State Level Environment Impact Assessment Authority, Rajasthan
4, Institutional Area, Jhalana Doungri, Jaipur-302004
Phone: 0141-2709537, 2711529 Ext. 341

F.No. F.1 (EC/SEAC/SEIAA) /Misc/Mrs North East Infratech (P) Ltd. Nanmanra-1 Tehsil Behror Dist. Alwar

Dated: 10 AUG 2012

To,

Mrs North East Infratech (P) Ltd.
A-186, Lajpat Nagar-1
New Delhi

Sub: EC for Mormanra Central Plot No. CC-12 At Industrial Area, Nanmanra-1, Behror, Alwar Rajasthan.

Sir,

This has reference to your application dated 31.1.12 seeking environmental clearance for the above project under EIA Notification 2006. The proposal has been appraised as per prescribed procedure in the light of prescribed terms of reference (ToR) on the basis of the mandatory documents submitted with the application viz. the questionnaire, EIA, EMP and additional clarifications furnished in response to the observation of the State Level Expert Committee Rajasthan, in its meeting held on 18.19.4.12.

2. **Brief details of the Project:**

1.	Category / Item as per Schedule	B(a) B1
2.	Location of Industry/Project	Mormanra Central Commercial Complex and studios apartment, CC-12, RIICO Industrial Area, Village Nanmanra Tehsil Behror District Alwar
3.	Plot Area	1. Plot Area : 11,004.22 Sq. m. 2. Built up Area : 28,714.03 Sq. m. 3. Road Area : 3818.77 Sq. m. (+) 10% Open Space Mandatory as per EIA Rules
5.	Maximum Building Height	Area Statement (Sq. m.)

S. No.	Floor Type	BUA	FAR	Green B.U.A.
1.	Ground Floor	2833.97	2172.06	1835.37
2.	First Floor	3326.08	2170.60	2648.66
3.	Second Floor	3418.84	1976.71	2648.66
4.	Third Floor	3418.84	1976.71	2648.66
5.	Fourth Floor	3418.84	1976.71	2648.66
6.	Fifth Floor	3418.84	1976.71	2648.66
7.	Sixth Floor	3418.84	1976.71	2648.66
8.	Seventh Floor	3418.84	1976.71	2648.66
9.	Tight Floor	2648.66	1976.71	2648.66
	Total	30166.06	18138.85	24766.66

4.	Expected Cost	Rs. 80 Crores
5.	Water Requirement & Source	Fresh Water demand: 55 KLD Treated Water demand: 80 KLD Total: 134 KLD From RIICO
8.	Fuel & Energy:	(a) Construction : 10 kW (b) Operational : 1142 kW (c) 12 Nos of DG set of 125 kVA capacity (d) Diesel required 42 ltr. Supply from PVVNL
9.	Environment Management Plan	Environmental Management Cost

S. No.	Description	Capital cost (in lacs)	Recurring cost (in lacs)
1	STP	2.50	2.50
2	Landscaping	5.5	-
3	Sound noise reducing structure	1.75	-
4	Oil separating system	-	-
5	Fire fighting system as per applicable norms	-	-
6	Energy efficient lighting	-	1.00
7	Acoustic enclosure	-	-
8	Effluent Treated	12.00	1.0

F.Mis/ Nor/EIA/EIA.doc

	6	Monitoring of air, water, noise and soil		-
	7	Maintenance of roads and road		-
	11	Others	5.5	-
		Total	48.7	4.5

10. CRZ Not mentioned in the report

11. Green Belt Area 1700 Sq. m.

12. Sewage Treatment Plan

1	The water consumption from various domestic activities will be to the tune of 100.0 KLD. Treated water to the tune of 80.00 KLD will be used for plantation.
2	The waste water generated will be treated in sewage treatment plants of cumulative capacity 110 KLD based on FAR based technology.

2. The SEAC Rajasthan after due consideration of the relevant documents submitted by the project proponent and additional clarifications/comments furnished to it have recommended for Environmental Clearance with certain stipulations. SEAC Rajasthan has also reported that violation of the Environment Impact Assessment Notification, 2006 has been done by starting construction by getting environmental clearance.The proponent has submitted a written commitment in accordance with Legal Notice Memorandum No. J-11013/41/2006-IA.III) dated 01.11.10 that the company will not take any further action of Environmental Clearance till the time it gets the EC. The State Level Expert Committee has recommended 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 overhead level from the Airports Authority of India.
iii No bricks kiln shall be installed.
The PP shall earmark and spend an amount of Rs. 18.00 Lacs per year for the next three years totalling to Rs. 54.00 Lacs
iv For conservation of electricity and to reduce energy losses the management shall ensure that the electrical voltage is stepped down from 3-phase 440 and through out of Super Voltage Water Mains.
v The minimum width of the block shall be kept 15 to 18 meter wide if the Building Design between 15 to 30 meter, so as to have the free movement of air and light. The minimum distance between two blocks shall be 12 meter, so as to have the free movement of air and light.
vi Regular and periodic monitoring of soils shall be undertaken by the the department of this state in a year
vii Water Consumption shall be regulated from Disaster Management Authority, wherever applicable
viii The performance efficiency of the STP should be reviewed and daily log book of the STP should be maintained and its annual report will be submitted to the State Board.
ix The PP shall fulfill the requirements of energy regulatory commission.
x Open land may be earmarked for solid waste disposal.
xi Open land may be earmarked for storing 1/2 days Use.
xii The Dudes should be of adequate capacity and be lined with the final disposal points.
xiii Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilet, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
xiv All required sanitary and hygienic measures shall be in place before starting construction activities. The safe drinking water facilities shall be provided during the Construction phase shall be ensured.
xv Adequate existing water facilities shall be provided for construction workers at the site.
xvi Provisions shall be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the laborers.
xvii All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
xviii For disinfection of waste water, appropriate tertiary treatment may be given.
xix Solid waste generated during the construction shall be stored for use in horticulture/landscape development within the project site.
xx Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites with the approval of competent authority.

F.Mis/ Nor/EIA/EC.doc

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 the construction phase shall be 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 labourers to the site shall be in good conditions and shall conform to application 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 account of the project should not exceed 3 dB(A) over the ambient noise levels at the boundary.
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 in 27 August, 2003 (The above conditions is applicable only if the project is within 100 km of Thermal Power Station).
xxvii Ready mixed concrete shall be used in building construction.
xxviii Storm water control and its re-use as per CGWA and BIS standards for various applications.
xxix The responsibility of water supply to the occupants would be that of the P.P. and the P.P. should ensure supply of water to occupants before occupancy from a legal source.
xxx Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other measures.
xxxi Total domestic water requirement shall not exceed 134 KLD. The PP shall obtain prior permission from RIICO before withdrawing ground water through tube wells during construction phase and post construction operation phase of the project.
xxxii Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.
xxxiii Treatment of 100% grey water by decentralized treatment shall be done.
xxxiv Nearby STP from the complexes Authority shall be got approved and position cleared with reference to Master Plan.
xxxv Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise levels.
xxxvi A First Aid Room will be provided in the project both during construction and operation of the project.
xxxvii Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the RPCB.
xxxviii The approval of the building plans by the Authority shall be obtained for structural safety of the building due to earthquake consequent on fire fighting requirements, etc as per National Building Code 2005 including certificate from Structural Engineer.
xxxix Regular supervision of the above and other measures for monitoring shall be in place through out the construction phase, so as to avoid nuisance to the surroundings.
xl Consumers access to consumers warranty for water leakage when they are occupying.
xli Composting of biodegradable waste shall be carried out within the campus.
xlii Provision of solar water heating/lighting system shall be made in the complexes.
xliii Provision of solar water heating/lighting/street lighting system shall be explored.
xliv Review and revise the requirement of DG set capacity for 100% power back up through optimization of power back up in case of power failure and emergency.
xlv During construction phase and Post construction / operation phase of the project, the 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.
xlvi The project proponent shall fulfill in letter and spirit, all the commitments given/committed to the SEAC/ SEIAA.
xlvii After construction and handing over of the project, the Resident's Welfare Association or the Maintenance Agency shall be responsible for the EIA/EMP implementation, in this regard a suitable clause shall be put by the PP in the Maintenance Agreement.
xlviii STP capacity is 165 KLD based on FAB based technology and as per proposed water balance the waste water generation is about 82 KLD. The PP will ensure that the STP of 82 KLD as proposed performs at desired efficiency.
xlix The size and detention time of reactor of STP shall be maintained.
l 81 KLD treated effluent for reuse in gardening is too high for available landscape area. The PP will ensure other uses for this treated effluent keeping zero discharge norm as consistent preservation during.
li Drawing/ parking space should be as per the provisions of National Building Code.
lii Affidavit from Consultant regarding eligibility for processing the project under "Building and Construction" sector shall be submitted within one week of issue of the EC to SEIAA/RPCB.
liii The existing rain water harvesting structures on the footpath will be removed with prior consent of the EDA.
liv Orientation of lifts will be as looked by the PP and provided as per National Building Code.

F.Mis/ Nor/EIA/ EC.doc

lv Fire escape staircase shall be pressurized by the PP.
lvi In the STP the chlorination will be carried out using Sodium type chlorine.
lvii Due care shall be taken for protection of Peafowl population.
lviii Fire tanks water storage tank shall be provided in the 2nd basement levels.
lix BOD for the treated effluent from STP should be less than 20 mg/l.
lx Use of Sodium type chlorine instead of on line chlorination shall be ensured by the PP.

II OPERATION PHASE

i 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.
ii 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 through out of Super Voltage Water Mains to transformers and sells.
iii Rain Water Harvesting (RWH) and roof top rainwater harvesting structure should be planned and be implemented.
iv Kitchen effluent shall be passed through "grease" pit/ pre-treatment must be done to remove suspended matter, oil and grease. The Rain Water Harvesting plan shall be as per CGWA norms.
v The solid waste generated shall be properly collected & segregated before disposal to the City Municipal Facility. The organic waste shall be treated by vermicompost technique can be used for composting the organic waste.
vi 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.
vii The green belt design along the periphery of the site shall achieve attenuation factor conforming to the dip in noise level as specified in the CPCB norms. The open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous nature.
viii The D.G. sets to be operated with stack height as per RPCB norms.
ix Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project.
x Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators of pressure reducing devices or sensor based controls.
xi Use of Glass with U-factor of 0.4 to 0.6 to reduce the electricity consumption and load in air-conditioning. Wherever, use high-quality double glass with special reflective coating windows.
xii Roof shall meet prescription requirement as per Energy Conservation Building Code by using appropriate thermal insulation material in NBC registered.
xiii Opaque walls shall meet prescription requirements as per Energy Conservation Building Code for all air-conditioned spaces, wherein, for non- air-conditioned spaces, by use of appropriate thermal insulation material as NBC registered.
xiv Provision of solar water heater 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.
xv 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 parking space shall be allotted.
xvi A Report on the energy conservation measures taken using mandatory conservation norms finalized by Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U factor, and other conservation measures.
xvii Proper system of constructing ozone storm water shall be provided.
xviii The power factor shall be maintained near unity.
xviii Trees and shrubs of local species shall be planted to allow bathing for birds with appropriate distance from the boundary.
xix Re-cycled water to match standards for cooling water system.
xx Adequate measures must be taken to prevent spread of air borne and water borne pathogens and SARS.

PART – B: GENERAL CONDITIONS

1. The environmental safeguards contained in Form 1-A shall be implemented in letter and spirit.
2. Half yearly 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 documentation 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.

F.Mis/ Nor/EIA/ EC.doc

5. The SEIAA/SEAC Rajasthan reserve 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 safeguards if necessary 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 the PP from the competent authorities.
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, MoE&F 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, 981, 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 was found that construction of the project has been started without obtaining environmental clearance.
10. Environment clearance is subject to final order of the Hon'ble 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,

(Sunkatha Prasad)
Member Secretary
SEIAA Rajasthan

Copy to following for information and necessary action:

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
2. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
3. The Chairman, Rajasthan State Pollution Control Board, Paryavaran Bhawan, Jaipur
4. The Addl. Chief Secretary, Ministry of Mines, Government of Rajasthan, Secretariat, Jaipur
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur for information & necessary action and to display this notice on the website of the Rajasthan State Pollution Control Board, Jaipur. **The SEAC, Rajasthan has observed that significant construction work of the proposed project has been completed and recommended for legal action against the proponent for violation of Environment (Protection) Act, 1986. Hence, legal action may be started against the proponent.**
6. The Director, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi-110003.
7. The CCF, Regional Office, Ministry of Environment & Forests, RECZ, Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow-226 020.
8. J.D. (Forest), Monitoring Cell, NMEP, Paryavaran Bhawan, 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.

M.S. SEIAA (Rajasthan)

F.Mis/ Nor/EIA/ EC.doc