

State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/ Cat. 8(a). 'B2' (15158)/ 16-17 Jaipur, Dated:

12.5 APR 2017

M/s Shilpakar Housing Pvt. Ltd.,
Add:- Shop no. 9, Ground Floor,
Edmonton Mall, The Bristol Hotel,
M.G. Road, Gurgaon,
Hariyana-122001.

Sub: Environmental Clearance for proposed expansion of "Group Housing project" coming up at Khasra no. 302, 304, 214, 215, 216, 217, 218, 225, Village - Thada, Tehsil-Tijara, Distt-Alwar, Rajasthan.

This has reference to your application dated 19.09.2016 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 4-5.01.2017 & 1.03.2017

2. Brief details of the Project:

1.	Category/ Item no. (in Schedule):	Cat.8(a)B2																																																												
2.	Location of Project	Khasra nos. 302, 304, 214, 215, 216, 217, 218, 225, village-Thada, Tehsil-Tijara, Distt-Alwar (Raj).																																																												
3.	Project Details	The project is an expansion project. There are two land parcels for commercial and group housing. The existing project involves development on commercial land parcel having BUA of 4420.56 sq. m., while the other land parcel for group housing project envisages built up area of 77,815.89 sq. m. Thus, the total built up area (after expansion) will be 82,236.45 sq. m. The two plots will be separated by sector road (48 m wide). The land has been surrendered for the same. <table><tr><th>S.N.</th><th>Particulars</th><th colspan="3">Details</th></tr><tr><th></th><th></th><th>Existing</th><th>Proposed</th><th>Total</th></tr><tr><td>1.</td><td>Total plot area</td><td colspan="3">4,7500 sq. m.</td></tr><tr><td>2.</td><td>Net Plot Area</td><td colspan="3">39,029.7 sq. m.</td></tr><tr><td>3.</td><td>Built up Area</td><td>4420.56 sq. m.</td><td>77,815.89sq. m.</td><td>82,236.45 sq. m.</td></tr><tr><td>4.</td><td>Permissible F.A.R.</td><td>1.33 (4973.52 sq. m.)</td><td>31.83% (1190.18 sq. m.)</td><td>3.08</td></tr><tr><td>5.</td><td>Utilized F.A.R.</td><td>0.92 (3423.89 sq. m.)</td><td>1.70 (60,001.38 sq.m.)</td><td>1.62 (63425.27 sq.m.)</td></tr><tr><td>6.</td><td>Permissible Ground Coverage</td><td>35% (1308.82 sq. m.)</td><td>35% (12354.57 sq. m.)</td><td>35% (13,663.3 9)</td></tr><tr><td>7.</td><td>Utilized Ground Coverage</td><td>31.83% (1190.18 sq. m.)</td><td>22.46% (7924.80 sq.m.)</td><td>23.35% (9114.98 sq.m.)</td></tr><tr><td>8.</td><td>Permissible height</td><td>-</td><td>-</td><td>-</td></tr><tr><td>9.</td><td>Achieved height</td><td>10.85m (commercial)</td><td>39.93 m (Group Housing)</td><td></td></tr><tr><td>10.</td><td>Proposed Green Area</td><td colspan="3">7365.41 sq. m. (20.80%) Surface green : 1706.87 sq. m. (5.0 %)</td></tr></table>	S.N.	Particulars	Details					Existing	Proposed	Total	1.	Total plot area	4,7500 sq. m.			2.	Net Plot Area	39,029.7 sq. m.			3.	Built up Area	4420.56 sq. m.	77,815.89sq. m.	82,236.45 sq. m.	4.	Permissible F.A.R.	1.33 (4973.52 sq. m.)	31.83% (1190.18 sq. m.)	3.08	5.	Utilized F.A.R.	0.92 (3423.89 sq. m.)	1.70 (60,001.38 sq.m.)	1.62 (63425.27 sq.m.)	6.	Permissible Ground Coverage	35% (1308.82 sq. m.)	35% (12354.57 sq. m.)	35% (13,663.3 9)	7.	Utilized Ground Coverage	31.83% (1190.18 sq. m.)	22.46% (7924.80 sq.m.)	23.35% (9114.98 sq.m.)	8.	Permissible height	-	-	-	9.	Achieved height	10.85m (commercial)	39.93 m (Group Housing)		10.	Proposed Green Area	7365.41 sq. m. (20.80%) Surface green : 1706.87 sq. m. (5.0 %)		
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		Podium : 5658.54 sq. m. (15.5%)																																																																								
	Total No. of Flat (1 BHK, 2 BHK etc.)	The project will involve the construction of group housing project comprising of residential units {1115 nos. dwelling units EWS: 36 nos., LIG: 30 nos., 1 BHK: 611 nos., 2 BHK: 386 nos., 3BHK: 52 nos.)																																																																								
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	12. Other facilities like swimming pool, club etc.	Club house (1935 sq.m.) & commercial (444 sq.m.).																																																																								
4.	Parking	Required Parking : 1126 ECU : (Existing: 85 ECU + Proposed: 1041 ECU) Proposed Parking : 1200 ECU :(Existing: 152 ECU + Proposed: 1048 ECU)																																																																								
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			Fuel Used	HSD (sulphur content: 0.05%)	Fuel Used	(Existing) HSD (sulphur content: 0.05%)
8.	Environment Management Plan with budgetary provision.	As under:				
		S. No.	Particulars	Capital Cost (in lacs Rs.)	Annual recurring cost (in lacs Rs.)	
		1.	Acoustic enclosures & stack attached to DG sets	5	--	
		2	STP	90	5	
		3	Rain water harvesting	30	2	
		4	Solid waste management	5	8	
		5	Pollution monitoring	1	1	
		6	Fire fighting & emergency handling	100	0.5	
		7	Green Belt	15	2.5	
		9.	Dual Plumbing & Dual Flushing fixtures	70	0.5	
		10.	Solar roof top plant	130	2.5	
		11.	Roof & Wall insulation	80	--	
			TOTAL	526	22	
9.	CSR Activities	As under :				
S. No.	Facilities to be provided	Activities to be done by PP			Total Expenditure	
				1 st Year	2 nd Year	3 rd Year
1.	Education 1.Rajkiya Adarsh Ucch Prathmik Vidhyalya, Tatarpur Bhiwadi 2. Shahid Vijay Singh Aadarsh Ucchh Madhyamik Vidhyalya, Seethal	1.	Repair and maintenance of existing classrooms including electrification work, etc.	49	--	--
		2.	Setting up of water coolers and its maintenance			
		3.	Construction of rain water harvesting structures in the school (1 structure/ school)			
		4.	Tables & Chairs, Almirah etc and sport utilities in the schools			
		5.	Green belt development/ Plantation in school premises.			
		6.	Setting up of solar powered computer lab in the school (/school)			
		7.	Repair of the roof including water proofing works			
		8.	Library rooms and donation of books			
		9.	Construction of toilets (2 Nos/ school) and repair and maintenance of existing toilets (2 nos.)			
		10.	Vocational classes will be provided to the labours			
		11.	Educational facilities at site for the labours' children			
2.	Medical	1.	Giving ambulance in the nearby hospital (2 nos.)	--	22	5
		2.	Health check up & medical camps for the nearby people			
		3.	Providing basic medicines			
3.	Solid waste management & Sanitation	1.	Cleanliness camps under Swachh Bharat Abhiyan scheme and providing dust collection bins in the locality in consultation with local authorities.	8	1	10
		2.	Construction of toilets (10 nos.) in consultation with the Sarpanch- Gram Panchayat- Seethal.			
		3.	Drinking water facilities (Water treatment plant- UV & Filter) in the Gram Panchayat Office			
		4.	Construction of approach roads for the villagers			
		5.	Construction of drains (Nali) in the village Seethal			
	Total			57	23	15
Rs 95 lac under the Corporate Social Responsibility (CSR) will be spent in 3years.						
10.	STP	STP capacity : 450 KLD Technology : Phytorid Technology				
11.	Green Belt/ Plantation area and % of total area in sq. mts.	Total landscape area : 7365.41 sq. m. (20.80%)				

12.	Budgetary Breakup for Labour	Rs. 14,57,500/-	
Details are as under:-			
S. No	Health and Safety Issues	Health and Safety plan	Budget
1.	Accommodation/ Shelter	Temporary housing facilities for construction workers	40 nos. x 8,000 each = 3,20,000
2.	Sanitation facility	Separate Temporary toilet facilities for construction workers	15 nos. x 2500 each = 37,500/-
3.	Safe Drinking water	Clean drinking water will be sufficiently made available at suitable points.	500,000/-
4.	First Aid Facility/ Health Facility	A first aid room with equipped First-aid boxes and cupboards will be accessible during the hours of working in the construction phase. Conveyance arrangements to hospitals or dispensaries from the construction site will be readily made in unforeseen circumstances.	115,000/-
5.	Fuel for cooking	Provision of cooking fuel for the labourers	85,000/-
6.	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.	260,000/-
7.	Education for their children	Basic education for labourer's children will be provided at the site.	90,000/-
8.	Crèche & Recreation facility	Crèche & Recreation facilities will be provided at the site	50,000
	Total		14,57,500/-

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

1. "Consent to Establish" shall be obtained from RPCB 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. As envisaged, the P.P. shall invest an amount of Rs. 526 lacs as capital cost and Rs.22 Lakhs annual recurring cost for implementing various environmental protection measure.
5. An amount of Rs. INR 95 Lakhs spread over 3 years as Rs. 57.00 Lakhs for 1st year, Rs 23.00 lacs for 2nd year and Rs.15.00 lacs for 3rd year should be spent 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. The Detailed action plan of CSR activities shall be submitted by the PP to RSPCB at the time of applying for "Consent to Establish".
6. Green belt/Landscaping should be developed in 7365.41 sq. m. (20.80% of Net Plot Area), as proposed.
7. 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.

8. 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.
9. 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.
10. The PP shall full fill the requirements of energy regulatory commission.
11. All energy saving measures proposed by the PP should be implemented before the project is put into use.
12. A preventive action plan (as part of conceptual plan) for earthquake resistance buildings as per NBC code specifically for zone 3,4, 5 should submitted along with the form 1 , form 1A and conceptual plan to RSPCB at the time of applying for CTE.
13. Road width and bend should be adequate for easy movement of fire fighting vehicles.
14. Proposals for provisions regarding accessibility to the various floors of the project and other related parts for Divyang people should be provided.
15. Details of all the points mentioned at point no. 9 under energy conservation of form no. 1A would be explicitly taken care of.
16. 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 is Rs. 14,57,500 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/preferably LPG for cooking, along with safe drinking water, medical camps, and toilets for women, crèche for infants. The housing may be in the form of temporary structures to be removed after the completion of the project. Details of provisions should be submitted to RPCB at the time of obtaining CTE.
17. The PP will comply with the provisions as per the Building and Other Construction Workers (Regulation of Employment & Condition of Service) Act 1996.
18. The STP should be so designed so that it can cater the minimal flow due to lesser occupancy in the project so as to bring the waste water quality as per the prescribed standards.
19. The drains should be of adequate capacity and be lined till the final disposal points.
20. As proposed, the entire waste water during the construction phase should be discharged through the Septic tank followed by soak pit and during post construction phases through STP of capacity 450 Kld of Phytoid technology . The construction of the STP should be carried out simultaneously with that of the project and the STP should be functional before the project is put into use. The STP should have a separate hourly meter and energy meter.
21. The PP shall comply Construction & Demolition Waste Management Rules, 2016.
22. All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of waste water and solid waste generated during the Construction phase shall be ensured.
23. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
24. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
25. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking necessary precautions for general safety and health aspects of the people, only at approved sites with the approval of competent authority.
26. Soil and ground water samples will be tested to ascertain that there is no threat to the ground water quality by leaching of heavy metals and other toxic contaminants.
27. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they do not leach into the ground water.

28. The diesel generator sets to be used during and post construction phase shall be of low-sulphur-diesel type and shall conform to Environment (Protection) Rules for air and noise emission standards.
29. Vehicles hired for bringing construction material and laborers to the site shall be in good conditions and shall conform to applicable air and noise emission standards and shall be operated during non-peak/approved hours.
30. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase.
31. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 as amended from time to time.
32. NOC shall be obtained from National State Disaster Management Authority, wherever applicable.
33. Provision for storm water harvesting and its re-use as per CGWA and BIS standards for various applications should be implemented before the project is put into use.
34. Guidelines issued by concerned Ministry for water scarce areas may be followed.
35. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices. In place of fresh water, effort should be made to use treated waste water from nearby areas.
36. Total domestic water requirement shall not exceed 539 KLD (Fresh Water 333 KLD + Treated Water 206 KLD) in post construction phase, as proposed. The necessary permission of water supply 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.
37. 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.
38. 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.
39. Adequate measures shall be taken to reduce air and noise pollution during construction as per CPCB norms.
40. 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.
41. 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.
42. Roofing should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
43. 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.
44. Provision of solar water heating /chilling/street lighting etc shall be explored and implemented.
45. A First Aid Room should be provided at the project site, both, during construction and operation phase of the project.
46. Any hazardous waste generated during construction phase shall be disposed of as per applicable rules and norms with necessary authorization of the RPCB.
47. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of firefighting equipment, etc. as per National Building Code 2005 including protection measures from lightening etc.
48. 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.
49. 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.
50. The project proponent shall fulfill in letter and spirit, all the commitments given/submitted to the SEAC office.

OPERATION PHASE

1. An independent expert shall certify the installation of the Sewage Treatment Plants (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.
2. Adequate measures shall be taken to prevent odor from solid waste processing and STP.
3. Proper system of channelizing excess storm water shall be provided.
4. 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.
5. The proposals on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency shall be implemented.
6. The power factor shall be maintained near unity.
7. Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments shall be provided.
8. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking shall be fully internalized and no public space shall be utilized.
9. Regular and periodic mock drills shall be undertaken by the fire department at least once in a year.
10. The D.G. sets to be operated with stack height as per EP Act, 1986 along with acoustic enclosure.
11. Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project and report to be submitted to RPCB.
12. The solid waste generated shall be properly collected & segregated before disposal to the City Municipal Facility. The in-vessel bio-conversion technique may be used for composting the organic waste.
13. Any hazardous waste including biomedical waste shall be disposed of as per applicable Rules & norms with necessary approvals of the Rajasthan State Pollution Control Board.
14. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The proposed open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.
15. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
16. 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 I-A shall be implemented in letter and spirit.
2. Six monthly monitoring reports shall be submitted to SEIAA, Rajasthan and Rajasthan State Pollution Control Board.
3. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, shall be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan shall be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.
4. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
5. The SEIAA/SEAC, Rajasthan reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act-1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
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' 06.
9. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it is found that construction of the project had been started without obtaining environmental clearance.
10. The Environmental Clearance is subject to the specific condition that the PP shall obtain prior clearance from forestry and wild life angle including clearance from Standing Committee of the National Board Wild Life if applicable. It is further categorically stated that grant of EC does not imply that forestry and wild life clearance shall be granted to the project and that their 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 environment clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Authority or Ministry of Environment & Forests shall not be responsible in this regard in any manner.


(Rajesh Kumar Grover)
Member Secretary,
SEIAA, Rajasthan.

No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/ Cat. 8(a). 'B2' (15158)/ 16-17

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. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Smt. Alka Kala, Chairperson, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Sh. Sankatha Prasad, (IFS Retd.), 250, Gomes Defence Colony, Vaishali 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. 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. Programmer, Department of Environment, Government of Rajasthan, Jaipur with the direction to upload the copy of this environmental clearance on the website.


M.S. SEIAA (Rajasthan)