



State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 39 CON 2018

Date: 11-04-2018

To,

Sri. S Sreenivasan.
Director,
M/s. Sowparnika Projects & Infrastructure Pvt. Ltd.,
#750, 1st Main, "C" Block,
AECS Layout, Kundanahalli,
Bengaluru - 37.

Sir,

Sub: Construction of Residential Apartment project at Survey Number 28/17A, Kumbalgodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru Urban District by M/s. Sowparnika Projects & Infrastructure Pvt. Ltd.,- Issue of Environmental Clearance - Reg.

This has reference to your online application dated 14th February 2018 bearing proposal No.SIA/KA/NCP/72972/2018 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in their meeting held on 15th March 2018.

2. It is, inter-alia, noted that M/s. Sowparnika Projects & Infrastructure Pvt. Ltd., have proposed for construction of Residential Apartment Project on a plot area of 7,486.62 Sqm. The total built up area is 23,262.28 Sqm. The proposed project consists of 264 units with 1 Basements + Ground Floor + 8 Upper Floors. Total water consumption is 178 KLD (Fresh water + Recycled water). The total wastewater discharge is 142.56 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 150 KLD.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 24th March 2018 and decided to accord

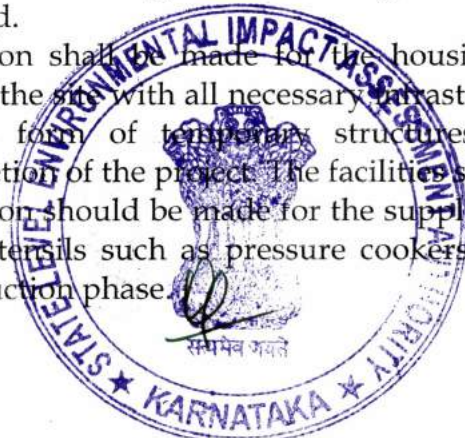


Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

Part A- SPECIFIC CONDITIONS

I. Construction Phase

1. Set up an environment management cell and ensure that the cell manages/maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold/leased, then enter into an agreement with the prospective buyers to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.
8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.



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Construction of Residential Apartment Project of
M/s. Sowparnika Projects & Infrastructure Pvt. Ltd.

11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultraviolet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
13. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
14. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
15. Soil and groundwater samples should be tested at the project site during the construction phase to ascertain that there is no threat to groundwater quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the groundwater.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
20. Fly ash should 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.
21. Ready mixed concrete must be used in building construction.
22. Stormwater control and its re-use as per CGWB and BIS standards for various applications.
23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
24. Only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003 and in terms of the orders of



the Principal Bench of Hon'ble National Green Tribunal, New Delhi dated 4th May 2016 in original application No.222 of 2014. The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.

25. No groundwater is to be drawn without permission from the Central /State Ground Water Authority.
26. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
27. Treatment of 100% grey water by decentralized treatment should be done.
28. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
29. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
30. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
31. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
32. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
33. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
34. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
35. The project proponent shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
36. The project proponent shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/owner holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
37. The Project Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.

