



सत्यमेव जयते

File No: RJ/25/SEAC2(06)/INFRA2/EC/0895

Government of India

Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), RAJASTHAN)



Dated: 03/01/2026

To,

Anant Mehta
navjeevan builders pvt.ltd.
7 & 8, Navjeevan Chambers, G-4, Vinoba Marg, C scheme , Jaipur, Rajasthan., Jaipur, JAIPUR,
RAJASTHAN, 302001
navjeevanbuilders2025@gmail.com

Subject: Proposed Expansion of Commercial Project by Navjeevan Builders Private Limited, **Total Plot Area-** 4582.21 sq.m, **Gross Built Up Area-** 38,939.96 sq.m., at Khasra No. 111/2, Part-B, Village-Brijlalpura, Tehsil & District Jaipur, Rajasthan-regarding.

Sir/Madam,

This has reference to your application submitted to SEIAA vide proposal SIA/RJ/INFRA2/549984/2025 dated 10/09/2025 for grant of Environmental Clearance (EC) to the aforementioned project under the provision of the EIA Notification 2006-and as amended thereof. 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 6B.157th meeting held on 16th October, 2025

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3802RJ5535948N
(ii) File No.	RJ/25/SEAC2(06)/INFRA2/EC/0895
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Expansion of Commercial Project at Khasra No. 111/2, Part-B, Village-Brijlalpura, Tehsil & District Jaipur, Rajasthan by M/s Navjeevan Builders Pvt. Ltd.
(vii) Name of Project	navjeevan builders pvt.ltd.
(viii) Name of Company/Organization	navjeevan builders pvt.ltd.

(ix) Location of Project (District, State)

JAIPUR, RAJASTHAN

(x) Issuing Authority

SEIAA

(xi) Applicability of General Conditions

no

(xii) Applicability of Specific Conditions

no

2. Brief details of the Project:

1.	Category/ Item no. (in Schedule):	Item 8 (a) - Building & Construction Projects Cat. B-2).			
2.	Location of Project	Khasra No. 111/2, Part-B, Village-Brijlalpura, Tehsil & District Jaipur, Rajasthan			
3.	Project details	Area as under:			
S. No	Items	Details			
		Phase I (a)	Phase II (b)	Total (a + b)	
1.	Total Plot area	4582.21 sq.m	No Change	4582.21 sq.m	
2.	Gross built up area	19,781.17 sq.m	19158.79 sq.m	38939.96 sq.m.	
3.	BAR Ø Standard Ø Proposed	2 (9164.42 sq. m) 1.93 (8848.38 sq. m)	No Change 3.05 (13,994.89 sq.m)	2.0 (9164.42) sq.m 4.98 (22,843.27 sq.m)	
4.	Ground Coverage Ø Permissible Ø Standard	50% (2291.10 sq.m) 38.52 % (1765.22 sq.m)	No Change	50% (2291.10 sq.m) 38.52 % (1765.22 sq.m.)	
5.	No. of Block	1 no.	No change	1 no.	
6.	No. of Floors	3B+LG+G+3 floors	+7 floors	3B+LG+G+10 floors	
7.	Building Height	13.86 m	+26.80 m	40.66 m	
8.	Project Facilities q Showrooms q Offices q Rooftop Restaurant	38 nos. 48 nos. None	No Change 167 nos. 54 Pax.	38 nos. 215 nos. 54 Pax.	
9.	Power requirement Ø Connected Ø Demand	880 KW 489.07 KW	1533 KW 1268.19 KW	2413 KW 1757.26 KW	
10.	Power backup Ø Number Ø Capacity Ø Fuel Ø Fuel Requirement	1 no. (500 KVA) HSD (125 ltr/hr)	Change in configuration 2 Nos. (1010 KVA each) HSD (202 ltr/hr each)	2 Nos. (1010 KVA-each) HSD (202 ltr/hr each)	
11.	Renewable Energy	-	25 KW (1.4 % of the total demand load)	25 KW (1.4 % of the total demand load)	
12.	Rain water harvesting	-	2 Nos.	2 Nos.	
The project falls in over exploited block therefore ground water recharge pits has been proposed instead of rain water storage					
13.	Parking Details Ø Required Parking Ø Proposed Parking	147 ECU 148 ECU	240 ECU 242 ECU	387 ECU 390 ECU	
Sr. No.	Particulars	Car Parking	Mechanical Car Parking	Scooters	Proposed parking
1.	Lower basement	66	60	130 (43.33 ECU)	170 ECU
2.	Middle basement	62	-	85(28.33 ECU)	90 ECU
3.	Upper basement	62	-	85(28.33 ECU)	90 ECU
4.	Ground floor	40	-	-	40 ECU

S. No	Items	Details			
		Phase I (a)	Phase II (b)	Total (a + b)	
Grand Total		230 ECU	60 ECU	300 (100 ECU)	390 ECU
10% of the Total Parking i.e. 39 ECU will be EV					
14.	Project cost	Rs. 76.81 crores	Rs.55.31 crores	Rs. 132.12 crores	
15.	Water Requirement	39 KLD	76 KLD	115 KLD	
	Ø Fresh Water	18 KLD	28 KLD	46 KLD	
	Ø Recycled water	21 KLD	48 KLD	69 KLD	
	Ø Source	PHED/Ground	PHED/Ground	PHED/Ground	
16.	Disposal of treated water	20 KLD	21 KLD	41 KLD	
	Ø Flushing	1 KLD	2 KLD	3 KLD	
	Ø Landscaping	-	25 KLD	25 KLD	
	Ø Chillers				
17.	Fuel & Energy: -	Fuel Details:			
		DG Set	Capacity	Fuel	Quantity
		2 nos.	1010 kVA	HSD	202 ltr/hr
18.	Application No. & Date & documents submitted:	Application Proposal No : SIA/RJ/INFRA2/549984/2025 Date of application :10.09.2025			
19.	Details of construction taken place at site	No construction has been initiated at the site. Consent to Establish for the gross built up area 19,781.17 sq.m dated 23.07.2025, which is valid up to 30.06.2030.			
20.	EMP Operational Phase				
	Ø Capital cost	-	Rs. 531 lacs	Rs. 531 lacs	
	Ø Recurring cost	-	Rs.19.30 lacs	Rs.19.30 lacs	
S. No.	Particulars	Capital Cost (in lacs)	Annual recurring cost (in lacs)		
1.	Acoustic enclosures & stack attached to DG sets	35	2.0		
2.	STP	30	5.0		
3.	Solid waste management	15	5.0		
4.	Pollution monitoring	--	2.0		
5.	Green Belt	4	1.0		
7.	Monitoring System	7	0.30		
	a. Piezometric well with telemetry	4.0	0.10		
	b. Digital Temper proof flow meter with telemetry	3.0	0.20		
8.	Rain water harvesting pit	8.0	1.0		
10.	Solar PV	100	1.0		
11.	Socio EMP	132	-		
12.	Fire Fighting system	200	2.0		
TOTAL		Rs.531 lacs	Rs.19.3 lacs		

S. No	Items	Details		
		Phase I (a)	Phase II (b)	Total (a + b)
2222. 21.	Sewage treatment & disposal Ø Waste water Generation Ø STP Capacity Ø STP Technology	34 KLD 40 KLD MBBR	43 KLD 60 KLD No Change	77 KLD 100 KLD MBBR
22.	Green Area	183.28 sq.m (4.0 %)	+ 62.84 sq.m (1.37 %)	246.12 sq. m (5.37 %)

Particulars	:	Area
Plot area	:	4582.21 sq.m
Total Green Area	:	246.12 sq. m (5.37%)
Saplins required	:	Two trees per 80 sq.m of the plot area
	:	4582.21 sq.m /40 sq.m
	:	114.55 say 115 nos.
Saplins proposed	:	120 nos.

24.	Solid waste generation Ø Biodegradable waste (40 %) Ø Non-Biodegradable waste (60 %)	218 Kg/day 87 kg/day 131 kg/day	159 kg/day 64 kg/day 95 kg/day	377 kg/day 151 Kg/day 226 kg/day
<i>A total of 151 kg/day of Biodegradable waste will be treated in the organic waste convertor capacity 200 kg/day</i>				
25	Air/ Noise Pollution Control system	D.G stack: Stack height of 42 m from ground level will be provided.		
26.	Budgetary Breakup for Labour	Capital cost : Rs.6.40 lacs Recurring cost : Rs 4.65 lacs As under: -		

S. No	Facilities to be provided for Laborers	Capital Cost	Recurring cost per Annum
1.	Temporary/Portable STP	Rs. 3,50,000/-	Rs. 90,000/-
2.	Sanitation facility Separate toilets Other charges	Rs. 1,20,000/- 8 nos.@ Rs. 10,000/-each = Rs.- 80,000/- other charges (Rs. 40,000/-)	Rs. 50,000/-
3.	Safe Drinking water	Water Tank Rs. 30,000/-	Rs.1,00,000/-
4.	Utensils	Rs. 20,000/-	-
5.	First Aid Facility	First aid room with equipped first-aid boxes and cupboards Rs. 90,000/-	Rs. 60,000/-
6.	Medical Examination	-	Twice in a year@Rs.300/- for 100 nos. of worker Total -Rs. 60,000/-
7.	Crèche & recreation facility	Rs. 30,000/-	Rs. 60,000/-
8.	Education for their children	-	Rs. 45,000/-

S. No	Items	Details		
		Phase I (a)	Phase II (b)	Total (a + b)
Total		Rs. 6,40,000/-	Rs. 4,65,000/-	
27.	EC fees payment	The fees deposited 75,000/- on dated 08.09.2025		
28.	Present status	No construction has been started at the site as per the reports.		

3. The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it has recommended for Environmental Clearance with certain stipulations. After considering the proposal and recommendations of the SEAC in the **6.159th Meeting of the Authority held on 24th Dec., 2025**, the SEIAA, Rajasthan hereby accords 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 annexed herewith.

(Vijai N)
Member Secretary,
SEIAA, Rajasthan.

Copy To

1. Deputy Director, Integrated Regional Office, Jaipur, Ministry of Environment, Forest & Climate Change, Govt. of India, A- 209 & 218, ARANYA BHAWAN, Mahatma Gandhi Road, Jhalana Institutional Area, Jaipur- 304002 (Raj.).
2. Additional Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Sh. Munish Kumar Garg, Chairman, SEIAA, Room No. 101, Aravalli Bhawan, Jhalana Institutional Area, Jaipur.
4. Sh. Manphool Singh, Member, SEIAA, Room No. 103, Aravalli Bhawan, Jhalana Institutional Area, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur for information & to ensure the compliance of conditions of this Environmental Clearance and to display this sanction on the website of the Rajasthan Pollution Control Board, Jaipur.
6. Member Secretary, SEAC Rajasthan.
7. Environment Management Plan - Division, Monitoring Cell, Environment, Forest & Climate Change, Govt. of India, Indira Paryavaran Bhawan, JorBagh Road, Aliganj, New Delhi-110003.
8. Director, Department of Mine & Geology, Court Chorha, Udaipur to initiate action for violation of Common Cause judgement (violation of Base year production) as stipulated in MoEF and CC Notification 30.05.2018, if applicable.
9. I.A., SEIAA, Jaipur with the direction to upload the copy of this Environment Clearance on the website.

M.S. SEIAA, (Rajasthan)

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bylaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the Energy Conservation Building Code/Energy Conservation Building Code-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly and achieve the energy saving as per the ECBC norms.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. Temporary storage provisions shall be made within the premises for such debris prior to its final disposal. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bylaws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bylaw provisions on rain water harvesting should be followed. If local bylaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bylaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be

S. No	EC Conditions
	withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

S. No	EC Conditions
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
4.4	Usage of loud machineries for various operations shall be strictly prohibited.
4.5	No piling activity should be done during the night hours.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per Energy Conservation Building Code specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bylaws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bylaws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
5.7	A minimum of 10% of the total required parking/ECU space shall be reserved for Electric Vehicle (EV) Charging Facility.
5.8	Energy audit shall be conducted within one year of operation.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall

S. No	EC Conditions
	be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). The greenbelt should be primarily based on dust attenuation and noise reduction.
7.2	A minimum of 1 tree for every 40 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

S. No	EC Conditions
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
7.5	The PP shall plant tree species with the potential to absorb the dust pollution emanating from the construction activities and also has the better survival in the region like Neem (<i>Azadirachta indica</i>), Karanj (<i>Millettia pinnata</i>), Shisham (<i>Dalbergia sissoo</i>), Amaltas (<i>Cassia fistula</i>), Bamboo (<i>Bambusa arundinacea</i>), Kachnar (<i>Bauhinia variegata</i>), Siris (<i>Albizia lebbbeck</i>), Jamun (<i>Syzygium cumini</i>), Mango (<i>Mangifera indica</i>), Siris (<i>Albizia lebbbeck</i>), Peepal (<i>Ficus religiosa</i>), Ashok (<i>Polyalthia longifolia</i>), Devil's Tree (<i>Alstonia scholaris</i>) and other native species only to effectively control the PM and other gaseous pollution and noise pollution.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human Health Issues

S. No	EC Conditions
9.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

S. No	EC Conditions
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision shall be made for the housing of construction labour 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.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.
9.7	Provide PPE (Personal protective equipment) for construction workers.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

S. No	EC Conditions
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC 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.
10.19	The unit shall take encouraging steps to use the recycled construction materials from the construction demolition waste processing plants Jaipur. Necessary steps for using certified wood in the construction shall be followed.

S. No	EC Conditions
10.20	For Carbon & Climate Resilience, the unit shall adopt low-carbon construction materials (fly ash blocks, GGBS, recycled steel) and make necessary adaptations to deal with urban flooding, heat island effect and extreme rainfall events.
10.21	The unit shall plant the tree species specified in the green cover for effective pollution control measures.
10.22	Liability for any environmental non-compliance shall rest squarely with the project proponent, whose name present in EC is issued and any breach of the EC condition may result in legal action, revocation of EC and imposition of penalties under Environment (Protection) Act, 1986.

Additional EC Conditions

1.	The PP shall ensure that the conceptual plans are in accordance with the prevailing local building bylaws/regulations and the same plans will be submitted to JDA for approval.
2.	The PP shall ensure that all common area & landscaping area electricity consumption should be met out by solar power in accordance with bylaws.
3.	The EC BC compliance for energy conservation shall be followed as per bylaws.



Validity unknown

Digitally Signed by : Shri Vijai N
Member Secretary, SEIAA

Date: 03/01/2026