

State Level Environment Impact Assessment Authority, Rajasthan
4, Institutional Area, Jhalana Doongri, Jaipur-302004
Phone: 0141-2705633, 2711329 Ext. 361

File No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project /Cat. 8 (a)B2 (679) /13-14 Jaipur, Dated:

30 MAY 2014

To,
M/s. Ashiana Housing Ltd,
304, Southern Park,
Saket District - Centre, Saket ,
New Delhi-110017.

Sub: E.C for Proposed group housing project "Ashiana Surabhi" coming up at Khasra no. 114, 73, 74,75, 76, 110,113 Village- Rampura, Tehsil- Tijara, District- Alwar, Raj.

Sir,

This has reference to your application dated 20.01.2014 seeking environmental clearance for the above project under Environment Impact Assessment Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the Environment Impact Assessment Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, Environment Management Plan and additional clarifications furnished in response to the observation of the State Level Expert Appraisal Committee Rajasthan, in its meeting held on 23.01.2014 and 25, 26.03.2014

2. Brief details of the Project:

1.	Category / Item no.(in Schedule):	Cat. 8 (a)B2			
2.	Location of Project	At Khasra no. 73, 74,75, 76, 110,113, 114, Village- Rampura, Tehsil- Tijara, District- Alwar, Raj.			
3.	Project Details	S. No.	Particulars	Permissible	Proposed
		1.	Total Plot Area	21,996.51 Sq. m.	
		2.	Surrendered Area	2,037.83 Sq. m.	
		3.	Net Plot Area	19,958.68 Sq. m.	
		4.	FAR	(1.33 standard + 0.5 purchased + 1 surrendered area) (38,562.21 Sq. m.)	1.71 (34,126.09 Sq. m.)
		5.	Gross Built up Area	45,030.00 Sq. m.	
		6.	Ground Coverage	35% (6,985.54 Sq. m.)	21.17% (4,224.42 Sq. m.)
		7.	Landscape Area	2,933.80 (15%) (Minimum required)	5,262.00 Sq. m. (26.36%)
		8.	Parking Area	9039 Sq.m. (Required)	9039 Sq.m. (Provided) (45.29%)
		9.	Paved Area	---	1433.26 Sq. m. (7.18%)

4.	Details of Flats	S. No.	Type of Flat			Total No. of each type				
		1.	2 BHK			240				
		2.	3 BHK			240				
		3.	EWS + LIG			36				
		Total			516					
5.	Parking	S. No.	Details	Two Wheelers	Cars	Total ECU	Basis of ECUs	Total area required (Sq. m.)	Total area provided (Sq. m)	
		1.	Open Parking	319 (ECU)	287	393	23 Sq. m.	9,039	9,039	
		2.	Stilt Parking	160 (53 ECU)	140	193	28 Sq. m.	5,404	5,404	
		Total		479 (160 ECU)	487	586		14,443	14,443	
6.	Project Cost:	Rs. 66.20 Crores								
7.	Water Requirement & Source	Phase		Water demand			Expected Source			
		Construction phase		9 KLD			Tanker supply			
		Post construction phase		300 KLD (180 KLD fresh + 120 KLD reuse/recycle)			Fresh water: Ground water (borewell: 5 nos) Reuse/ Recycle water: Treated water from STP			
8.	Fuel & Energy:-	S. No.	Description							
		1.	Source of supply	33 KV supply will be from nearest GSS.						
		2.	Electrical Load	Connected load	3,706 KW					
				Maximum Demand	1,853 KW					
		3.	Transformer	No. of transformer	1 nos.					
				Capacity	2,500 kVA, 33/0.433 KV					
		4.	DG Sets	No. of DG sets	3					
				DG Capacity	560 kVA (200 KVA 2 nos., 160 KVA 1 nos.)					
				Fuel Used	HSD (sulphur content: 0.05 %)					
				Fuel Consumption	200 kVA	2 nos	43 lts/h	123 l/h		
					160 kVA	1 nos	37 lts/h			
		9.	Environment Management Plan	S. No.	Particulars			Capital Cost		Annual Recurring Cost
1.	Acoustic enclosures & stack attached to DG sets			15 lacs		1 lacs				
2.	STP			50 lacs		5 lacs				
3.	Rain water harvesting			15 lacs		3 lacs				
4.	Solid waste management			25 lacs		2 lacs				
5.	Pollution monitoring			--		1 lacs				
6.	Fire fighting & emergency handling			50 lacs		3 lacs				
7.	Green Belt			20 lacs		2 lacs				

		8.	Training in the area of environment & occupational health.	2 lacs	1 lacs		
		Total		159 lac	18 lac		
10.	CSR Activates	S. No.	Particulars	FY 14-15	FY 15-16	FY 16-17	3 Year total Amount
		1.	Education: a. Phoolwari School	7,94,417	1,98,604	Nil	9,93,021
			b. Infrastructural Development- Govt. School	7,94,417	3,97,209	1,32,403	13,24,029
		2	Skill Training	2,64,806	1,32,403	2,64,806	6,62,014
		3.	Roads/Green patches, etc outside the projects.	1,32,403	99,302	99,302	3,31,007
		Total		19,86,043	8,27,518	4,96,511	33,10,071
11.	STP	STP capacity of 250 KLD, based on Fluidized Aerobic Bioreactor (FAB) Technology.					
12.	Green Belt/ Plantation	Landscape area 5,262 Sq. m. (26.36%) total no. of trees 230					
13.	Budgetary Breakup for Labour	S. No.	Health and Safety issues	Health and Safety Plan		Budget	
		1.	Accommodation	A provision of temporary Housing facility for construction workers will be provided		2.0	
		2.	Drinking water	Clean drinking water will be sufficiently made available at suitable points.		0.75	
		3	Conservancy with Soak pit	There will be up to 200 (peak-construction) workers hence conservancy facility with soak pit will be duly provided as per norms.		1.00	
		4.	Crèche/Babysitting facility	As and when the employment of female building workers exceeds more than 30, there will be provision of a suitable room/rooms for the use of children (Creche).		0.75	
		5.	Medical Appliances & Arrangements	A first aid room with equipped First-aid boxes and cupboards will be accessible during the hours of working in the construction and operation phase. Conveyance arrangements to hospitals or dispensaries from the construction site, will be readily made in unforeseen circumstances.		0.50	
		6.	Safeguards	All protective and safety gears will		3.00	

				be provided. Helmets face masks, Heavy duty gloves, ear muffs and goggles will be provided to the workers.	
		7.	Medical Examination	An initial examination of every person employed in the construction activity (peak construction 200 workers) will be done. The periodic medical examination will be arranged over a various phases of construction. A regular health test and analysis will be done.	2.00
		Total			10.00 Lac

3. The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it have recommended for Environmental Clearance with certain stipulations. The SEIAA Rajasthan after considering the proposal and recommendations of the SEAC Rajasthan hereby accord Environmental Clearance to the project as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

PART A: SPECIFIC CONDITIONS

I. CONSTRUCTION PHASE

- i "Consent to Establish" shall be obtained from RPCB before start of any construction work at the site.
- ii The PP shall obtain a "No objection certificate for height clearance for the envisaged level from the Airports Authority of India.
- iii No Mobile tower shall be installed.
- iv The P.P. shall comply with the guide lines for High Rise Buildings as per Office Memorandum no. 21-270/2008-IA.III dt. 07.02.2012 and amendments made therein.
- v As envisaged, the P.P. shall invest at least an amount of Rs. Rs. 159.00 Lac as capital cost (before the project is put into use) and Rs. 18.00 lacs as annual recurring cost for implementing various environmental protection measures.
- vi The PP has proposed an amount of Rs.19,86,043/- per year ,Rs 8,27,518/- per year and Rs 4,96,511/- per year spread over 3 years under CSR as above. 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. Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".
- vii Green belt/Landscaping should be developed in 5,262 Sq. m. (26.36%) as proposed.
- viii That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry / unit / project proponent. 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.

- ix For conservation of electricity and to reduce energy losses the management shall ensure that the electrical voltage is stepped down from 33 KV to 11 KV and distributed at this level and finally brought to 440 volts.
- x The PP shall obtain approval of drawings of laying electrical lines from the concerned SE of RRVN/ JVVNL and comply with the provisions as per Terms and Conditions for Supply of Electricity-2004 of JVVNL.
- xi The PP shall full fill the requirements of energy regulatory commission.
- xii All energy saving measures proposed by the PP should be implimented before the project is put into use.
- xiii Road width and bend should be adequate for easy movement of fire fighting vehicles.
- xiv The P.P. shall ensure taking necessary steps on urgent basis to improve the living conditions of the labour at site. The proposed Budgetary provision of Rs. 10 lacs shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as health facility, sanitation facility, fuel for cooking, along with safe drinking water, medical camps, and toilets for women, crèche for infants. The housing may be in the form of temporary structures to be removed after the completion of the project. Details of provisions should be submitted to RPCB at the time of obtaining CTE.
- xv The drains should be of adequate capacity and be lined till the final disposal points.
- xvi As proposed, the entire waste water during the construction phase should be discharged through the Septic tank followed by soak pit and during post construction phase STP capacity of 250 KLD, based on Fluidized Aerobic Bioreactor (FAB) Technology. The construction of the STP should be carried out simultaneously with that of the project and the STP should be functional before the project is put into use.
- xvii All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of waste water and solid waste generated during the Construction phase shall be ensured.
- xviii All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xix All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
- xx Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking necessary precautions for general safety and health aspects of the people, only at approved sites with the approval of competent authority.
- xxi 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.
- xxii 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.
- xxiii 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.
- xxiv Vehicles hired for bringing construction material and laborers to the site shall be in good conditions and shall conform to applicable air and noise emission standards and shall be operated during non-peak/approved hours.
- xxv 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.
- xxvi Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and amended as on August, 2003.
- xxvii Ready mixed concrete shall be used in building construction.
- xxviii NOC shall be obtained from National State Disaster Management Authority, wherever applicable.

- xxix Provision for storm water harvesting and its re-use as per CGWA and BIS standards for various applications should be implemented before the project is put into use.
- xxx Guidelines issued by concerned Ministry for water scarce areas may be followed.
- xxxi Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices. In place of fresh water, effort should be made to use treated waste water from nearby areas.
- xxxii Total domestic water requirement shall not exceed 9.00 KLD during construction stage from present bore well and 300 KLD (180 KLD fresh + 120 KLD reuse/recycle) for post construction phase, as proposed. The necessary permission of water supply from PHED and CGWA should be submitted to RSPCB at the time of applying for CTE. 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.
- xxxiii 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.
- xxxiv 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.
- xxxv Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.
- xxxvi Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators of pressure reducing devices or sensor based control.
- xxxvii 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.
- xxxviii Roofing should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxxix 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.
- xl Provision of solar water heating /chilling/street lighting etc shall be explored and implemented.
- xli Review and revise the requirement of DG set capacities for 100% power back up through optimization of power back up in case of power failure and emergency.
- xl ii A First Aid Room should be provided at the project site, both, during construction and operation phase of the project.
- xl iii Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
- xl iv The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code 2005 including protection measures from lightening etc.
- xl v 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.
- xl vi During construction phase and Post construction / operation phase of the project, the project proponent shall be responsible for implementation of EIA/EMP. Commitment of proponent in this regard shall be submitted to RPCB at the time of applying for CTE.
- xl vii The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

II OPERATION PHASE

- xxxiii An independent expert shall certify the installation of the Sewage Treatment Plant (STP) and a report in this regard shall be submitted to the RPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Rajasthan State Pollution Control Board.

- xxxiv Adequate measures shall be taken to prevent odor from solid waste processing and STP.
- xxxv Proper system of channelizing excess storm water shall be provided.
- xxxvi Rain Water harvesting (RWH) for roof top run-off and surface run-off, as planned shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The Rain Water Harvesting plan shall be as per GoI manual.
- xxxvii The proposals on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.
- xxxviii The power factor shall be maintained near unity.
- xxxix 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.
 - xl 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.
 - xli Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
 - xlvi The D. G. sets to be operated with stack height as per EP Act, 1986 along with aacoustic enclosure.
 - xlvi Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project and report to be submitted to RPCB.
 - xlii 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.
 - xliii 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.
 - xliiii The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The proposed open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
 - xliiii Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
 - xliiii The SEIAA, Rajasthan reserve the right to add new conditions, modify/ annual any condition and/or to revoke the clearance if implementation of any of the aforesaid condition/other stipulations imposed by competent authorities is not satisfactory. Six monthly compliance status report of the project along with implementation of environmental measures shall be submitted to MoEF, Regional Office, Lucknow, SEIAA, Rajasthan & RPCB, Jaipur.

B - GENERAL CONDITIONS

1. The environmental safeguards contained in Form 1-A shall be implemented in letter and spirit.
2. Six monthly monitoring reports shall be submitted to Rajasthan and Rajasthan State Pollution Control Board.
3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, shall be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan shall be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.
4. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
5. The SEIAA/SEAC, Rajasthan reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act-1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

6. All the other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (protection) Act, 1972 etc. shall be obtained, as may be applicable, by PP from the competent authority.
7. The PP shall ensure advertising in at least two local news papers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environmental clearance and copies of the clearance letters are available with SEIAA, Rajasthan and the Rajasthan State Pollution Control Board and may also be seen on the website of the Board at www.rpcb.nic.in. The advertisement shall be made within 7(seven) days from the date of issue of the environmental clearance and a copy shall also be forwarded to the SEIAA, Rajasthan and Regional Office, Jaipur(S) of the Board.
8. These stipulations would also be enforced amongst the others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification 2006.
9. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it was found that construction of the project has been started without obtaining environmental clearance.
10. Environment clearance is subject to final order of the Honb'le Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition(Civil) No. 460 of the year 2004 as may be applicable to this project.

Yours faithfully,


 20/05/2014
 (Yogendra Kumar Dak)
 Member Secretary,
 SEIAA Rajasthan

Copy to following for information and necessary action:

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
2. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Smt. Alka Kala, Chairman, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Shri Moti Lal Daima, Member, SEIAA, Rajasthan, 48/9, Moti Path, Mansarovar, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur for information & necessary action and to display this sanction on the website of the Rajasthan Pollution Control Board, Jaipur.
6. 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, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
9. Nodal Officer (Departmental Website), Department of Environment, Government of Rajasthan, Jaipur with the request to upload the copy of this environmental clearance on the website.

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M.S. SEIAA (Rajasthan)