

Government of Rajasthan
Urban Development and Housing Department

No: F.10(7)UDH/3/2009Part-III

Jaipur Dated : 21 MAY 2017

All Empaneled Architects.

Sub :- Empanelment of Architects for Completion and Occupancy Certificate as per provisions of Building Byelaws.

Sir,

With reference to your interest expressed in response to Invitation of EoI by State Government vide order no. F.10(7)UDH/3/2009Part-III dated 28.02.2017, it is to inform that you are empaneled as architect for issuance of Completion and Occupancy Certificate as per the provisions of Building Byelaws and orders issued in this respect vide order no. F. 10(7)UDH/3/2009Part-III dated 22.02.2017.

For your convenience a copy of order dated 22.02.2017, a checklist/format for Completion Certificate and format for Occupancy Certificate is being enclosed. The process for Completion/Occupancy Certificate shall be as below :-

1. Empaneled Architects shall obtain as Built Plan and a copy of approved building plan from the developer who assigns the work of Completion Certificate.
2. Copy of the receipt of dues and fees for Completion Certificate to be deposited in the concerned Urban Local Authority by the developer.
3. In case the building construction is as per the approved plan Completion Certificate may be issued in the prescribed format with checklist, however, in case of any deviation from approved plans, report may be sent to the concerned Urban Local Authority with singnature and stamp thereon.
4. For Occupancy Certificate architect shall obtain Completion Certificate issued by Empaneled Architect to developer/owner and shall verify that authorized connections for Electricity, Water and Sewerage Disposal has been obtained and are functional. In case there is no unauthorized construction done after obtaining the Completion Certificate and ensuring the desired services and building is found fit for occupancy, the certificate for occupancy may be issued in the prescribed format.
5. Both Completion Certificate and Occupancy Certificate shall be issued on the letterhead of Empaneled Architect with his signature and seal and copies of the same shall also be sent to concerned Local Authority.


(Rajendra Singh Shekhawat)
Joint Secretary-I

LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshat Tholia	Graphite Design Studio, 68, Bhatkpur I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email: akshat@graphitedesignstudio.com Mo. No. :- 9928334474	CA/2012/57066
2	Smt. Astha Tholia	Graphite Design Studio, 68, Bhatkpur I, Imliwala Phatak, Opp. Jain Mandir, Jaipur Email: astha2756@gmail.com Mo. No. :- 9929014414	CA/2011/52865
3	Shri Shailendra Singh Sengar	H-1205, Krish Wadika, Bhiwadi-Ahwar Bypass Road, Bhiwadi Email: senjar@saplind.in Mo. No. :- 9783502999	CA/2008/43678
4	Shri Mansingh Meena	B-81, Behind UIT Office, Bhagat Singh Colony, Bhiwadi Email: mansingh1984@gmail.com Mo. No. :- 9460478311	CA/2010/49305
5	Shri Rohitash Saraswat	Chandrakala Architecture, 18/227, Chandra Mahal, Ward 25, Nagasolihana, Karoli-322241 Email: saraswatrohishat@gmail.com Mo. No. :- 9829076733	CA/2007/13926 Registration suspended till further order with effect from 13/07/2008/2008/468-2 Ref: 34.6.11
6	Shri Anuj Anathur	A-8, Shyam Nagar, Ajmer Road, Jaipur Email: anujini2624@gmail.com Mo. No. :- 9314874679	CA/91/13666
7	Shri Shrawan Kumar Kumawat	B-6, Ganesh Krishna Apartments, Moti Marg, Bapu Nagar, Jaipur Email: sdcor@gmail.com Mo. No. :- 9314510603	CA/2000/26400
8	Shri Shri Krishan	Space Grid, C-49, Vidya Apartments, Paras Marg, Bapu Nagar, Jaipur Email: spacegrid_1@yahoo.com Mo. No. :- 9312518766	CA/99/25451
9	Shri Anugunji Agre	A/20, Behind Krishna Nagar Housing Scheme, Nagla Lodha Road, Bhatkpur-321001 Email: anugunjiagre@gmail.com Mo. No. :- 9411832776	CA/2010/48816
10	Shri Purush Partha	115, Pratap Nagar, Near Bharat Vyas Hospital, Kota Email: parthaipruthi@gmail.com Mo. No. :- 9460122987	CA/2010/50647
11	Shri Vikas Jain	V J Architects, 10, Bha J, Jyoti Nagar, Sahakar Marg, Jaipur Email: vjarchitect@gmail.com Mob. No. :- 9828556167	CA/2007/40653
12	Shri Ankit Sharma	Cadman Design Services, C-49, B-3, Vidhya Apartment, Bapu Nagar, Jaipur Email: info@cadmaads.com cadmaads@rediffmail.com Mo. No. :- 9440814400	CA/2007/40653
13	Shri Sheetal Kumar Agrawal	Sheetal Kumar Associates Consultant n Designers, C-84, 1st Floor, Shiwad House, Pridhviraaj Road, C-Scheme, Jaipur Email: sheetalakumar.jpr@gmail.com Mo. No. :- 9829061013	CA/99/25335

17/4/13
Joint Secretary

राजस्थान सरकार
नगरीय विकास विभाग

20 APR 2017

क्रमांक प.40(7)नविवि/3/2009 पार्ट-III

जयपुर, दिनांक

सचिव,
जयपुर/जोधपुर/अजमेर विकास प्राधिकरण,
जयपुर/जोधपुर/अजमेर।

निदेशक,
स्थानीय निकाय विभाग,
जयपुर।

सचिव,
नगर विकास न्यास,
समस्त.....।

विषय :- कम्पलीशन सर्टिफिकेट जारी करने हेतु वास्तुविदों का
एम्प्लौमेंट किये जाने के संबंध में।
सन्दर्भ:- विभागीय आदेश दिनांक 22.02.2017 एवं विभागीय पत्र दिनांक
10.04.2017

महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित आदेश दिनांक 22.02.2017 के क्रम में जारी पत्र दिनांक 10.04.2017 की निरन्तरता में विभाग द्वारा ईओआई के माध्यम से वास्तुविदों का पैनल तैयार किया गया है। पैनल में उल्लेखित वास्तुविद भवन विनियमों के प्रावधानानुसार कम्पलीशन सर्टिफिकेट जारी करने के लिये अधिकृत किये जाते हैं। इनके द्वारा भवन निर्माता को जारी किये जाने वाले कम्पलीशन सर्टिफिकेट को मान्यता प्रदान की जायेगी तथा संबंधित नगरीय निकाय द्वारा सन्दर्भित आदेश में निर्धारित प्रक्रिया के अनुसार जारी किया जाना सुनिश्चित किया जावे।

सयदीय

(राजेश्वर सिंह शेखावत)
संयुक्त शासन सचिव-प्रथम

LIST OF EMPANNELED ARCHITECTS FOR COMPLETION CERTIFICATE

S.No.	Name of Applicant	Associate Firm	COA Registration Number
1	Shri Akshir Tholia	Graphite Design Studio, 68 Janakpuri, Indrawati Phatak, Opp. Jain Mandir, Jaipur Email: akshir10@graphitedesignstudio.com Mo. No. - 9918334434	CA/2012/57066
2	Shri Astha Tholia	Graphite Design Studio, 68 Janakpuri, Indrawati Phatak, Opp. Jain Mandir, Jaipur Email: astha2786@gmail.com Mo. No. - 9919014434	CA/2011/52461
3	Shri Suresh Singh Sengar	H-1203, Kirti Wastha, Bhikaji-Ahwar Bypass Road, Bhikaji Email: sengarsuresh@gmail.in Mo. No. - 9783502989	CA/2004/41625
4	Shri Mansingh Meena	B-61, Behind Jain Office, Bhugat Singh Colony, Bhikaji Email: mansingh1984@gmail.com Mo. No. - 9460478315	CA/2010/45305
5	Shri Rohitash Saraswat	Chandrasekhar Architecture, 19/227, Chandra-Mahal, Ward 25, Nagadekhana, Karauli-322241 Email: saraswatrohishash@gmail.com Mo. No. - 9829076733	CA/2007/38326
6	Shri Anuj Mathur	A-3, Sheela Nagar, Ajmer Road, Jaipur Email: anujrini2624@gmail.com Mo. No. - 9314874679	CA/2013/3666
7	Shri Shrawan Kumar Kumawat	B-6, Ganesh Krupa Apartment, Mori Marg, Bagu Nagar, Jaipur Email: sdcpr@gmail.com Mo. No. - 9314510601	CA/2000/26400
8	Shri Shri Krishan	Space Grid, C-19, Vidyut Apartment, Parag Marg, Bagu Nagar, Jaipur Email: spacegrid_14@yahoo.com Mo. No. - 9315819746	CA/2013/26451
9	Shri Anugun Agr	A-40, Behind Mahatma Nagar Housing Scheme, Nagla Lodhi Road, Bhikaji-321001 Email: anugunagreg@gmail.com Mo. No. - 9411332176	CA/2010/44816
10	Shri Piyush Pareta	113, Prated Nagar, Near Bhikaji Vikas Hospital, Kota Email: paretapiyush@gmail.com Mo. No. - 9460122987	CA/2010/50969
11	Shri Vikas Jain	V-J Architects, 10 Khadiya Nagar, Sakkar Marg, Jaipur Email: vjarchitect@gmail.com Mob. No. - 9828596167	CA/2006/28705
12	Shri Ankit sharma	Cadmax Design Services, C-49, B-3, Vidya Apartment, Bagu Nagar, Jaipur Email: info@cadmaxdi.com cadmaxdi@rediffmail.com Mo. No. - 9440864400	CA/2007/40652
13	Shri Sheetal Kumar Agrawal	Sheetal Kumar Associates Consultant & Designers, C-84, 1st floor, Shiwad House, Prithvira Road, C-Scheme, Jaipur Email: sheetalkumar10@gmail.com Mo. No. - 9429061013	CA/99/25235

(R. L. Sharma)
Joint Secretary-I

To,
SECRETARY,
U.I.T. SIKAR

Subject: Issuing Completion Certificate

Reference :- Proposed Affordable Housing Project 'Royal Residency'
by M/s Rock Creators Dream Home Pvt. Ltd. Khasra No.-
487/128,489/289,129 At Village – Shiv Singh Pura , Teh.- Sikar & Distt. Sikar
(Raj.)

Dear Sir ,

Please refer your building plan approval letter क्रमांक :- न. वि. न्यास/ 854-
859 of date 8/05/2018 regarding approval of group housing flats Khasra No.-
487/128,489/289,129 At Village – Shiv Singh Pura , Teh.- Sikar & Distt. Sikar
(Raj.) M/s Rock Creators Dream Home Pvt. Ltd.

We have examined and inspected the site. On basis of as built drawing
provided by builder of group housing flats building is completed.

Kindly see the attached referred papers and order for issue of Completion
Certificate at the earliest as per Government orders. Please suggest if any other
details is required, so that the same may be provided to you at the earliest for
completion certification.

Thanking You,
Sincerely Your's

(Ankit Sharma)

Empanelled Architect



Attach list of documents:-

- a) Check list for Completion Certificate duly filled in with all the details.
- b) Copy of letter क्रमांक :- न. वि. न्यास / 854-859 of U.I.T. Sikar approving the Building Plans dated 08/05/2018
- c) Certificate from Structural Engineer, Site Engineer and also duly signed by owner.
- d) Certificate of undertaking for compliance of the provision of NBC Part – VI for earthquake safety.
- e) Copy of letter about deposition of fees and dues in U.I.T Sikar.
- f) As Built Drawings as provided by the project Architect duly signed by him, owner and undersigned.
- g) Fire NOC
- h) Pollution Control Board NOC
- i) Environment Clearance NOC
- j) Building services consultant completion certificate.



(Ankit Sharma)

Empanelled Architect

CHECK LIST FOR COMPLETION CERTIFICATE OF MULTISTORIED BUILDING

GENERAL DETAILS :

S.No.	Items	Details
1.	Name of Applicant and address	M/s Rock Creators Dream Home Pvt. Ltd. Reg. Add. - Yadav Chamber, Piprali Road, Bypass Chouraha, Sikar, Rajasthan.
2.	Address of Property	Khasra No.- 487/128,489/289,129 At Village – Shiv Singh Pura , Teh.- Sikar & Distt. Sikar (Raj.)
3.	Architect Name and Registration Number	Mr. Ankit Sharma CoA No.- CA/07/40652
4.	Date of application for CC	17/11/2020
5.	Plot Area	• TOTAL PLOT AREA= 8270.78 SQ.MT • 75.09%EWS/LIG PLOT AREA=6210.99 SQ. MT • FUTURE EXTENSION=24.91%=2059.79SQ.MT.
6.	Permissible use of Plot	Group Housing Flats - Residential
7.	Road width on which plot is located	18 Mtr. wide Road
8.	Letter Number and date of Building Plans approval	न. वि. न्यास / 854-859 OF 08/052018



PROJECT DETAILS :

S.No.	Details	Comments	
1.	Size of the Plot	As Per Approval	Available at Site
		8270.78 Sq.mt	8270.78 Sq.mt
2.	Setbacks	As Per Approval	Available at Site
	Front	6 m.	6 m.
	Side - I	6 m.	6 m.
	Side - II	6 m.	6 m.
	Rear	6 m.	6 m.
3.	Ground Coverage	As Per Approval	Available at Site
		1944.77Sq. m (31.31%)	1944.77Sq. m (31.31%)
4.	Green Area	As Per Approval	Available at Site
		1242.19 Sq. m	1270.15 Sq. m
5.	Height & Number of Floors	As Per Approval	Available at Site
		33.00 m. G+10	33.00 m. G+10
6.	BAR	As Per Approval	Available at Site
		19636.28 sq.m.	19636.28 sq.m.
7.	Parking	As Per Approval	Available at Site
		233 E C U = (690 scooter + 3car)	233 E C U = (690scooter +3car)



8.	Cut outs / Open to Sky / Ducts	As Per Approval	Available at Site
		NA	NA
9.	Projections / Balconies etc. (Covered / Extended)	As Per Approval	Available at Site
		As approved	As approved
10.	Certification for Fire Safety (Final)	Required	Obtained (Attached)
11.	Airport NOC (If required)	NA	NA
12.	Environment Clearance (If required)	Required	Obtained (Attached)
13.	Certification from Structural Engineer (Earthquake Resistant)	Required	Obtained (Attached)
14.	Plantation on Site	Required	Provided
15.	Rain Water Harvesting	Required	Provided
16.	Waste Water Recycling	Required	Provided
17.	Sewerage Treatment Plant	Required	Provided
18.	Provision of Solid waste Disposal	Required	Provided
19.	Provisions of Solar Panels / Solar Water Heaters	Required	Yet To Be Provide
20.	Provisions for Physically Challenged Persons	Required	Provided
21.	Internal Changes / Deviations, if any	--	NA

Note :

1. Increase in BU area and BAR area are within permissible limits and be treated as per rules.
2. Matters related to the land title and its related issues are not looked into.



COMPLETION CERTIFICATE

I hereby certify that the Group Housing Flats building Khasra No.- 487/128,489/289,129 At Village – Shiv Singh Pura , Teh.- Sikar & Distt. Sikar (Raj.) Was personally inspected by me along with the owner's / developer's and based on above facts , construction on site is complete for building in accordance with the building plans and as detailed above.
Signature on date 10/01/2021

Thanking You,

Sincerely Your's

Ankit
10/01/2021

(Ankit Sharma)

Empanelled Architect

Registration no.



कार्यालय नगर विकास न्यास, सीकर

क्रमांक-न.वि.न्यास/ 854-859

दिनांक:- 8/5/18

श्रीमति मंजू देवी पत्नी भंवरलाल,
राजस्व ग्राम शिवसिंहपुरा,
जिला व तहसील सीकर।

विषय- श्रीमति मंजू देवी पत्नी भंवरलाल राजस्व ग्राम शिवसिंहपुरा जिला व तहसील सीकर खसरा नं. 487/128, 489/289 व 129 क्षेत्रफल 8270.78 वर्ग मी. (6210.99 वर्ग मी. क्षेत्रफल पर योजना प्रस्तावित है तथा एयूअर एक्सटेंशन के लिये 2059.79 वर्ग मी. क्षेत्र छोड़ा गया है।) भूमि पर मुख्यमंत्री जनआवास योजना 2015 में प्रोविजन 3ए (Platted development above G+3 format) के तहत आवासीय परियोजना के संशोधित भवन मानचित्र अनुमोदन बाबत।

प्रसंग- मुख्यमंत्री जन आवास योजना 2015 एवं एकीकृत भवन विनियम 2017 के तहत भवन निर्माण समिति की बैठक 04.05.2018 के कम में।

महोदय,

उपरोक्त विषयान्तर्गत एवं प्रसांगिक के कम में आप द्वारा वास्तुविद श्री अंकित शर्मा (पंजीयन क्रमांक CA/07/40652 के द्वारा तैयार किये गये EWS/LIG ग्रुप हाउसिंग प्रयोजनार्थ संशोधित भवन मानचित्र स्वीकृति प्राप्त प्रस्तुत किये गये हैं। ले-आउट प्लान/भवन नियोजन समिति की बैठक दिनांक 04.05.2018 के प्रस्ताव संख्या 03 में लिये गये निर्णय की अनुपालना में जारी अनुमोदन एवं भवन अनुज्ञा हेतु निम्न शर्तें लागू होगी:-

1. आवेदक द्वारा एकीकृत भवन विनियम 2017 के मापदण्डानुसार भवन निर्माण स्वीकृति चाही गई है।
2. यदि भूखण्ड पर वर्तमान में किसी प्रकार का निर्माण (स्थायी/अस्थायी) है तो निर्माण आवेदक को हटाना होगा।
3. प्रस्तावित भूखण्ड में मुख्यमंत्री जनआवास योजना 2015 एवं एकीकृत भवन विनियम 2017 के अनुसार निम्न पैरामीटर अनुज्ञेय होंगे।
 1. फ्रंट सेटबैक - 6.0 मीटर
 - साइड सेटबैक - 6.0 मीटर
 - साइड सेटबैक - 6.0 मीटर
 - पीछे का सेटबैक - 6.0 मीटर
2. मानक बी.ए.आर. - 3.375
3. अधिकतम आच्छादित क्षेत्र - 50
4. भवन की ऊंचाई - 45 मीटर
4. आवेदित भूखण्ड का नगर सुधार न्यास सीकर द्वारा 8270.78 वर्ग मीटर का आवासीय पट्टा जारी किया गया था। आवेदक द्वारा उक्त भूखण्ड में मुख्यमंत्री जन आवासीय योजना के अन्तर्गत EWS व LIG आवासों का निर्माण करना चाहता है। भूखण्ड के 6210.99 वर्ग मीटर (75.09 प्रतिशत) क्षेत्र में उक्त आवासों के निर्माण का मानचित्र प्रस्तुत किया है तथा शेष क्षेत्र 2059.79 वर्ग मीटर (24.91 प्रतिशत) एयूअर एक्सटेंशन हेतु छोड़ा गया है।
5. प्रस्तावित भवन की उचाई 30 मीटर है। उचाई के सन्दर्भ में नगरीय विकास विभाग से मार्गदर्शन लिया गया है। जिसके क्रम में नगरीय विकास विभाग के पत्र क्रमांक प.18(43)नवि/सीकर/2017 दिनांक 24.10.2017 के अनुसार मुख्यमंत्री जनआवास योजना 2015 के चैप्टर 3 जनरल कन्डिशनस के बिन्दु संख्या 3 के अनुसार भू-रूपान्तरण, धारा 90-ए के आदेश, ले-आउट प्लान एवं भवन मानचित्र अनुमोदन कर जारी किये जाने के अधिकार लोकल लेवल पर दिये गये हैं। अतः प्रकरण में मुख्यमंत्री जन आवास योजना 2015 के प्राधानानुसार भवन मानचित्र न्यास स्तर पर ही जारी किया जावे।

मुख्यमंत्री जन आवास योजना में व बचत विनियम 2012 में एक.ए.आर का प्रावधान था। सभी एकीकृत बचत विनियम 2017 प्रभावी हो चुके हैं। एकीकृत बचत विनियम 2017 के अनुसार पूर्व के बचत विनियमों के तहत निर्धारित मानक/अधिकतम एक.ए.आर तक कथन के बचत विनियम में होर एक.ए.आर के 1.20 गुना को मानक/अधिकतम बी.ए.आर में परिवर्तित बना जायेगा।

7. आवेदन द्वारा आवश्यक बीएसएर 1940T.54 व पी. ज़्या व्यवसायिक बीएसएर 228.76 व पी. कर्वात फुल बीएसएर 18338.28 व. पी. प्रस्तावित किया गया है। गजल बीएसएर 20082.00 व पी. ई।
8. आवेदक द्वारा प्रस्तुत भवन मानचित्र के अनुसार भवन की सैचाई 33 मीटर प्रस्तावित की गई है। एकीकृत भवन विनियम 2017 के अनुसार 20.0 मीटर से अधिक सैचाई के भवनों में संरचनात्मक दुर्गम के तथ्यों से संबंधित समस्त दस्तावेजों पर सुनिश्चित सिफारिशें आदि होने के अनिवार्य रूप से संलग्न करना आईआईटी/एनआईटी/राजकीय अभियांत्रिकी महाविद्यालय/एनए इत्यादि द्वारा विनियम 20 के अनुसार पंजीकृत तकनीकीविद् से प्रमाणित करवाकर अग्रसरक को से काफी निमित्त में प्रस्तुत की जानी होगी तथा भवन में अपेक्षित संरक्षक तथा प्राप्तिव जल विसरण प्रणाली जल नल निष्काषी प्रणाली विद्युत सेवाएं, वातावरणीय सेवाएं आदि तथा भवन की सुरक्षात्मक डिजाइन से संबंधित जानकारी के जो सेट जो कि आवेदक, आर्किटेक्ट एवं इंजिनियर से प्राप्त किए हों वे 'सभी अवसरों' को प्रस्तुत करने होंगे। भवन मानचित्र अनुमोदित भवनों में एनए अवसरों से निर्देश अनुसार भवन करने के पत्रार्थ तथा भवन का निर्माण प्रारम्भ करने से पूर्व सम्पन्न करवाया जाना आवश्यक होगा।
9. एकीकृत भवन विनियम 2017 के प्रावधानों होने के साथ ही पूर्व के भवन विनियम तथा इनमें अन्य-अन्य पर किये संशोधन तथा अन्य आदेश रक्त निरन्तर हो जायेंगे। वर्तमान में प्रकीर्ण प्रावधानों किसी अन्य कानून में किसी एकिकूल ढंग के होते हुए भी इन विनियमों के प्रावधानों होने पर काफी क्षेत्र में भवन निर्माण हेतु यही-विनियम प्रावधानों होंगे। अतः भवन निर्माण एकीकृत एकीकृत भवन विनियम 2017 के अनुसार ही प्रदान की जाती है।
10. मुख्यमंत्री जनआवास योजना के प्रावधान १९ के तहत 40000 जीनस का प्रावधान है। सभी द्वारा देखा-देखी 10 (10 मी) प्रस्तावित किया गया है।
11. विकासकर्ता द्वारा कुल 77 BWS फ्लेट एवं 208 LIG फ्लेट प्रस्तावित किये गये हैं जिसमें फ्लैट BWS का सिद्धांत BWS का 100% BWS 350.00 Sq.ft एवं LIG फ्लेट का BWS BWS का 100% BWS 100.00 Sq.ft है।
12. विकासकर्ता द्वारा कुल 33 स्कूल व 8 कार पार्किंग प्रस्तावित की गई है। स्कूल 10 फुट क्षेत्र व डेस्कॉट फ्लोर पर पार्किंग दर्शायी गयी है।
13. विकासकर्ता द्वारा एकीकृत भवन विनियम 2017 के अनुसार 543.25 टन (8.78 प्रतिशत) ग्रीन बुनियाद कुली कुले पर तथा 738.20 टन (11.70 प्रतिशत) डेस्कॉट की छत पर अर्थात् कुल 1281.45 टन (20.48 प्रतिशत) ग्रीन शरीर प्रस्तावित किया गया है।
14. विकासकर्ता द्वारा सम्पूर्ण डेस्कॉट फ्लोर पर पार्किंग प्रस्तावित की गई है। भवन डेस्कॉट फ्लोर पर पार्किंग भवन विनियम 2017 में निर्धारित बाधकानुसार किया जाना होगा।
15. कुल प्रस्तावित/उपयोग किये गये गणना योग्य निर्मित क्षेत्र का आवधिकरण 8 प्रतिशत एक-डेस्कॉट उपयोग हेतु अनुज्ञाप किया जा सकेगा। जिसमें कुल प्रस्तावित/उपयोग किये गये भवनों योग्य निर्मित क्षेत्र का 1.0 प्रतिशत क्षेत्र अथवा 1000 वर्ग मीटर निर्मित क्षेत्र, जो भवन को सुरक्षित व्यवसायिक (दैनिक उपयोग हेतु) दुकानों के लिए रखा जाना अनिवार्य होगा। पांचू इन दुकानों में ऐसी कोई भी-कोई अनुज्ञाप नहीं होगी जो भवन निवासियों के लिए आवश्यक एवं संरक्षण को सम्बन्धित द्वारा 228.76 वर्ग मीटर व्यवसायिक क्षेत्र प्रदान किया गया है।

- का कुल क्षेत्रफल 2 हेक्टेयर से कम होने के कारण विकासकर्ता द्वारा EWS/LIG Component के कुल गणना योग्य निर्मित क्षेत्र का 1 प्रतिशत क्षेत्र के बराबर सामुदायिक भवन, Livelihood Centre or any public and social facility बनाना होगा। तथा विकासकर्ता द्वारा उक्त सुविधा क्षेत्र विकसित कर इसको रख रखाव हेतु आर.डब्ल्यू.ए को समर्पित करना होगा।
17. पार्क, खुले क्षेत्र, सामुदायिक एवं सार्वजनिक सुविधाएं व सडकों हेतु आरक्षित क्षेत्र एवं अगन्तुक हेतु रखा गया पार्किंग क्षेत्र संबंधित स्थानीय आर.डब्ल्यू.ए को संचालन व रख-रखाव के लिए समर्पित करना होगा।
 18. नेशनल ग्रीन ट्रिब्यूनल कोर्ट द्वारा जारी गाइडलाईन्स की पालना विकासकर्ता द्वारा सुनिश्चित किये जाना है।
 19. भूकम्परोधी प्रावधान नेशनल बिल्डिंग कोड के पार्ट-अप के प्रावधानों के अनुरूप प्रार्थी एवं पंजीकृत स्ट्रक्चरल इंजीनियर से घोषणा पत्र तथा संरचनात्मक सुरक्षा हेतु पंजीकृत इंजीनियर का निर्धारित प्रारूप में आवेदक को प्रमाण पत्र प्रस्तुत करना होगा।
 20. बहुमंजिला भवनों में अग्निशमन संबंधित प्रावधान एनबीसी के अनुसार रखे जाने आवश्यक होंगे जिसकी समस्त जिम्मेदारी विकासकर्ता की होगी। भवन निर्माण पूर्ण हो जाने के पश्चात् अधिवास प्रमाण-पत्र जारी करने से पूर्व अग्निशमन अनापत्ति प्रमाण पत्र प्रस्तुत करना होगा।
 21. मुख्यमंत्री जन आवासीय योजना 2015 के संदर्भ में राज्य सरकार द्वारा जारी परिपत्र, आदेश व एकीकृत भवन विनियम 2017 के समस्त पैरामीटर की पालना आवेदक को सुनिश्चित करनी होगी।
 22. मूखंड पर आवासीय भवन (मुख्यमंत्री जनआवास योजना 2015 के तहत) निर्माण का विकास किये जाने के दौरान यह सुनिश्चित किया जावे की किसी भी परिस्थिति में वाहनों की पार्किंग मूखंड की कम्पाउंड घाट के बाहर मुख्य सडक एवं पार्श्व सडक पर नहीं की जाये। अतः समस्त पार्किंग घाटदीवारी के अन्दर ही करना सुनिश्चित किया जाना होगा।
 23. प्रस्तावित भवन में भवन विनियमानुसार वर्षा जल संरक्षण हेतु टांका निर्माण व वर्षा जल संरचना पुनर्स्थापन संरचना का निर्माण करना आवश्यक होगा।
 24. सॉलिड वेस्ट डिस्पोजल हेतु एकीकृत भवन विनियम 2017 के अनुसार प्रावधान किया जाना आवश्यक होगा।
 25. प्रस्तावित भवन में शारीरिक रूप से विकलांग व्यक्तियों हेतु समस्त प्रावधान एकीकृत भवन विनियम 2017 के निर्णय संख्या 12 के अनुसार सुनिश्चित किये जाने होंगे।
 26. निर्माण कार्य पूरा करने की समयावधि:- मुख्यमंत्री जनआवास योजना के अध्याय 3 Genral Condition के बिन्दु संख्या 4(E) Time Line for Completion of the Project के निर्धारित समयावधि में निर्माण कार्य पूरा करना आपके सुनिश्चित किया जाना होगा।
 27. यदि निर्माण कार्य समयावधि तक पूर्ण नहीं किया जाता है तो मुख्यमंत्री जनआवास योजना 2015 अध्याय 3 Genral Condition के बिन्दु संख्या 4(E) के अनुसार शास्ती अभ्यारोपित की जावेगी एवं इसके उपरान्त भी कार्य पूरा नहीं होने पर स्वीकृति निरस्त मानी जावेगी।
 28. लीज डीड की सभी शर्तें लागू होगी।
 29. निर्माण कार्य आरम्भ करने की सूचना नगर विकास न्यास, सीकर को देनी होगी उसके पश्चात प्लिनथ लेवल तक निर्माण पूर्ण होने की सूचना भी प्राधिकरण को देनी होगी, जिसकी जाँच करवानी होगी। प्लिनथ लेवल तक निर्माण स्वीकृत मानचित्रों के अनुरूप होने पर ही आगे का निर्माण किया जा सकेगा।
 30. प्रार्थी अनुमोदित मानचित्रों के साथ ही वास्तुविद भवन मालिक व ठेकेदार का नाम भी अंकित करेगा। यदि भवन निर्माण के समय मौके पर उक्त वर्णित प्रदर्शित (डिस्प्ले) नहीं है तो संबंधित सक्षम अधिकारी द्वारा निर्माण कार्य तुरन्त प्रभाव से रुकवा दिया जायेगा।

Vijaytech Consultants Pvt. Ltd.

CONSULTING ENGINEERS

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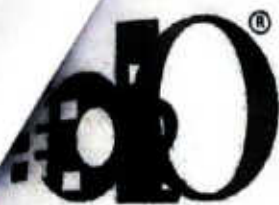
Date: 10.11.2020

STRUCTURAL STABILITY CERTIFICATE

This is certified that Proposed Affordable Housing Project 'Royal Residency' by M/s Rock Creators Dream Home Pvt. Ltd. Khasra No.- 487/128,489/289,129 At Village – Shiv Singh Pura , Teh.- Sikar & Distt. Sikar (Raj.) has been designed by us as per relevant Indian standards & all provisions regarding Earthquakes resisting building for Earthquake Zone II have been taken in the Structural Design as per the Indian Standard Code IS: 1893 (Part-1):2002 (CODE FOR EARTHQUAKE RESISTANCE DESIGN OF STRUCTURES). It is structurally a safe building.

For Vijaytech Consultants Pvt. Ltd.


Sanjay Sharma
(Director)



Design2Occupancy Services LLP

This is certify that M/s Design2occupancy services LLP has provided Mechanical,Electrical ,Plumbing and Fire Fighting (MEPF) Services of Proposed Affordable Housing Project 'Royal Residency' by M/s Rock Creators Dream Home Pvt. Ltd. KhasraNo.- 487/128,489/289,129 At Village – Shiv Singh Pura , Teh.-Sikar & Distt. Sikar (Raj.)

MEPF services is designed as per the provisions of national building code & relevant IS codes and best industry practice and accepted norms

For Design 2 Occupancy Services LLP

(Authorised Signatory)

State Level Environment Impact Assessment Authority, Rajasthan

Main Building, Room No. 5221, Secretariat, Jaipur.

E-mail : seiaaseiaa2018@gmail.com Phone no. 0141-2227838

No. F1/F1 (4)/SEIAA/SEAC-Raj/Secr/Project / Cat. II(a) B1 (15799/ 2018-19

Dated:

09 AUG 2019

Sh. O.P. Yadav,
Yadav Chamber, Pipali Road,
Bypass Chouraha,
Sikar, Rajasthan

Sub:- EC for our Proposed Affordable Group Housing Project 'Royal Residency' by Rockcreators Dream Homes Pvt. Ltd. coming up at Khasra no. 487/128, 489/289 & 129, Shivsinghpura, Dist-Sikar, Rajasthan, (Proposal no-100161)

This has reference to your application dated 28.03.2019 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 29/31 July, 2019.

2 Brief details of the Project:

1	Category /Item no. (in schedule)	8 (a) of Schedule to the EIA Notification, 2006.																																																							
2	Location of Project	Khasra no 487/128, 489/289 and 129, Village Shivsinghpura, Tehsil & District Sikar, Rajasthan.																																																							
3	Land Use	<table><tr><th>S. No.</th><th>Particulars</th><th>Area</th><th>Percentage</th></tr><tr><td></td><td>Total Plot Area</td><td>8,270.78 Sq.m</td><td></td></tr><tr><td>1.</td><td>Area under Future Expansion</td><td>2,059.79 Sq.m</td><td></td></tr><tr><td>2.</td><td>Net Plot Area</td><td>6,210.99 Sq.m</td><td>--</td></tr><tr><td>3.</td><td>BAR</td><td>Permissible: 2,53(20,962.09) m² Proposed: 2,37 (19,636.28 m²)</td><td></td></tr><tr><td>4.</td><td>Gross Built-up area</td><td>23,081.68 Sq.m</td><td></td></tr><tr><td>5.</td><td>Ground coverage</td><td>1,944.77 Sq.m</td><td>31.31%</td></tr><tr><td></td><td>Landscape area</td><td>1,270.15 Sq.m</td><td>20.45%</td></tr><tr><td>6.</td><td></td><td>543.25 Sq.m</td><td>8.75%</td></tr><tr><td></td><td></td><td>726 Sq.m</td><td>11.69%</td></tr><tr><td></td><td>Parking</td><td></td><td></td></tr><tr><td>7.</td><td>(Open Surface Parking : 46 EX(15))</td><td>329 Sq.m</td><td>5.30%</td></tr><tr><td>8.</td><td>Paved area</td><td>3,393.97 Sq.m</td><td>54.64%</td></tr></table>				S. No.	Particulars	Area	Percentage		Total Plot Area	8,270.78 Sq.m		1.	Area under Future Expansion	2,059.79 Sq.m		2.	Net Plot Area	6,210.99 Sq.m	--	3.	BAR	Permissible: 2,53(20,962.09) m ² Proposed: 2,37 (19,636.28 m ²)		4.	Gross Built-up area	23,081.68 Sq.m		5.	Ground coverage	1,944.77 Sq.m	31.31%		Landscape area	1,270.15 Sq.m	20.45%	6.		543.25 Sq.m	8.75%			726 Sq.m	11.69%		Parking			7.	(Open Surface Parking : 46 EX(15))	329 Sq.m	5.30%	8.	Paved area	3,393.97 Sq.m	54.64%
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4	Parking	Total Parking required = 232 Provision for Parking of 234 E.C.U. has been made as follows: <table><tr><td>Vehicle</td><td>Open Ground</td><td>Basement</td><td>Total</td></tr><tr><td>Cars</td><td>3</td><td>0</td><td>3</td></tr><tr><td>Scooters</td><td>130(43 ECU)</td><td>563(188)</td><td>693 (231 ECU)</td></tr><tr><td>TOTAL (ECU)</td><td>46</td><td>188</td><td>234</td></tr></table>				Vehicle	Open Ground	Basement	Total	Cars	3	0	3	Scooters	130(43 ECU)	563(188)	693 (231 ECU)	TOTAL (ECU)	46	188	234
Vehicle	Open Ground	Basement	Total																		
Cars	3	0	3																		
Scooters	130(43 ECU)	563(188)	693 (231 ECU)																		
TOTAL (ECU)	46	188	234																		
5	Project Cost	Rs. 24.43 Crores																			
6	Water Requirement & Source	The daily water requirement for the project will be 183 KLD (124 KLD Fresh + 59 KLD recycled) <table><tr><td>Particular</td><td>Demand</td><td>Quantity</td></tr><tr><td>Domestic</td><td>Fresh water demand</td><td>124 KLD</td></tr><tr><td></td><td>Recycled water</td><td>59 KLD</td></tr></table> Source of water:- PHED/ Ground Water <table><tr><td>Area</td><td>Waste water generated</td><td>Disposal</td></tr><tr><td>Domestic</td><td>141 KLD</td><td>After treatment - 68 KLD reuse in Flushing, Landscaping, General Washing & Filter back wash</td></tr></table>				Particular	Demand	Quantity	Domestic	Fresh water demand	124 KLD		Recycled water	59 KLD	Area	Waste water generated	Disposal	Domestic	141 KLD	After treatment - 68 KLD reuse in Flushing, Landscaping, General Washing & Filter back wash	
Particular	Demand	Quantity																			
Domestic	Fresh water demand	124 KLD																			
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Area	Waste water generated	Disposal																			
Domestic	141 KLD	After treatment - 68 KLD reuse in Flushing, Landscaping, General Washing & Filter back wash																			
7	Fuel & Energy	Electricity: Connected Load: 1614.10 KW; Maximum Demand: 912 KW Fuel: 18.34 L/Hr (USD (sulphur content: 0.05%) for 75 kVA D/G set																			
8	Environmental Management Plan along with Budgetary breakup	S. No.	Particular	Capital Cost (in Rs)	Recurring Cost (Annual) (in Rs)																
		1	Sewage Treatment Plant (170 KLD)	34 Lac	5 Lac																
		2	Rain water Storage Structure	4 Lac	0.50 Lac																
		3	D/G Stack & Acoustic Enclosure	1 Lac	0.50 Lac																
		4	Solid Waste Management	1 Lac	0.50 Lac																
		5	Environmental Monitoring	--	1 Lac																
		6	Landscaping	1 Lac	1 Lac																
			TOTAL	45 Lac	8.50 Lac																
9	CSR Activities along with budgetary breakup	Capital Cost (Rs in lacs) (0.5% of Project cost 30.65 Cr)																			
		S.No.	Activities	1 st Year	II nd Year	III rd Year	TOTAL														
		1	Construction of rooms, Stage, repair of ceiling and floor in Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Silvasinghpura	7.0	5.0	3.86	15.86														
		2	Provision of solar power lights	2.0	2.0	1.5	5.5														

		Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Shivsinghpura				
		3. Provision of water coolers and RO with 5 year AMC Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Shivsinghpura	1.0	1.0	0.5	2.5
		4. Development of play ground Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Shivsinghpura	3.0	2.0	2.0	7.0
		4. Construction & repairing of toilet and septic tank Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Shivsinghpura	3.0	3.0	2.0	8.0
		5. Provision of computers in all selected schools (40 nos) Government Adarsh Uchh Madhyamic Vidyalaya, Bhadvasi, Government Adarsh Uchh Madhyamic Vidyalaya, Kudali, Government Adarsh Uchh Madhyamic Piprali, and Government Primary School, Shivsinghpura	5.0	3.0	2.0	10.0
		Total	21.00	16	11.86	48.86
		Total-Rs. 48.86 Lacs has been proposed to spent for CER Activity				
10	SIP	STP based on MBBR technology with capacity of 170 KLD will be installed.				
11	Green Belt/ Plantation area and % of total area in sq. mts.	Area to be planted during operational phase : 1,270.15 sq. m. (20.45%) No of trees to be planted : 103 trees				

12	Budgetary Breakup for Labour	S. No.	Particulars	Budget (in Lac)
		1.	Housing facility and fuel for cooking for construction workers will be provided	1.5
		2.	Separate toilet facility for male and female workers along with waste water treatment facility i.e. septic tank and soak pit.	1.00
		3.	Clean drinking water will be sufficiently made available at suitable points.	1.55
		4.	Provision of a suitable space for the use of children (Crèche) if employment of female building workers exceeds more than 30	0.75
		5.	First Aid Facilities	0.50
		6.	Personal Protective equipments like helmets face masks, gloves, ear muffs and goggles will be provided to the workers.	1.25
		7.	Regular Health check up test and analysis will be done	0.50
			TOTAL	7.00

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 in its 420th Meeting held on 9.08.2019 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—
CONSTRUCTION PHASE**

1. Consent to Establish shall be obtained from RSPCB before start of any construction work related to proposed project at the site.
2. The PP shall obtain a "No objection certificate" for height clearance for the envisaged level from the Airports Authority of India.
3. No Mobile tower shall be installed.
4. Solar panels for common services areas shall be provided.
5. Provision for compost pit for dry leaves shall be provided.
6. Provision for drinking water supply for the residents from a legal source shall be made.
7. As envisaged, the P.P. shall invest an amount of Rs. 45 lacs as capital cost and Rs. 8.50 lacs as annual recurring cost for implementing various environmental protection measures.
8. An amount of Rs. 48.86 lacs is shall be spent over a period of 3 years on CSR activities (Rs. 21 lacs in 1st Year, Rs. 16 lacs in IInd year & Rs. 11.86 lacs in IIIrd 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. The proposal should contain provision for monthly medical camps, distribution of medicines and improvement in educational facilities in the nearby schools. The detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for Consent to Establish/Consent to

Operate. During construction phase and post construction / operation phase, the project proponent shall be responsible for implementation of EIA/EMP. Commitment of proponent in this regard shall be submitted to RSPCB at the time of applying for CTE/CTO.

9. Green belt/Landscaping should be developed in 1,270.15 sq. m. of total plot Area, as proposed.
 10. 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 lies 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.
 11. 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 or as per prescribed norms.
 12. The PP shall obtain approval of drawings of laying electrical lines from the concerned SE of RRVNL/ JVVNL and comply with the provisions as per Terms and Conditions for Supply of Electricity-2004 of JVVNL.
 13. The PP shall fulfill the requirements of energy regulatory commission.
 14. All energy saving measures proposed by the PP should be implemented before the project is put into use.
 15. A preventive action plan (as part of conceptual plan) for earthquake resistance buildings as per NBC code specifically for zone 3,4, 5 should be submitted along with the Form 1, Form 1A and conceptual plan to RSPCB at the time of applying for CTE/CTO.
 16. Road width and bend should be adequate for easy movement of fire fighting vehicles.
 17. Proposals for provisions regarding accessibility to the various floors of the project and other related parts for Divyang people should be provided.
 18. Details of all the points mentioned at point no. 9 under energy conservation of Form 1A would be explicitly taken care of.
 19. The P.P. shall take necessary steps to improve the living conditions of the labour at site. An amount of Rs 7 Lakh per Annum shall be spent as Budgetary provision for the housing of construction labour within the site with all necessary infrastructure and facilities such as health, sanitation, fuel/LPG for cooking, safe drinking water, medical camps, toilets for women and creche for infants etc. Such 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 RSPCB at the time of obtaining CTE.
 20. The PP will comply with the provisions as per the Building and Other Construction Workers (Regulation of Employment & Condition of Service) Act 1996.
 21. 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.
 22. The drains should be of adequate capacity and be lined till the final disposal points.
 23. The entire waste water should be treated through a STP of capacity 170 KLD of MBBR technology with ozonation. 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.
 24. The PP shall comply with Construction & Demolition Waste Management Rules, 2016 as applicable.
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25. All required sanitary and hygienic measures shall be put in place before starting construction activities. The safe disposal of waste water and solid waste generated during the Construction phase shall be ensured.
 26. All the labourers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
 27. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
 28. Disposal of muck during construction phase should only be at approved sites with the approval of competent authority. It should not create any adverse effect on the neighboring communities and be disposed by taking necessary precautions for general safety and health aspects of the people.
 29. 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.
 30. 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.
 31. 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.
 32. Vehicles hired for bringing construction material and labourers 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.
 33. 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.
 34. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and as amended till date.
 35. NOC shall be obtained from National State Disaster Management Authority wherever applicable.
 36. Provision for proposed storm water harvesting and its re-use as per C GWA and BIS standards for various applications should be implemented before the project is put into use.
 37. Guidelines issued by concerned Ministry for water scarce areas be followed.
 38. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices. Effort should be made to use treated waste water from nearby areas in place of fresh water.
 39. Building Plan should be got approved from the competent Authority and the construction should be as per the approved building plan and as per applicable provisions in NBC.
 40. 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. The PP shall not allow making of any obstacle in the way of any natural water course/natural nallah/stream carrying rain water to any water body. Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.
 41. Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 42. 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.
 43. Roofing should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
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44. 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.
 45. Provision of solar water heating /chilling/street lighting etc shall be explored and implemented.
 46. A first-aid room should be provided at the project site, both, during construction and operation phase of the project.
 47. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary authorization of the RSPCB.
 48. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipment, etc. as per National Building Code 2005 including protection measures from lightning etc.
 49. 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.
 50. The project proponent shall fulfill in letter and spirit, all the commitments made /submitted to the SEAC office.
 51. The Company shall provide stack of adequate height at the DG sets (1X75 KVA) along with acoustic enclosures for noise control as per CPCB guidelines. The DG Sets shall comply with the norms notified under Environment (Protection) Act, 1986.
 52. The PP shall obtain all requisite permissions/ approvals/clearances from concerning departments and district administration relating to project.
 53. The PP shall procure required fresh water only from the authorized and legal source after approval from the competent Authority and such procurement of water shall be informed to RSPCB at time of applying for CTO/CTE.
 54. The PP shall provide water flow meter at all suitable points to measure quantity of daily water consumption. Besides PP shall also provide water flow meters at waste water generation points, treated waste water, waste water recycled and utilized for plantation / gardening purposes. The daily record of this should be maintained properly in a logbook.
 55. The PP shall dispose of the sludge of STP in Scientific manner.
 56. The PP shall make compliance of the standards, for Noise and National Ambient Air Quality, as prescribed under the Environment (Protection) Act 1986.
 57. The total waste water generation will be utilized and disposed as proposed.
 58. The PP shall not discharge treated waste water in to any natural water flow or in to any water body but make efforts to utilize maximum of the treated effluent within the premises of the project.
 59. The PP shall ensure that solid waste generated should be properly collected & segregated. Wet garbage should be composed and dry/inert solid waste should be disposed off at approved sites for land filling after recovering recyclable material.
 60. The C/Fs/EI's / E-waste should be properly collected and disposed off/ sent for recycle as per the prevailing rules / guidelines issued by the regulatory authority. Use of solar panel also may be done to the possible extent.
 61. The adequate measure should be taken to prevent odour problem from STP.
 62. The PP should obtain prior Consent to Operate before commissioning of the project or handed over to the occupier.
 63. The PP shall provide and maintain the O&G trap in good condition so that the O&G coming with waste water from Kitchen/laundry should retain in trap.
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OPERATION PHASE

1. Total domestic water requirement during operational phase shall be 183 KLD (124 KLD Fresh + 59 KLD recycled), as proposed. The necessary permission of water supply should be submitted to RSPCB at the time of applying for CTE/CTO. At the time of applying for CTE the PP should get it confirmed from RSPCB that no illegal bore well exists in the proposed site.
 2. An independent expert shall certify the installation of the Sewage Treatment Plants (STP) and a report in this regard shall be submitted to the RSPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards prescribed under the Environment (Protection) Act 1986 or the standards laid down by the Rajasthan State Pollution Control Board.
 3. Adequate measures shall be taken to prevent odour from solid waste processing and STP.
 4. Proper system of channelizing excess storm water shall be provided.
 5. 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 G.O. manual.
 6. The proposals on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.
 7. The power factor shall be maintained near unity.
 8. 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.
 9. The parking place shall have separate entry and exit points. 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.
 10. Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
 11. The D. G. sets to be operated with stack height as per E.P. Act, 1986 along with acoustic enclosure.
 12. 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 RSPCB.
 13. 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.
 14. 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.
 15. 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 species.
 16. Local species of trees and shrubs shall be planted to allow habitat for birds with adequate distance from the boundary.
 17. 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 & RSPCB, Jaipur.
 18. The PP shall provide adequate and proper compost pit for utilization of all the leaf litter and ensure that such waste should not be burnt.
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General Conditions:

1. 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.
2. No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA/Ministry of Environment and Forests as the case may be. In case of deviations or alterations in the project proposal from those submitted to this Authority for clearance, a fresh reference shall be made to the Authority to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
3. The implementation of the project vis-à-vis environmental action plans shall be monitored by MoEF Regional Office at Lucknow / RSPCB / CPCB / SEIAA, Department of Environment, Government of Rajasthan, Jaipur and this office. A six monthly compliance status report shall be submitted to monitoring agencies.
4. The E.C. is liable to be rejected, in case it is found that the PP has deliberately concealed and furnished false and misleading information or data which is material to screening or scoping or appraisal or decision on the application for E.C.
5. The project authorities shall inform the MoEF Regional Office at Lucknow / RSPCB / CPCB / SEIAA, Department of Environment, Government of Rajasthan, Jaipur and the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
6. Officials from the Department of Environment, Government of Rajasthan, Jaipur/ Regional Office of MoEF, Lucknow, RSPCB who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to SEIAA should be forwarded to the C.C.F. Regional Office of MoEF, Lucknow / SEIAA, Department of Environment, Government of Rajasthan, Jaipur / RSPCB.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provision of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental Clearance and copies of clearance letters are available with the Rajasthan State Pollution Control Board and may also be seen on the website of the RSPCB. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of MoEF at Lucknow/Department of Ecology and Environment, Government of Rajasthan, Jaipur.
9. The conditions of E.C. shall be enforced among 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, along with their amendments and rules.
10. 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 E.C. does not necessary 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 E.C. 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.

11. The SEIAA, Rajasthan may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. Main haulage road should be provided with permanent water sprinklers and other roads should be regularly wetted with water tankers fitted with sprinklers. The material transfer points should invariably be provided with Bag filters and or dry fogging system. In case of Belt- conveyors facilities the system should be fully covered to avoid air borne dust; Use of effective sprinkler system to suppress fugitive dust on haul roads and other transport roads shall be ensured.
13. Periodic monitoring of ambient air quality shall be carried out for PM10, PM2.5, SPM, SO2 and NOx monitoring. Location of the stations (minimum 6) shall be decided based on the meteorological data, topographical features and environmentally and ecologically sensitive targets and frequency of monitoring shall be decided in consultation with the Rajasthan State pollution Control Board (RSPCB). Six monthly reports of the data so collected shall be regularly submitted to the RSPCB/CPCB including the MoEF, Regional office, Lucknow.
14. Personnel working in dusty areas shall wear protective respiratory devices they shall also be provided with adequate training and information on safety and health aspects.
15. The ambient noise level should conform to the standards prescribed under E (P) A Rules, 1986 viz 75 dB (A) during day time and 70 dB (A) during night time.
16. The PP shall submit an environmental statement for the financial year ending 31st March in Form-V as prescribed under the environment (Protection) Rules, 1986, as amended subsequently on or before the 30th day of September every year, to the Rajasthan State Pollution Control Board/SEIAA and shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the Lucknow Regional offices of MoEF/SEIAA by e-mail as well as hard copy duly signed by competent person of company.

sd-
(Dr. D.N. Pandey)
Member Secretary,
SEIAA, Rajasthan.

No. FI (4)/SEIAA/SEAC-Raj/Sectt/Project / Cat. I(a) B1 (15799)/ 2018-19 Jaipur. Dated:
Copy to following for information and necessary action:

1. Secretary, Ministry of Environment, Forest & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
2. Principal Secretary, Environment Department, Rajasthan, Jaipur.
3. Sh. R.K. Meena, IAS (Retd.), B-75, Shankar Vihar, 50 Feet Gaitore Road, Sawai Gaitor, Jaipur
4. Dr. Anil Kumar Goel IFS (Retd.), Forest Colony, Sector 4, Jawahar Nagar, 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 Pollution Control Board, Jaipur.
6. Sh Rajesh Thakuriya, Member Secretary, SEAC Rajasthan.
7. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow-226 020.
8. Environment Management Plan- Division, Monitoring Cell, Environment, Forest & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
- ✓ 9. Sh. Jagbir Singh Manral, ACP, Department of Environment, Government of Rajasthan, Jaipur with the direction to upload the copy of this Environment Clearance on the website.

M.S. SEIAA (Rajasthan)



Regional Office Sikar
Rajasthan State Pollution Control Board
Shiv-Singhpura Housing Board Colony, Nawalgarh
Road, Sikar-332 001
Phone: 01572-248009



Registered

File No : F(Tech)/Sikar(Sikar)/4042(1)/2018-2019/2368-2369

Order No: 2018-2019/Sikar/6977

Dispatch Date: 18/02/2019

Unit Id : 96355

M/s ROCK CREATORS DREAM HOMES PVT LTD

Shivsinghpura , Shivsinghpura

Sub: Consent to Establish under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21(4) of Air (Prevention & Control of Pollution) Act, 1981.

Ref: Your application(s) for Consent to Establish dated 09/10/2018 and subsequent correspondence.

Sir,

Consent to Establish under the provisions of section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 (hereinafter to be referred as the Water Act) and under section 21 of the Air (Prevention & Control of Pollution) Act, 1981, (hereinafter to be referred as the Air Act) as amended to date and rules & the orders issued thereunder **is hereby granted** for your **ROCK CREATORS DREAM HOMES PVT. LTD. plant** situated / proposed at **Shivsinghpura, Sikar Shivsinghpura Tehsil:Sikar District:Sikar , Rajasthan** under the provisions of the said Act(s). This consent is granted on the basis of examination of the information furnished by you in consent application(s) and the documents submitted therewith, subject to the following conditions:-

- 1 That this Consent to Establish is valid for a period from **12/12/2018 to 30/11/2023 or date of Commencement of production / commissioning of the project or activities whichever is earlier .**
- 2 That this Consent is granted for manufacturing / producing following products / by products or carrying out the following activities or operation/processes or providing following services with capacities given below.

Particular	Type	Quantity / Capacity
GROSS BUILT UP AREA	Activity	17,709.57 SQ.METER
PLOT AREA	Activity	8,270.78 SQ.METER

- 3 That In case of any increase in capacity or addition / modification / alteration or change in product mix or process or raw material or fuel the project proponent is required to obtain fresh consent to establish.

Regional Office Sikar



Registered

File No : F(Tech)/Sikar(Sikar)/4042(1)/2018-2019/2368-2369

Order No: 2018-2019/Sikar/6977

Dispatch Date: 18/02/2019

Unit Id : 96355

- 4 That the control equipment as proposed by the applicant shall be installed before trial operation is started for which prior consent to operate under the provision of the **Water Act and Air Act** shall be obtained. This consent to establish shall not be treated as consent to operate.
- 5 That the quantity of effluent generation and disposal along with mode of disposal for the treated effluent shall be as under:

Type of effluent	Max. effluent generation (KLD)	Quantity of effluent to be recycled (KLD)	Quantity of treated effluent to be disposed (KLD) and mode of disposal
Domestic Sewage.	116.000	56.000	60.000 On Land For Irrigation

- 6 That the sources of air emissions along with pollution control measures and the emission standards for the prescribed parameters shall be as under:

Sources of Air Emissions	Pollution Control Measures	Prescribed	
		Parameter	Standard
DG(75KVA)	ACOUSTIC ENCLOSURE, ADEQUATE STACK HEIGHT	--	--

- 7 That the domestic sewage shall be treated before disposal so as to conform to the standards prescribed by the Board as notified under the Environment (Protection) Act-1986 for disposal **On Land for irrigation**. The main parameters for regular monitoring shall be as under.





Regional Office Sikar
Rajasthan State Pollution Control Board
Shiv-Singhpura Housing Board Colony, Nawalgarh
Road, Sikar-332 001
Phone: 01572-248009

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Parameters	Standards
Total Suspended Solids	Not to exceed 100 mg/l
pH Value	Between 5.5 to 9.0
Oil and Grease	Not to exceed 10 mg/l
Chemical Oxygen Demand	Not to exceed 250 mg/l
BOD (3 days at 27C)	Not to exceed 30 mg/l

- 8 That the unit shall obtain all necessary permission from concerning Department & District Administration Sikar related to construction/Establishment of the proposed Group Housing project-" Royal Residency of Rockcreators Dream Homes Pvt. Ltd." at Khasra no. 487/128, 489/289 and 129, Shivsinghpura, District Sikar, Rajasthan.
- 9 That this consent to establish is being issued on the basis of documents/ Information uploaded by the applicant/ industry/ process/ project. The liability of veracity and correctness of the uploaded document/ Information shall solely be of the applicant only.
- 10 Any wrong or partial information/ concealment of facts or deviation from material facts shall make this consent null & void.
- 11 That submission of any incorrect or partial information/false documents or concealment or misrepresentation of material facts shall make the applicant/ industry/ process/ project liable for legal action, jointly as well as severally, under the provisions of the Indian Penal Code'1860, Information Technology Act'2000, Water (Prevention & Control of Pollution) Act'1974 & Air (Prevention & Control of Pollution) Act'1981, which may include imprisonment and/or penalty as per the provisions of the statutes.
- 12 That the industry shall maintain adequate stack height & acoustic enclosure with 75 KVA D. G. Set. Further unit shall not allow to install any other air pollution source I.r. Boiler/ Hot water generator etc. without prior consent to establish from the State Board under the Air Act, 1981.
- 13 That the solid waste generated should be properly collected and segregated. wet garbage should be composed and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- 14 It shall be responsibility of the applicant and/or owner of land to ensure that the land use confirms the appropriate conversion for the intended purpose

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- 15 That this Consent to establish shall cease to be valid in case of any change in product/ process/ operation/raw material/ capacity/ area or in information/ document submitted/uploaded at the time of seeking consent.
- 16 In case, any direction for closure has been issued by the State Board for the same premises and has not been withdrawn, then this consent shall be treated null & void.
- 17 The applicant/industry/process/project shall have to comply with the provisions of Water (Prevention & Control of Pollution) Act'1974, Air (Prevention & Control of Pollution) Act'1981 & Environment (Protection) Act'1986 & the standards prescribed there under along with the general guidelines and/or directions issued by the Central Pollution Control Board or the Rajasthan State Pollution Control Board time to time
- 18 That the total fresh water requirement shall not exceed to 111 KLD and same shall be met through PHED Supply only.
- 19 That the entire domestic waste water shall be treated through 150 KLD capacity STP. Treated waste water shall be recycled (56 KLD) for flushing/washing etc. and remaining (60 KLD) shall be used for plantation/agriculture activity within premises.
- 20 That this consent to establish is valid for 347 residential flats having built up area upto 17709.57 sqm on the plot having area 8270.78 SQ. MT.
- 21 That the unit shall not establish any plant / process or does not carry out any activity which attracts environmental clearance under provisions of the EIA notification 14/09/2006.
- 22 That the unit shall install water meters at suitable locations to measure quantity of daily water consumption, waste water generation, water treated through STP, treated water recycled for flushing/washing/other uses, treated water used for irrigation etc. and daily record of same shall be maintained.
- 23 That the unit shall install and commission the proposed STP of 150 KLD to treat the waste water generated from all the utilities before commissioning of the project.
- 24 That the unit shall dispose the sludge of STP in scientific manner.
- 25 That the entire treated sewage shall be utilised within premises for agriculture land . discharge to agriculture land for arboriculture & landscaping within the premises, & no water will be discharged in nearby agricultural land and zero discharge status shall be maintained outside the premises.
- 26 That the unit shall not allow making any obstacles to any natural water flow i.e. natural nallah/stream carrying rain water to any water body.
- 27 that the unit shall install adequately designed rain water harvesting structure for prevention and recharge of ground water in and around the area.



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- 28 That the solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- 29 That energy conservation measures like installation of CFLs/Fls for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.
- 30 That used CFLs/Fls should be properly collected and disposed off/sent for recycling as per the prevailing rules/guidelines issued by the regulatory authority. Use of solar panels also may be done to the extent possible.
- 31 That adequate measures should be taken to prevent odour problem from STP.
- 32 That the total cost of the project shall not exceed Rs.189.96 Lacs, the unit shall take/obtain modification in consent to establish/operate after paying fees as applicable.
- 33 That this consent to establishment shall be subject to compliance of any direction or order passed by court of law in the matter.
- 34 The project proponent shall obtain consent to operate before commissioning of the project or handed over to the occupiers.
- 35 That the project proponent shall provide & maintain the oil & grease trap in good condition, so that oil & grease coming with waste water from kitchen/laundry will be retained in the trap.
- 36 In case project proponent handing over the project to any other registered society for further operation and maintenance, then project proponent shall submit transfer deed to State Board and also fix the responsibility of the society for compliances of the environmental laws including obtaining subsequently Consent to Operate under Water Act-1974 and Air Act-1981. Till the time transfer deed is submitted and accepted by the State Board, the project proponent/ promoter will be responsible for compliances of environmental laws.
- 37 That, notwithstanding anything provided hereinabove, the State Board shall have power and reserves its right, as contained under section 27(2) of the Water Act and under section 21(6) of the Air Act to review anyone or all the conditions imposed here in above and to make such variation as it deemed fit for the purpose of compliance of the Water Act and Air Act.
- 38 That the grant of this **Consent to Establish** 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.

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39 That the grant of this **Consent to Establish** shall not, in any way, adversely affect or jeopardize the legal proceedings, if any, instituted in the past or that could be instituted against you by the State Board for violation of the provisions of the Act or the Rules made thereunder.

This **Consent to Establish** shall also be subject, beside the aforesaid specific conditions, to the general conditions given in the enclosed Annexure. The project proponent will comply with the provisions of the **Water Act and Air Act** and to such other conditions as may, from time to time, be specified by the State Board under the provisions of the aforesaid Act(s). Please note that, non compliance of any of the above stated conditions would tantamount to revocation of **Consent to Establish** and project proponent / occupier shall be liable for legal action under the the relevant provisions of the said Act(s).

Yours Sincerely

Regional Officer[Sikar]

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