30 l/month/family @ Rs. 35	Rs. 52,500.00	2.	Medical Facility (1 Doctor + 1 Compounder) 2 visits per week (Rs.1250 x 8 visits)	Rs. 10,000	3.	Electricity and general expenses	Rs. 2,000	4.	Stationary & Study materials for school going children of labours	Rs. 1000	5.	A Crèche runner will be hired to take care small children	Rs. 8000	6.	Coaching in evening for school going children (one teacher will be appointed)	Rs. 7000	Total		Rs. 80,500/-
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the site with all necessary infrastructure and facilities such as health facility, sanitation facility, fuel/ preferably LPG 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.

17. The PP will comply with the provisions as per the Building and Other Construction Workers (Regulation of Employment & Condition of Service) Act 1996.
18. The STP should be so designed so that it can cater the minimal flow due to lesser occupancy in the project so as to bring the waste water quality as per the prescribed standards.
19. The drains should be of adequate capacity and be lined till the final disposal points.
20. As proposed, the entire waste water should be discharged through a STP of capacity 200.00 KLD of SBR Technology. The construction of the STP should be carried out simultaneously with that of the project and the STP should be functional before the project is put into use. The STP should have a separate hourly meter and energy meter.
21. The PP shall comply Construction & Demolition Waste Management Rules, 2016.
22. 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.
23. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
24. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
25. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking necessary precautions for general safety and health aspects of the people, only at approved sites with the approval of competent authority.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 as amended from time to time.
32. NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
33. Provision for storm water harvesting and its re-use as per CGWA and BIS standards for various applications should be implemented before the project is put into use.
34. Guidelines issued by concerned Ministry for water scarce areas may be followed.
35. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices. In place of fresh water, effort should be made to use treated waste water from nearby areas.
36. Total domestic water requirement shall not exceed 234.17KLD (Fresh Water- 153.01 KLD; Recycled Water- 81.16 KLD) in post construction phase, and During construction phase – 11.00

7. 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.
8. 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.
9. Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
10. The D. G. sets to be operated with stack height as per EP Act, 1986 along with acoustic enclosure.
11. 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.
12. 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.
13. 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.
14. 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 proposed open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
15. Construction activity in areas that requires Wild Life Clearance (if any) should be taken up only after obtaining Wild Life Clearance from NBWL.
16. The E.C. is subjected to the specific condition that the PP shall obtain prior clearance from forestry and wild life angle including clearance from standing committee of National Board of Wild Life, as applicable. It is further categorically stated that grant of EC does not necessarily implies that Forestry and Wild Life clearance shall be granted to the project and that proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any based on EC so granted, in anticipation of clearance from Forestry and Wild Life angle shall be entirely at the cost risk of the PP and MOEF/SEIAA shall not be responsible in this regard in any manner.
17. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
18. 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

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 SEIAA, 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.