



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

To,

The
ASHIANA HOUSING LIMITED
304, Southern Park, Saket, District Center, Saket, New Delhi -110017

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/RJ/INFRA2/430759/2023 dated 08 Jun 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038RJ180399 |
| 2. File No. | 790 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Group Housing Project "The
Amaltas by Ashiana" |
| 7. Name of Company/Organization | ASHIANA HOUSING LIMITED |
| 8. Location of Project | RAJASTHAN |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 18/09/2023

(e-signed)
Ms. Khyati Mathur
Member Secretary
SEIAA - (RAJASTHAN)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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Particulars	Total Blocks	Floors	Facilities	Height (in m) Upto	
				Terrace	Machine room/top level
Block B1-B3 (Residential Tower)	3	B+ G + 19 floors	144 DUs 3 BHK: 64 nos. 4 BHK: 64 nos. 4 BHK Duplex: 8 nos. 5 BHK Duplex: 8 nos.	59.95	65.45
Block E (Club House)	1	G + 2 floors	Area 1675.26 sq.m	12.6	18.05
Block F (Commercial)	1	G + 2 floors	Commercial Shops : 9 nos.	12.6	15.9
TOTAL	5 nos.				

4.	Parking facility	Required Parking : 345 ECU Proposed Parking : 347 ECU
5.	Project cost	Rs. 150.23 Cr.
6.	Water Requirement per day & Source	Total Water requirement : 188 KLD Fresh Water : 104 KLD Recycled Water : 84 KLD Source : PHED Supply
7.	Storm water Management	Rain water harvesting Structures: 04 Nos.
8.	Fuel & Energy:-	

Source of supply	JVVNL Supply
Electrical Load	Connected load : 1614 KW Max demand : 1558 KW
Transformer	Number : 1 Capacity : 1 x 2000 kVA
DG Sets	Number : 4 Cumulative Capacity : 1500 kVA For Residential, Common and Commercial Area 2 x 250 kVA & 2 x 500 kVA "In case of full power Back-up"
Fuel Used	LSO
Fuel Consumption	100 lt/hr & 50 lt/hr
Renewal Energy	Solar PV: 16.14 KW (1% of total Connected Load)

9.	Environment Management Plan with budgetary provision.	Capital cost : Rs. 362 lacs Recurring cost : Rs. 29 lacs As under:
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S. No.	Particulars	Capital Cost (in lacs)	Annual recurring cost (in lacs)
	Acoustic enclosures & stack attached to DG sets	26	0.5
	STP (1 x 160 KLD - MBBR Technology)	35	10
	Rain water harvesting (4 Nos.)	16	1
	Solid waste management	10	5
	Pollution monitoring	--	1.5
	Firefighting & emergency handling	210	1.5
	Green Area and Green Belt	35	2.5
	Socio as EMP	20	5
	Solar PV	10	2.0
	TOTAL	Rs. 362	Rs. 29

Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

I. Statutory compliance:

- i. 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 byelaws.
- ii. 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 lightning etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. 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.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. 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.
- viii. 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.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. 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 PM25) covering upwind and downwind directions during the construction period.
- iv. 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.
- v. 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

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

xii. 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 withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. 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.

xvi. 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.

xvii. 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.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. 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.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxi. 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.

IV. Noise monitoring and prevention

i. 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.

ii. 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.

iii. 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.



x. 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.

VII. Green Cover

i. 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).

ii. A minimum of 1 tree for every 80 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.

iii. 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.

iv. 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.

VIII. Transport

i. 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.

ii. 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.

iii. 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.

IX. Human health issues

i. 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.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.



viii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF& CC).

x. 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.

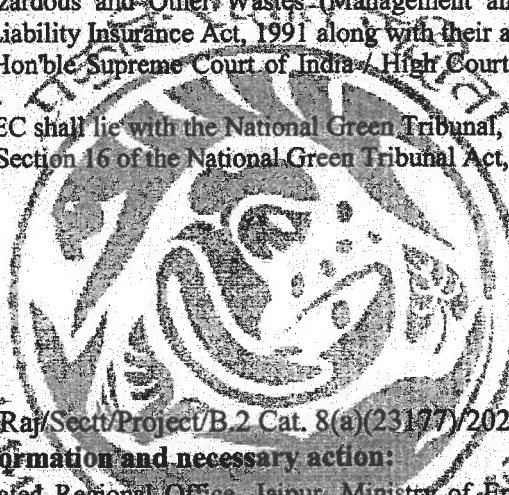
xi. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xii. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xiii. 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.

xiv. 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.

xv. 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.

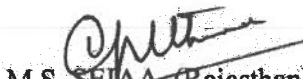



(Khyati Mathur)
Member Secretary,
SEIAA, Rajasthan.

No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/B.2 Cat. 8(a)(23177)/2023-24 Dated:

Copy to following for information and necessary action:

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. Rajeeva Swarup, IAS (Retd.), Chairman, SEIAA, Room No. 101, Aravalli Bhawan, Jhalana Institutional Area, Jaipur.
4. Dr. Suresh Chandra, IFS (Retd.), Member, SEIAA, Room No. 103, Aravalli Bhawan, Jhalana Institutional Area, Jaipur.
5. Member Secretary, Rajasthan State 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, Jor Bagh Road, Aliganj, New Delhi-110003.
8. I.A, SEIAA, Jaipur with the direction to upload the copy of this Environment Clearance on the website.


M.S. SEIAA, (Rajasthan)

Signature Not Verified

Digitally signed by M.S. Khyati Mathur
Member Secretary
Date: 9/18/2023 5:16:55 PM