State Level Environment Impact Assessment Authority, Rajasthan

4, Institutional Area, Jhalana Doongri, Jaipur-302004

Phone: 0141-2705633, 2711329 Ext. 361

No. F1 F1 (4)/SEIAA/SEAC-Raj/Sectt/Project / Cat. 8(a)B2 (15375)/ 16-17 Jaipur, Dated: 27 DEC 2017

To

M/s Richwell Enterprises Pvt. Ltd.
801, Western Heights, s-21, Shyam Nagar,
Jaipur , Rajasthan

Sub:-EC for Proposed EWS/LIG Affordable Housing project, promoted by M/s Richwell Enterprises Pvt. Ltd., khasra no - 26/1338,28,29, at Jhotwara, District Jaipur

This has reference to your application dated 09.10.2017 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 8 & 9.11.2017

2Brief details of the Project:

<table>
<tr><td>1.</td><td>Category / Item No. (in Schedule):</td><td colspan="3">Cat.8(a)B2</td></tr>
<tr><td>2.</td><td>Location of Project</td><td colspan="3">At Khasra No. 26/1388, 28, 29,at Jhotwara, District Jaipur, Rajasthan.</td></tr>
<tr><td>3.</td><td>Project Details</td><td colspan="3">
<table>
<tr><th colspan="3">Details of Proposed Construction</th></tr>
<tr><td>1.</td><td>Plot Area</td><td>7660.38 Sq. m</td></tr>
<tr><td>2.</td><td>Surrendered area</td><td>939.12 Sq. M
(Area surrendered 100' road-468.47 sq.m. &
Area surrendered 60'road - 470.65 sq.m)</td></tr>
<tr><td>3.</td><td>Permissible FAR area</td><td>18174.98 Sq. M
{7660.38 x 2.25 = 17235.85 Sq. M
(468.47 + 470.65)x1= 939.12 Sq. M for surrendered area}</td></tr>
<tr><td>4.</td><td>Proposed FAR area</td><td>31072.37 Sq. M (3.93% of plot area)
{include commercial}</td></tr>
<tr><td>5.</td><td>Permissible ground coverage</td><td>50.00 %</td></tr>
<tr><td>6.</td><td>Proposed ground coverage</td><td>3045.44 sq. m (39.75 % of plot area)</td></tr>
<tr><td>7.</td><td>Total unit</td><td>LIG = 462 (69.58 %)
EWS = 202 (30.42 %)</td></tr>
<tr><td>8.</td><td>Total Unit Area (Sq. Mt)</td><td>
<table>
<tr><td colspan="2">Area Block A+B</td><td></td><td></td><td></td></tr>
<tr><td colspan="2"></td><td>LIG A</td><td>EWS</td><td>Total</td></tr>
<tr><td colspan="2">Built up</td><td>23529.66</td><td>6185.24</td><td>29714.90</td></tr>
<tr><td colspan="2">Super built up</td><td>28722.54</td><td>8356.74</td><td>37079.30</td></tr>
<tr><td rowspan="2">Carpet</td><td>CMJAY</td><td>21538.44</td><td>5662.06</td><td>27200.50</td></tr>
<tr><td>RERA</td><td>22263.78</td><td>5811.54</td><td>28075.30</td></tr>
</table>
</td></tr>
<tr><td>9.</td><td>Permissible Landscape</td><td>766.03 Sq. M. (10.0 %)</td></tr>
<tr><td>10.</td><td>Proposed</td><td>1656.00 Sq. M. (21.61 %)</td></tr>
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			Landscape	
		11.	Required scooter parking	**Commercial** 595.96/50 = 11.91 x 1.25 = 14.88 (12 car + 7 scooter) **Scooter:** LIG = 462 x 2 = 924 EWS = 202 Total = 1126 **Total = 12 car + 1133 scooter**
		12.	Provided scooter parking	**78 car + 1141 scooter**
4.	Parking	The project is of group housing scheme through plotted development. Thus as per the Rajasthan Gazette May, 2011, 93/17 Clause 10.1, which states that "it is not compulsory to provide parking for the plots less than 500 Sq. m. Thus provision of parking facility is not proposed.		
5.	Project Cost:	**Rs. 45.54 Crores**		
6.	Water Requirement per day & Source	During construction phase – 20.0 KLD (Source – Tanker Supply) Post construction –356.30KLD (Fresh Water- 204.30 KLD; Recycled Water-152.0 KLD). Source of fresh water will be taken from CGWA		
7.	Fuel & Energy:-	**Energy:** Total power demand of the project will be 1150.0 KW at operational. This power demand shall be met through power grid of JVVNL. The power will be received from JVVNL at 11 KV supply voltage, it will be stepped down to 0.433 KV through one transformers of 1500 kVA rating. To backup the power demand in essential areas during power failure, it is proposed to provide One D.G. Set of 140 kVA capacity. **Fuel:** HSD, 40 Lit/hr. for D.G. Sets.		

8 Environment Management Plan with budgetary provision.

S. No.	Description	Capital Cost (Rs in lacs)	Recurring Cost/Year (Rs in lacs)
1	STP	45.00	10.0
2	Landscaping	3.20	2.55
3	Dual Plumbing System and Efficient Fixtures	25.00	-
4	Solar Energy Utilization Application and Energy Efficient Lighting	12.00	1.20
5	Solid Waste Management	2.00	2.88
6	Monitoring of Air, Water, Noise & Soil	-	2.20
7	Insulation of walls & roof	33.00	-
Total		120.20	18.83

9 CSR Activities

3.55 Lakhs

S. No	Activities	Year Wise Expenditure (Rs)			Total
		1st Year	2nd Year	3rd Year	
Community Development (Village-Nagal Jaisa Bohra)					
9.	Providing metal dustbins.	Rs.1,50,000/-			Rs.2,75,000/-
10.	Cleanliness drive in Nagal Jaisa Bohra for three years.	Rs.1,25,000/-			

		School development (Rajkiya Uchay Prathmik Vidhaylaya Village-Nagal Jaisa Bohara).

1	Green boards size(six of size 4"x6"and one of size 6"x6")		Rs.5,800/-		Rs.80,180/-
2	Metal box size 6"x4"x4".			Rs.1000/-	
3	Four Plastic chairs.		Rs.11,400/-		
4	One almirah.			Rs.7000/-	
6	Three Ceiling fans.		Rs.4,980/-		
7	Fitting two RO with Water cooler.	Rs.50,000/-			
	Total	Rs.3,25,000/-	Rs.22,180/-	Rs.8000/-	Rs. 3,55,180 /-
Total CSR=Rs.3,25,000/-+Rs.22,180/-+Rs.8000/-= Rs. 3,55,180 /-					

10	STP	STP of capacity –300.00 KLD Capacity Technology - SBR
11	Green Belt/ Plantation area and % of total area in sq. m.	Total Achieved Landscape Area =1656.00 Sq. m. (~21.61 % of total plot area) Proposed Tree Nos.- 20 Trees will be planted along the boundary of plot
12	Budgetary Breakup for Labour	**Note:** *Building & Other Construction workers (Regulation of Employment & Condition of Service) Rule-2009.* will be followed along with given budgetary breakup for laboures. Suggestion given by SEAC members will be incorporated.

Fixed Explicit Investment:

S. No.	Activity	Fixed Capital (in Rs.) per annum
1.	Temporary Houses to workers – 30 Nos.@ Rs. 10,000	Rs. 3,00,000
2.	Common Toilet- 5 Nos. @ 10,000	Rs. 50,000
3.	Bathing Area- 10 Nos. @ 10,000	Rs. 1,00,000
4.	Stoves to each family- 30 Nos. @ Rs. 2000	Rs. 60,000
5.	Crèche (in one room)	Rs. 90,000
6.	RO Plant (50 lpm) – 1 Nos.	Rs. 30,000
7.	Support for school education (transport & other stationary) @ 150 per month per child	Rs. 60,000
	Total	6,30,000/-

Running Expenses per Month:

S. No.	Activity	Running Capital (Rs.) per month
1.	Kerosene Oil to workers- 30 lit/month/family @ Rs. 35/Lit average 8 visits per month @1000	Rs. 42,000
2.	Medical Facility (1 Doctor + 1 Compounder) on visit basis	Rs. 10,000
3.	Electricity and general expenses	Rs. 2,000
4.	Proponent will encourage labour to send their children to nearby school and will arrange a private teacher to teach them in evening time at site for which financial	Rs. (4,500 + 5000)

				support will be made for transport & stationary @ Rs 150 per month for 30 children.	
			5.	Lady caretaker for crèche @ Rs 6000 per month.	6,000.
			Total		Rs. 69500/-

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 CONDITION

1. Since the project falls within 10 km of Nahargarh Wild Life sanctuary, construction activity in areas should be taken up only after obtaining Wild Life Clearance from NBWL.
2. The E.C. is subjected to the specific condition that the PP shall obtain prior clearance form 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 EC does not necessarly imply 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 EC so granted, in anticipation of clearance form forestry and wild Life angle shall be entirely at the cost risk of the PP, SEIAA and MOEF shall not be responsible in this regard in any manner.

I. <u>CONSTRUCTION PHASE</u>

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. 120.20Lacs as capital cost and Rs. 18.83 Lacs as annual recurring cost for implementing various environmental protection measure.
5. An amount of Rs. 3.55 Lakhs spent over 3 years as 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 1656.00 Sq. m. (~21.61 % of total 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 responsibiliity, 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 RRVPNL/ 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.

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. IA 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. An amount of Rs. 6,30,000/- as capital cost and Rs. 69500/- Running Cost Rs. proposed shall be expensed as Budgetary provision 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 should be discharged through a STP of capacity 300.00 KLD of SBR 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 356.30 KLD (Fresh Water- 204.30 KLD; Recycled Water-152.0 KLD). in post construction phase, and During construction phase – 20.0 KLD, 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 of 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.
51. The Company shall provide stacks of adequate height to the 1 D.G. Set of 140 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.

II. 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 confirming 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 acaustic elclosure.
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 1-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 (15375)/ 16-17 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. 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)