

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Jharkhand)

To,

The ADMIN MANAGER  
P&M AND HI TECH INFRASTRUCTURES LLP  
P&M AND HI TECH INFRASTRUCTURES LLP  
KHATA NO. 2 PLOT NO. - 952(P),966(P),973(P) WARD NO. -4  
BISTUPUR JAMSHEDPUR -831001

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/JH/MIS/282659/2022 dated 13 Jul 2022. The particulars of the environmental  
clearance granted to the project are as below.

1. EC Identification No.	EC23B038JH110683
2. File No.	EC/SEIAA/2022-23/2510/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	P & M Hi-Tech City Centre Mall
7. Name of Company/Organization	P&M AND HI TECH INFRASTRUCTURES LLP
8. Location of Project	Jharkhand
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 17/04/2023

(e-signed)  
Ashok Kumar, IFS  
Member Secretary  
SEIAA - (Jharkhand)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*





**State Level Environment Impact Assessment Authority, Jharkhand**

Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi. Jharkhand-834 004

E-mail: [msseiaa.jhk@gmail.com](mailto:msseiaa.jhk@gmail.com) / [chr-seiaajhr@gov.in](mailto:chr-seiaajhr@gov.in)

website: [www.jseiaa.org](http://www.jseiaa.org)

Letter No. : EC/SEIAA/2021-22/2510/2021/

Ranchi, Date :

**To: P & M and Hi-Tech Infrastructure LLP  
Shri Nitesh Kumar (Chief Administrative Officer),  
P & M Hi-Tech City Centre Mall,  
3<sup>rd</sup> Floor, Bistupur, Jamshedpur,  
Pin Code – 831001 (Jharkhand).**

**Sub. : Environmental Clearance for the project “P & M Hi-Tech City Centre Mall of M/s P & M Infrastructures Pvt. Ltd. at Mauza : Jugsalai, Tehsil : Dhalbhum, District : East Singhbhum, Jharkhand” (Proposal No. : SIA/JH/MIS/282659/2022) – regarding.**

**Ref. : Your application no. - Nil, dated - 12.07.2022.**

It is in reference to the project “P & M Hi-Tech City Centre Mall of M/s P & M Infrastructures Pvt. Ltd. at Mauza : Jugsalai, Tehsil. : Dhalbhum, District : East Singhbhum, Jharkhand” submitted by you for seeking Environmental Clearances (EC).

This is a case of violation which has been taken for reappraisal on 10.12.2022.

The project is a violation case since the project proponent has started the construction without prior Environmental Clearance from State Environment Impact Assessment Authority (SEIAA), Jharkhand.

However, The Honourable Supreme court in its order dated 9<sup>th</sup> December 2021 In the matter of the Civil appeal No 7576-7577 of 2021 in the Electro steel Steels Limited Vs Union of India and Ors in its para 93 has inter- alia observed the following :

*“The interim order passed by the Madras high Court appears to be misconceived. However, this court is not hearing an Appeal from that interim order. The interim stay passed by the Madras High court can have no application of operations of the Standard Operating Procedure to the projects in territories beyond the territorial jurisdiction of Madras High court. However, final decision may have been taken in accordance with the Orders/ Rules prevailing prior to 7th July, 2021.”*

Thus, the SEIAA, Jharkhand, in the light of Ho'ble Supreme Court order dated 9<sup>th</sup> December 2021, Office Memorandum no. F.No.22-21/2020-IA.III[E 138949] dated 28.01.2022 of MoEF&CC, Govt. of India and Standard Operating Procedure (SOP) issued by MoEF&CC.

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Govt. of India vide its file number 22-21/2020-IA-III, dated 07.07.2021, the matter has been taken for consideration & recommendation of EC for violation projects.

**Project Category : 8 (a) Category B2 – (at par with B1 being violation case).**

The State Expert Appraisal Committee, Jharkhand deliberated the project during its 93<sup>rd</sup> meeting held on 18-27.02.2022 and SEIAA, Jharkhand has approved the violation ToRs in 94<sup>th</sup> meeting held on 13<sup>th</sup>, 14<sup>th</sup> & 15<sup>th</sup> April, 2022. TOR for the project was issued by SEIAA, Jharkhand vide letter no. 94, date 16.04.2022. The final EIA / EMP submitted by PP to SEIAA on 12.07.2022 and which was forwarded to SEAC on 13.07.2022.

Project is classified as Category 8(a) as per EIA Notification as the built up area is less than 1,50,000 sq m and development area is less than 50 ha.

**Salient Features of the Project:**

Particular	Details		
Project Name	P & M Hi-Tech City Centre Mall		
Proponent	P & M Infrastructure Pvt. Ltd. P & M Hitech City Centre Mall, 3rd Floor, Bistupur, Jamshedpur – 831001 (Jharkhand)		
Type of Building	Commercial Building		
Latitude	22°47'06.09" N		
Longitude	86°10'43.95" E		
Khata No.	2		
Plot No.	952 (P)	966 (P)	973 (P)
Mauza	Jugsalai		
Tehsil	Dhalbhum		
District	East Singhbhum		
State	Jharkhand		
Plot Area	12625.033 m <sup>2</sup> (as per sale deed i.e. 3.12 Acres)		
Project Cost	Rs. 66,09,44,046.00		
AT PRESENT			
Tree Cover	Plantation on Ground : 835.27 m <sup>2</sup>		
Ground Coverage	7145.77 m <sup>2</sup> (56.60 %)		
Permissible FAR	3.00		
Consumed FAR	2.72		
Height	42 m (from Ground Level)		
Total Built-Up Area & its break – up	51990.00 m <sup>2</sup>		
	Floor	Total Proposed Built-Up Area (m <sup>2</sup> )	
	Basement First Floor	7472.20	
	Basement Floor	7248.28	
	Ground Floor	7155.67	

	First Floor	7732.50
	Second Floor	7431.71
	Third Floor	7427.45
	Fourth Floor	1577.38
	Fifth Floor	990.80
	Sixth Floor	990.80
	Seventh Floor	990.80
	Eighth Floor	990.80
	Ninth Floor	990.80
	Tenth Floor	990.80
	<b>TOTAL</b>	<b>51990.00</b>
<b>No. of Floor</b>	2 Basement + G+10	
<b>No. of Building Block</b>	1	
<b>Parking</b>	4 Wheeler : 330 2 Wheeler : 345 Area for Parking : 10256.04 m <sup>2</sup>	
<b>Population</b>	4951	
<b>Municipal Solid Waste</b>	<p>As per calculation;</p> <p><b>2,970.6 Kg /Day</b></p> <p>Bio-Degradable : 1782.36 Kg/Day</p> <p>Non-Bio-Degradable : 1188.24 Kg/Day</p> <p><i>Recyclable : 712.95 Kg/Day</i></p> <p><i>Non-Recyclable : 427.76 Kg</i></p> <p><i>E-waste : 11.88 Kg/Day</i></p> <p><i>Hazardous Waste : 35.65 Kg/Day</i></p> <p><b>NOTE : On actual, the generation of MSW varies from 11000-20000 Kg / Month depending upon the volume of business. Which is handed over to the JUSCO after segregation.</b></p>	
<b>Power Requirement</b>	<p>1050 KVA</p> <p>Source – Tata Power Supply</p>	

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Power Back-up	1250 KVA																		
Fresh Water Demand	58.36 KLD <i>Source : JUSCO Water Supply System</i>																		
Treated Water Demand	80.89 KLD																		
Total Water Demand	139.25 KLD																		
Volume of Waste Water	101.11 KLD																		
Capacity of STP	130 KLD																		
Volume of Treated Water	80.89 KLD <i>Flushing : 54.42 KLD + Dust Suppression : 10 KLD + Horticulture : 5 KLD + Discharge : 11.47 KLD</i>																		
Rain Water Harvesting Pit	2 Pits																		
As EC Proposal																			
Plantation	Greenbelt on Ground (6.62 %) : 835.27 m <sup>2</sup> Green cover on 4th Floor (10.52 %) : 1328.19 m <sup>2</sup> Green cover on 10th Floor (3.98 %) : 502.10 m <sup>2</sup> <b>Total Plantation (21.11 %) : 2665.56 m<sup>2</sup></b>																		
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Permissible FAR	3.00																		
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	<table><tr><td>Floor</td><td>Total Proposed Built-Up Area (m<sup>2</sup>)</td></tr><tr><td>Basement First Floor</td><td>7472.20</td></tr><tr><td>Basement Floor</td><td>7248.28</td></tr><tr><td>Ground Floor</td><td>7155.67</td></tr><tr><td>First Floor</td><td>7732.50</td></tr><tr><td>Second Floor</td><td>7431.71</td></tr><tr><td>Third Floor</td><td>7427.45</td></tr><tr><td>Fourth Floor</td><td>1577.38</td></tr><tr><td>Fifth Floor</td><td>990.80</td></tr></table>	Floor	Total Proposed Built-Up Area (m <sup>2</sup> )	Basement First Floor	7472.20	Basement Floor	7248.28	Ground Floor	7155.67	First Floor	7732.50	Second Floor	7431.71	Third Floor	7427.45	Fourth Floor	1577.38	Fifth Floor	990.80
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	Seventh Floor	990.80
	Eighth Floor	990.80
	Ninth Floor	990.80
	Tenth Floor	990.80
	<b>TOTAL</b>	<b>51990.00</b>
<b>No. of Floor</b>	2 Basement + G+10	
<b>No. of Building Block</b>	1	
<b>No. of Tenement</b>	259	
<b>Parking</b>	4 Wheeler : 330 2 Wheeler : 345 Area for Parking : 10256.04 m <sup>2</sup>	
<b>Population</b>	<b>5050</b>	
	<b>Particulars</b>	<b>Details</b>
	Shop on Ground (Staff)	205
	Shop on Ground (Visitor)	1837
	Shop above Ground (Staff)	173
	Shop above Ground (Visitor)	1554
	Restaurant	299
	Food Court	256
	Office including Canteen	308
	Hotel	135
	Cinema	283
	<b>Total</b>	<b>5050</b>
<b>Municipal Solid Waste</b>	<b>3030.00 Kg / Day</b> Bio-Degradable : 1818.00 Kg/Day Non-Bio-Degradable : 1212.00 Kg/Day  <i>Recyclable</i> : 727.20 Kg/Day <i>Non-Recyclable</i> : 436.32 Kg  <i>E-waste</i> : 12.12 Kg/Day  <i>Hazardous Waste</i> : 36.36 Kg/Day	

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*[Signature]*

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<b>Power Requirement</b>	1800 KVA <i>Source – Tata Power Supply</i>
<b>Power Back-up</b>	1250 KVA
<b>Fresh Water Demand</b>	70.51 KLD <i>Source : JUSCO Water Supply System</i>
<b>Treated Water Demand</b>	88.50 KLD
<b>Total Water Demand</b>	156.01 KLD
<b>Volume of Waste Water</b>	116.91 KLD
<b>Capacity of STP</b>	130.00 KLD
<b>Volume of Treated Water</b>	93.53 KLD <i>Flushing : 60.50 KLD + Dust Suppression : 5 KLD + Horticulture : 20 KLD + Discharge : 8.03 KLD</i>
<b>Rain Water Harvesting Pit</b>	4 Pits

**CALCULATION DETAILS FOR INFLUX GENERATED**

Particulars	Details	Norms for Population	Population
Shop on Ground (Staff)	6124.97	Person / 3 sq.m.	205
Shop on Ground (Visitor)			1837
Shop above Ground (Staff)	10361.97	Person / 6 sq.m.	173
Shop above Ground (Visitor)			1554
Restaurant	2989.9	Person / 10 sq. m.	299
Food Court	1538.56	Person / 6 sq.m.	256
Office including Canteen	3077.11	Person / 10 sq. m.	308
Hotel	(110 Bed + 25 Staff)		135
Cinema	1700	Person / 6 sq.m.	283
<b>Total</b>			<b>5050</b>

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### Calculation Details For Water Demand

Particulars	As per Norms Water Demand (LD)		As per Calculation Water Demand (KLD)		
	Domestic	Flushing	Domestic	Flushing	Total
Shop on Ground (Staff)	25	20	5.13	4.10	9.23
Shop on Ground (Visitor)	5	10	9.18	18.37	27.55
Shop above Ground (Staff)	25	20	4.32	3.45	7.77
Shop above Ground (Visitor)	5	10	7.77	15.54	23.31
Restaurant	55	15	16.44	4.48	20.93
Food Court	25	10	6.41	2.56	8.97
Office including Canteen	25	10	7.69	3.08	10.77
Hotel	90	45	12.15	6.08	18.23
Cinema	5	10	1.42	2.83	4.25
<b>TOTAL</b>			<b>70.51</b>	<b>60.50</b>	<b>131.01</b>

### CALCULATION DETAILS FOR WATER & WASTE WATER

	Fresh Water	Treated Water
Domestic	70.51	0
Flushing	0	60.50
Horticulture	0	20.00
Dust Suppression	0	5
<b>Sub-Total</b>	<b>70.51</b>	<b>85.50</b>
<b>Total</b>	<b>156.01</b>	
Waste Water	56.41	60.50
<b>Total Waste Water</b>	<b>116.91</b>	
<b>STP</b>	<b>130</b>	
<b>Treated Water</b>	<b>93.53</b>	
Flushing	60.5	
Horticulture	20	
Dust Suppression	5	
<b>Sub - Total</b>	<b>85.50</b>	
<b>Discharge</b>	<b>8.03</b>	
<b>Total</b>	<b>93.53</b>	

### CALCULATION DETAILS FOR SOLID WASTE MANAGEMENT

Municipal Solid Waste @0.6Kg per Person	3030.00
Bio-degradable (60% of MSW)	1818.00



<b>Non-Biodegradable (40% of MSW)</b>	1212.00	
	Hazardous Waste @3% of Non-Biodegradable Waste	36.36
	E-Waste @ 1% of Non-Biodegradable Waste	12.12
	Recyclable @60% of Non-Biodegradable Waste	727.20
	Non Recyclable @36% of Non-Biodegradable Waste	436.32

### **STATUTORY CLEARANCE**

- Project Proponent procure the land as sub-lease from Tata Steel Ltd. dated 27/08/2007.
- Building Plan Approved by Jamshedpur Notified Area Committee vide Building Permit Number : 27259, Dated : 02/01/2008 for Basement + Lower Ground + Ground + 8 Floor.
- When the procession of the land was taken by PP. There were several heaps of ash dump and also many ditches within the Project Site. The PP started leveling the ground and also moving away the ash dump.
- By the time the site was levelled. The PP was advised by the TSL that not to carry out any activity on project site leading to change in land use.
- The TSL as a follow up to the directive of the Deputy Commissioner, East Singhbhum vide his Letter No. 394 dated 21/09/2012 advise the Proponent vide their Letter No. Land/4237 dated : 22/09/2012 to stop activities leading to change in Landuse Pattern.
- The High Court of Jharkhand vide its Order on W.P. (C) No. 6138 of 2012 vacated the stay on the project on dated 23/12/2014. After this order PP started the construction work on the Project Site.
- As admitted by the proponent, the construction work was started after the order of Hon'ble Jharkhand High court dated 23/12/2014.
- Airport Authority of India issued a height clearance NOC vide its NOC ID – JAMS/EAST/B /102221/630005, dated 08/11/2021.
- Firefighting Department, Jharkhand has issued a Advisory vide its Memo No. – 4141/Tech./ 2021, dated 22/12/2021.
- The DFO, Dalma Elephant Project Jamshedpur Vide Letter No. 1939 Dated 13/12/2021 certified that the project site is outside Eco Sensitive Zone of Dalma Wildlife Sanctuary. The additional comments given by the DFO, Dalma Elephant Project is not appropriate.
- The DFO, Jamshedpur Division vide Letter No. 3082 Dated 29/11/2021 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.

*Signature*

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- The CO, Jamshedpur vide Letter No. 2190 Dated 13/11/2021 has mentioned plot no. of the project is not recorded as “Jangle Jhari” in R.S Khatiyani & Register II.

The PAs has proposed the remediation plan and natural & community resource augmentation plan before the Committee.

On the basis of the proposal submitted by the PAs, the State Level Expert Appraisal Committee (SEAC), Jharkhand recommended an amount of Rs. 1,72,56,250 Crore as per CPCB guidelines towards remediation plan and natural & community resource augmentation plan to be spent within a period 03 years. The details of summary of Natural resource and Environmental / Ecological Damage assessment with budgetary provision for expenditure under the below mention head for remediation:-

Particulars	Amount (INR)
1% of the total project cost incurred up to the date of filling of application along with EIA / EMP Report  (Project Cost – Rs. 66,09,44,046.00)  CA Certified Project Cost Attached.	66,09,440.46
0.25 % of the total turnover during the period of violation  Hence Violation period is FY 2017-2018, 2018-2019, 2019-2020, 2020-2021 & 2021-2022 (Provisional).  Total Turnover : Rs. 39,24,25,592.00 Balance Sheet Attached.	9,81,063.98
<b>TOTAL</b>	<b>75,90,504.94</b>

- The Committee visited the project site on 08.12.2022 to verify the details submitted by PAs.
- Total budgetary provision with respect to remediation plan and natural and community resource augmentation plan is Rs. **1,72,56,250 Crore**.
- Therefore, PAs shall be required to submit a bank guarantee of an amount of Rs. **1,72,56,250 Crore** towards implementation of remediation plan and natural and community resource augmentation plan with the Jharkhand State Pollution Control Board.

On the basis of 99<sup>th</sup> Minutes of Meeting of SEAC, the project Authority has submitted the Bank Guarantee to Jharkhand State Pollution Control Board, Ranchi. and the evidence of the same has been submitted to SEIAA, Jharkhand on **12.04.2023** bearing Bank Guarantee No. : **0423223BG0000056** dated : **23.03.2023** valid up to **31.12.2025**.

- The bank guarantee shall be released after successful completion of remediation plan, duly recommended by the SEAC, Regional Office – MoEF & CC, Govt. of India and its







approval from Regulatory authority(SEIAA). Remediation plan shall be completed in 03 years with the consultation of Local / Urban Bodies / State Govt. Deptt.

- v. Approval / permission from CGWA shall be obtained before drawing ground water for the project activities, if applicable. Jharkhand State Pollution Control Board shall not issue Consent to Operate (CTO) until the PAs obtains such permission.
- vi. PAs shall take other necessary clearances / permissions under various act and rules if any, from the respective authorities / departments.
- vii. STP of adequate capacity shall be established within the project premises.
- viii. Energy conservation measures adhering to part of ECBC norms shall be complied with.
- ix. The penalty of **Rs. 75,90,504.94 Lakhs** being 1% of the project cost (Rs. 66,09,44,046) and 0.25% of the total revenue generated (Rs. 39,24,25,592) shall be submitted to Jharkhand State Pollution Control Board in the form of demand draft.

On the basis of 99<sup>th</sup> Minutes of Meeting of SEAC, the project Authority has also submitted the penalty amount to Jharkhand State Pollution Control Board, Ranchi, and the evidence of the same has been submitted to SEIAA, Jharkhand on **12.04.2023** bearing **demand draft no. : 416930**, dated : **24.01.2023**.

- x. Action will be taken for the violation by the Jharkhand State Pollution Control Board under the provision of section 19 the Environment (Protection) Act, 1986.

**The PAs have submitted the above required documents.**

- xi. Jharkhand State Pollution Control Board and project Authorities will **ensure** that the amount of Bank Guarantee shall not be released/lapsed **till the completion** of remediation plan, natural and community resource augmentation plan as directed by MoEF & CC vide O.M. No. **F.No.22-21/2020-IA.III**, dated **07<sup>th</sup> July, 2022**. In case of non compliance of the said directions/conditions, the Environmental Clearance issued will be deemed to be cancelled with immediate effect.

State Level Environment Level Impact Assessment Authority (SEIAA), Jharkhand in its 100<sup>th</sup> meeting held on 21<sup>st</sup> & 22<sup>nd</sup> December, 2022 discussed the project proposal along with recommendations made by SEAC in its 99<sup>th</sup> meeting held on 07<sup>th</sup>, 08<sup>th</sup>, 09<sup>th</sup>, 10<sup>th</sup> and 11<sup>th</sup> December, 2022 and decided to grant EC to the project.

On the basis of recommendation of SEAC and decision of SEIAA to grant of EC, Environmental Clearance is hereby issued to the **“P & M Hi-Tech City Centre Mall of M/s P & M Infrastructures Pvt. Ltd. at Mauza : Jugsalai, Tehsil : Dhalbhum, District : East Singhbhum, Jharkhand”** alongwith the following specific conditions as recommended by SEAC.

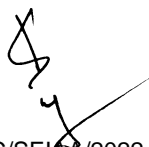
#### **I. Specific Conditions:**

- i. This Environmental Clearance is valid subject to the following condition below –  
That this project has-
  - a. Obtained all legal rights to operate at concerned place.
  - b. Complied with all existing concerned laws of the land and



- c. Complied with the decisions of SEIAA on the issue of Environmental Clearance till date.
- ii. Environment management system including organization structure to be drawn to ensure compliance of EC conditions stipulated based on principles of Continuous Improvement and periodical management review.
  - iii. All raw material to be stored only under covered shed.
  - iv. PAs to offset (upto 20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.
  - v. Developers to promote energy conservation measures such that it offsets not less than 02 % of connected load. It is to be achieved by solar panels etc meeting ECBC norms.
  - vi. Trees should be planted & maintained not less than 15% of project area.
  - vii. Organic Waste Converter (OWC) to be installed of sufficient capacity such that all organic waste (bio degradable) generated is used as compost manure.
  - viii. Developers/Company to install STP of sufficient capacity such that all the sewage generated is treated and reused.
  - ix. Developers/Company to install Rain water harvesting structures such that all the roof top water runoff is collected and harvested including reuse on 100% basis.
  - x. Developers/Company to conduct and submit carbon footprint and carbon sequestration study report including mitigation measures as a part of EC compliance.
  - xi. Water runoff originating from open non constructed areas of project premises to be harvested /guided in such a way that it does not create water logging condition outside.
  - xii. Sufficient number of EV fast charging point to be installed.
  - xiii. Ground water will not be used without the permission of competent Authority.
  - xiv. Environmental Clearance is subject to obtaining Structural Stability/Strength Report from the competent Authority.
  - xv. No mining/activity shall be undertake in the forest land or deemed forest without obtaining requisite prior forestry clearance.
  - xvi. This Environmental Clearance is granted subject to final outcome of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT, MoEF & CC and any other Court of Law, if any, as may be applicable to this project.
  - xvii. Environmental clearance is subject to obtaining prior clearance from forestry and Wildlife angle including clearance from standing committee of NBWL, as may be applicable to this project (in case any fauna occurs / is found in the Project area or if the area involves forest land or Wildlife habitat i.e. core zone of elephant/tiger reserve etc. and or located with in 10 km. of protected area).

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- xviii. The project proponent may apply simultaneously for forest and NBWL clearance, in order to complete the formalities without undue delay, which till process on their respective merits, no rights will vest in or accrue to them unless all clearance are obtained.
- xix. This Environmental Clearance shall be valid subject to the sustainable environmental management.

## II. Statutory Compliance :

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. In the writ petition (Civil) no. 202/1995, T.N. Godaverman Thirumulpad vs union of India and ors. the Hon'ble Supreme Court passed an order dated 03.06.2022 " National Park or Wildlife Sanctuary must have an ESZ of minimum 01 km in which the activities prescribed and prescribed in the guidelines of 09th February, 2011 shall be strictly adhered to".
- v. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- vi. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vii. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- viii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- ix. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- x. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- xi. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel (kerosene/gas) for cooking, safe

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drinking water, medical health care, etc. The housing may be in the form of temporary structures to be removed after completion of the project.

- xiii. Provision of drinking water, waste water disposal, solid wastes management and primary health facilities shall be ensured for labour force. Proper sanitation facilities shall be provided at the construction site to prevent health related problems. Domestic as well as sanitary wastes from construction camps shall be cleared regularly.
- xiv. All the labourers to be engaged for construction works shall be screened for health and adequately treated before issue of work permits. The contractor shall ensure periodic health check-up of construction workers.
- xv. All vehicles/equipment deployed during construction phase shall be ensured in good working condition and shall conform to applicable air and noise emission standards. These shall be operated only during non-peaking hours.
- xvi. Accumulation/stagnation of water shall be avoided ensuring vector control.
- xvii. Water during construction phase should be preferred from Municipal supply.
- xviii. Unskilled construction labourers shall be recruited from the local areas.
- xix. Monitoring of ground water table and quality once in three months shall be carried out. Construction of tube wells, bore wells shall be strictly regulated.
- xx. Adequate provision shall be made to cater the parking needs. Parking spaces standards as given in "Manual on Norms and Standards for Environmental Clearance of Large Construction Projects" issued by Ministry of Environment and Forests, Government of India shall be adopted.
- xxi. Rest room facilities shall be provided for service population.
- xxii. Water body falling within premises (if any) shall not be lined or no embankment shall be cemented. The water bodies, if any, shall be kept in natural conditions without disturbing the ecological habitat.
- xxiii. Construction shall conform to the requirements of local seismic regulations. The project proponent shall obtain permission for the plans and designs including structural design, standards and specifications of all construction work from concerned authority.

### III. Air quality monitoring and preservation:

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The

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height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

#### **IV. Water quality monitoring and preservation:**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project



proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.





- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed based on the MBBR/MBR/SBR technology. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

**V. Noise monitoring and prevention:**

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

**VI. Energy Conservation measures:**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.







- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

## VII. Waste Management:

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall 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.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.



- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### **VIII. Green Cover:**

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

#### **IX. Transport:**

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures.
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be

duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **X. Human Health Issue:**

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

#### **XI. Corporate Environment Responsibility:**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.



## **XII. Miscellaneous:**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF & CC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- x. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xi. The Ministry / SEIAA / SEAC may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xii. The Ministry / SEIAA / SEAC reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiii. It shall be mandatory for the project management to submit six (06) monthly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard copies and soft copies to the regulatory authority concerned Regional Office of

MoEF & CC at Ranchi and Jharkhand State Pollution Control Board (J.S.P.C.B.), Ranchi / CPCB / SEIAA.

- xiv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xv. The SEIAA, Jharkhand or any other competent Authority may alter modify the above conditions or stipulate any further condition in the interest of Environment Protection.
- xvi. Any appeal against this EC 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.
- xvii. The Prescribed EC is valid as per Notification no. S.O. 1807(E) dated 12.04.2022 of MoEF & CC, Govt. of India.

Sd/-  
Member Secretary  
State Level Environment Impact  
Assessment Authority, Jharkhand.

Memo No. : **EC/SEIAA/2021-22/2510/2021/ 33**

Ranchi, Date: 12.04.2023

Copy to:

1. Additional Chief Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand.
2. Deputy Commissioner, District- East Singhbhum, Jamshedpur, Jharkhand.
3. Divisional Forest Officer, Jamshedpur Forest Division, Jamshedpur, Jharkhand.
4. Deputy Conservator of Forest & Field Director Elephant Project, Jamshedpur, Jharkhand.
5. Director IA Division, Monitoring Cell, MoEF and Climate Change, Indira Paryavaran Bhavan, Jorbag Road, Aliganj, New Delhi – 110003.
6. Integrated Regional Office, Ranchi, Ministry of Environment, Forest and Climate Change, 2<sup>nd</sup> Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
7. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
8. Secretary, Jharkhand State Expert Appraisal Committee, Ranchi.
9. Website.
10. Guard file.

  
Member Secretary  
State Level Environment Impact  
Assessment Authority, Jharkhand

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