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File No: EC/SEIAA/2025-26/3915/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), JHARKHAND)

***

Dated: **25/11/2025**

To,

Kailash Chandra Kandpal
Azim Premji Foundation for development
134, Doddakannelli, Next to Wipro Corporate Office, Sarjapur Road, Bengaluru., BENGALURU URBAN, KARNATAKA, 560035
ramamurthy.rao@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed development of Phase -1A & 1B i.e. Academic Blocks, Hostel Blocks, Residential buildings and Studio Apartments in Azim Premji University campus at Mauza-Itki, Thakurgaon, Tehsil-Itki, Ranchi, Jharkhand by Azim Premji Foundation submitted to Ministry vide proposal number SIA/JH/INFRA2/549601/2025 dated 03/09/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C0000JH5946397N
(ii) File No.	EC/SEIAA/2025-26/3915/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed development of Phase -1A & 1B i.e. Academic Blocks, Hostel Blocks, Residential buildings and Studio Apartments in Azim Premji University campus at Mauza-Itki, Thakurgaon, Tehsil-Itki, Ranchi, Jharkhand by Azim Premji Foundation
(viii) Name of Company/Organization	Azim Premji Foundation for development
(ix) Location of Project (District, State)	RANCHI, JHARKHAND
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 04/11/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 04/11/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Kailash Chandra Kandpal under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

Copy To
N/A

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

S. No	EC Conditions
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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.

Additional EC Conditions

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Built up area	Built up area	136480.19	sqm	Road	none

State Level Environment Impact Assessment Authority, Jharkhand
Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi. Jharkhand-834 004
E-mail: msseiaa.jhk@gmail.com / website: www.jseiaa.in

सत्यमेव जयते

Letter No. : **EC/SEIAA/2025-26/3915/2025/** Ranchi, Date :

To: **Shri Kailash Chandra Kandpal,**
State Head,
Azim Premji Foundation,
134 Doddakanneli, Sarjapur Road,
Bangalore : 560035.

Sub. : Environmental Clearance for the project **"Proposed development of Phase – 1A & 1B i.e. Academic Blocks, Hostel Blocks, Residential Buildings and Studio Apartments in Azim Premji University Campus of Azim Premji Foundation, Mouza : Itki Thakurgaon, Tehsil : Itki, Thana : 102, District : Ranchi, Jharkhand" (Proposal No. : SIA/JH/INFRA2/549601/2025) – regarding.**

Ref. : Your application no. Nil, dated – 14.08.2025.

It is in reference to the project **"Proposed development of Phase – 1A & 1B i.e. Academic Blocks, Hostel Blocks, Residential Buildings and Studio Apartments in Azim Premji University Campus of Azim Premji Foundation, Mouza : Itki Thakurgaon, Tehsil : Itki, Thana : 102, District : Ranchi, Jharkhand"** submitted by you for seeking prior Environmental Clearances (EC).

This is a new project which has been taken for appraisal on 10.10.2025.

Project Sector: 8(a) Building and Construction Projects , Category: B2.

Application for Environmental Clearance (EC) as per EIA notification, 2006.

Azim Premji Foundationhas Proposed development of Phase -1A & 1B Academic Blocks, Hostel Blocks, Residential buildings and Studio Apartments in Azim Premji University campus at Mauza-Itki, Thakurgaon, Tehsil-Itki, Ranchi, Jharkhand on the **total land area** measuring **4,46,826.19 Sqm.** The proposed total **built up area** is**1,36,480.19 Sqm.**

Salient Features of the Project

Sr. No.	Particulars	
1.	Latitude	23°20'58.62"N
2.	Longitude	85°7'16.81" E
3.	Total Plot area	446826.19 Sqm.
4.	Total Proposed FAR	120811.31 Sqm.
5.	Non-FAR Built-up area i.e. -Lift Staircase etc.	15668.882 Sqm.

Sr. No.	Particulars		
6.	**Total Built-up area**		**136480.19 Sqm.**
7.	Total Permissible Ground Coverage		223413.095 Sqm.
8.	Total Proposed Ground Coverage		42928.23 Sqm.
9.	Total Green area @ 20% of the plot area		89364 sqm
10.	Greenbelt area provided @ 15.0 % of the plot Area		67023 sqm
11.	Green Cover provided @ 5 .0 % of the plot Area		22341 sqm
12.	Road area		54105.3 Sqm.
13.	Open area / Future Expansion		282524.66 Sqm.
14.	Rain Water Harvesting Pits (with size)		31 Nos. (Capacity 35.34 cum)
15.	STP Capacity		280 KLD
16.	Maximum Height of the Building (m)		Approx. 34 m.
17.	Power Requirement		2872 KVA
18.	Power Backup		DG capacity: 4500 KVA (2 x 2250 KVA) All DG Sets shall be outdoor type with hospital type silencer, acoustic enclosure as per CPCB, and other relevant norms & with provision of DG sets proper shading
19.	Total Water Requirement		~367 KLD
20.	Fresh/Domestic Water Requirement		~181 KLD
21.	Reuse of Recycled Water		~186 KLD
22.	Waste water Generated		~232 KLD
23.	Solid Waste Generated (Operational)		~1113 Kg/day
24.	Biodegradable Waste (Operational)		~668 Kg/day
25.	Non-Biodegradable Waste (Operational)		~445 Kg/day
26.	Types of Buildings		Academic Blocks, Hostel Blocks, Residential buildings and Studio Apartments, etc.
27.	Basement		No
28.	Stories		Max. (G+10)
29.	Total Cost of the project		**630 Crores**
30.	EMP Budget		**During Construction** Capital Cost: 33 Lakhs Recurring Cost: 10 Lakhs
			During Operation Capital Cost: 428.94 Lakhs Recurring Cost: 51.5 Lakhs
31.	Connectivity	Itki Railway station Piska Railway station Tangerbansli Railway station	Approx. 0.56 Km towards NE Approx. 8.81 Km towards East Approx. 6.80 Km towards WNW
		Birsa Munda Airport, Ranchi	Approx. 20.86 km towards East

Details of Site Surroundings and Connectivity

S. No.	Description		Distance and Direction
1.	Nearest Junction Nearest Railway Station	Itki - Train station Piska - Train station Tangerbansli - Train station	Approx. 0.56 Km towards NE Approx. 8.81 Km towards East Approx. 6.80 Km towards WNW
2.	Nearest Airport	Birsa Munda Airport, Ranchi	Approx. 20.86 km towards East
3.	Nearest Village	Kundi Targari Tatkundo	Approx. 1.98 Km towards ESE Approx. 2.10 Km towards SSW Approx. 1.93 Km towards NW
4.	Nearest Highway/Roads	Itki Road NH43	Adjacent to the project site Approx. 3.16 Km towards South
5.	Nearest School & College	Modern English School Itki Public School Government Middle School EdchoroNagri	Approx. 0.02 Km towards West Approx. 0.52 Km towards West Approx. 3.50 Km towards East
6.	Nearest Hospital	Government Hospital – Hospital Itki Lievens Hospital	Approx. 0.19 Km towards South Approx. 8.62 Km towards East
7.	Places of worship	Itki Surya mandir Shree Ram Mandir	Approx. 0.51 Km towards WNW Approx. 0.74 Km towards West
8.	Water Bodies	Upper stretch of south Koel river	Approx. 2.5 Km towards SW Approx. 2 Km towards NW
9.	Reservoir	Bari Talab NayaTalabItki	Approx. 0.40 Km towards West Approx. 1.19 Km towards West
10.	Nearest Town	ITKI smart small City	Approx. 0.67 Km towards West
11.	Reserve Forest/ Zoo	Protected Forest near Malti Protected Forest near Kundi	Approx. 2.10 Km towards SW Approx. 1.68 Km towards ESE

LAND DETAILS

Khata no.	Plot no.
489	2387 & 2532

Detailed Area Statement

S. No.	Details	Area (Sqm.)	Percentage (%)
1	Total Plot area	446826.19	
2	Total Proposed FAR	120811.31	
3	Non-FAR Built-up area i.e. -Lift Staircase etc.	15668.882	
4	Total Built-up area	136480.19	

S. No.	Details	Area (Sqm.)	Percentage (%)
5	Total Permissible Ground Coverage	223413.095	50 (%)
6	Total Proposed Ground Coverage	42928.23	9.60 (%)
7	Total Green area @ 20% of the plot area	89364 sqm	20 (%)
8	Greenbelt area provided @ 15.0 % of the plot Area	67023 sqm	15 (%)
9	Green Cover provided @ 5 .0 % of the plot Area	22341 sqm	5 (%)

Details of Building Blocks and its Built-up area

S. No.	Building Blocks	Floor (Nos.)	No. of Block	BUA (Sqm.)	FAR (Sqm.)
1	Academic block 1A	G+2	1	7319.63	6996.16
2	Hostel block 1A	G+3	1	7052.59	6386.22
3	Residential block 1A	G+7	1	5319	4138.2
4	Hostel Block 1B	G+3	1	3,448.34	3078.82
5	Academic block 1B	G+4	1	41138.92	38438.61
6	**Residence block 1B**				
6a	Type 01a	G+7	2	9798.74	7800.78
6b	Type 02	G+7	1	5134.81	4097.58
6c	Type 03	G+7	1	2951.39	2446.55
6d	Type 03a	G+7	1	3025.56	2517.52
6e	Type 04	G+8	1	5655.61	4565.75
6f	Type 05	G+8	1	3464.15	2540.88
6g	Arch Bridge	G+3	2	690.96	498
7	Studio apartment 1b	G+10	1	11585.05	10207.84
8	Hostel Block 1B	G+10	1	29174.2	27098.4
	Underpass			721.242	
	Total		**16**	**136480.192**	**120811.31**

Area statement for 1a academic

Area Statement for 1A Academic (Sqm.)							
Sl. no.	Floor	Gross area	Deduction for Built-up area	Net built-up area	Deductions for FAR		Net F.A.R area
					Lift	Staircase and Services	
1	Ground floor	3164.125	648.87	2515.255	1.58	156.23	2357.445
2	First floor	3087.5	802.94	2284.56	1.58	81.25	2201.73
3	Second floor	3154.89	635.07	2519.82	1.58	81.25	2436.99
	Total	**9406.515**	**2086.88**	**7319.635**	**4.74**	**318.73**	**6996.165**

Area statement for 1A Hostel

Area Statement for 1A Hostel (Sqm.)								
Sl. no.	Floor	Gross area	Deduction for Built-up area	Net built-up area	Deductions for FAR			Net F.A.R area
					Balcony	Lifts	Fire stairs &services	
1	Ground floor	2663.84	25.97	2637.87	24.65	12.35	155.79	2445.08
2	First floor	1650.68	25.97	1624.71	68.54	12.35	116.6	1427.22
3	Second floor	1449.41	23.74	1425.67	24.65	9.12	116.6	1275.3
4	Third floor	1388.08	23.74	1364.34		9.12	116.6	1238.62
	TOTAL	**7152.01**	**99.42**	**7052.59**	**117.84**	**42.94**	**505.59**	**6386.22**

Area statement for 1A residential complex

Area Statement For 1A Residential Complex (Sqm.)							
Sl. no.	Floor	Gross area	Deduction for Built-up area	Net built-up area	Deductions for F.A.R		Net F.A.R Area
					Lift	Staircase, Services & Parking	
1	Ground floor	1074.00	14.00	1060.00	10.10	681.00	368.90
2	First floor	696.00	84.00	612.00	10.10	38.00	563.90
3	Second floor	661.00	41.00	620.00	10.10	41.00	568.90
4	Third floor	613.00	41.00	572.00	10.10	41.00	520.90
5	Fourth floor	649.00	18.00	631.00	10.10	41.00	579.90
6	Fifth floor	645.00	18.00	627.00	10.10	41.00	575.90
7	Sixth floor	661.00	41.00	620.00	10.10	41.00	568.90
8	Seventh floor	460.00	18.00	442.00	10.10	41.00	390.90
9	Terrace	135.00	0.00	135.00	10.10	124.90	0.00
	Total	**5594.00**	**275.00**	**5319.00**	**90.90**	**1089.90**	**4138.20**

Area statement for 1B hostel

Area Statement For 1B Hostel (Sqm.)								
Sl. no.	Floor	Gross area	Deduction for Built-up area	Net built-up area	Deductions for F.A.R			Net F.A.R Area
					Balcony	Lift	Fire stairs & services	
1	Ground floor	1006.61	20.27	986.34	44.28	5.8	49.05	887.21

2	First floor	857.91	19.18	838.73	61.56	5.8	49.05	722.32
3	Second floor	841.15	19.18	821.97	44.28	5.8	49.05	722.84
4	Third floor	820.48	19.18	801.3		5.8	49.05	746.45
	Total	**3526.15**	**77.81**	**3448.34**	**150.12**	**23.2**	**196.2**	**3078.82**

Area statement for 1B Academic

Area Statement For 1B Academic (Sqm.)									
Sl. no.	**Floor**	**Gross area**	**Deduction for Built-up area**	**Net built-up area**	**Deductions for F.A.R**				**Net F.A.R Area**
					Lift	**Staircase**	**Services**	**open to sky balcony**	
1	Ground floor	19098.67	1634.75	17463.92	11.8	325.88	151.95	0	16974.29
2	First floor	10995.08	3885.13	7109.95	11.8	328.84	181.91	10.6	6576.8
3	Second floor	8587.5	789.67	7797.83	10.1	381.17	314.56	42.49	7049.51
4	Third floor	5863.07	787.67	5075.4	8.08	246.39	306.04	31.8	4483.09
5	Fourth floor	4183.98	492.16	3691.82	4.05	183.04	139.21	10.6	3354.92
	Total	**48728.3**	**7589.38**	**41138.92**	**45.83**	**1465.32**	**1093.67**	**95.49**	**38438.61**

Area statement for 1b residence

Area Statement for 1B Residence (Sqm.)			
Sl. No.	**Towers**	**Net Built-up Area**	**Net F.A.R Area**
1	T-01A (2no.s)	9798.74	7800.78
2	T-02 (1no.s)	5134.81	4097.58
3	T-03 (1no.s)	2951.39	2446.55
4	T-03A (1no.s)	3025.56	2517.52
5	T-04 (1no.s)	5655.61	4565.75
6	T-05 (1no.s)	3464.15	2540.88
7	ARCH BRIDGE (2no.s)	690.96	498.00
	Total	**30721.22**	**24467.06**

Area statement for studio apartments phase 1b

Area Statement for Studio Apartments Phase 1B (Sqm.)							
Sl. no.	Floor	Gross area	Deduction for Built-up area	Net built-up area	Deductions for F.A.R		Net F.A.R Area
					Lift	Staircase, Services & Parking	
1	Ground Floor	1035.45	19.80	1015.65	11.75	227.26	776.64
2	First Floor	1010.40	19.80	990.60	11.75	88.45	890.40
3	Second Floor	1010.40	19.80	990.60	11.75	88.45	890.40
4	Third Floor	1032.81	19.80	1013.01	11.75	88.45	912.81
5	Fourth Floor	1112.71	21.30	1091.41	11.75	88.45	991.21
6	Fifth Floor	1105.90	20.44	1085.46	11.75	88.45	985.26
7	Sixth Floor	1076.50	20.44	1056.06	11.75	88.45	955.86
8	Seventh Floor	1121.03	20.44	1100.59	11.75	88.45	1000.39
9	Eighth Floor	1052.84	21.15	1031.69	11.75	88.45	931.49
10	Ninth Floor	1244.07	190.49	1053.58	11.75	88.45	953.38
11	Tenth Floor	1039.83	19.63	1020.20	11.75	88.45	920.00
12	Terrace	138.50	2.30	136.20	11.75	88.45	0.00
	Total	**11980.44**	**395.39**	**11585.05**	**141.00**	**1200.21**	**10207.84**

Area statement for 1B hostel

AREA STATEMENT FOR 1B HOSTEL (IN SQM)										
					Deductions					
Sl. no.	Floor	Gross area	Deductions for BUA	Net BUA	Balcony	Lifts	Fire stairs and services	Net FAR area	No. of units	No of students
		A	B	C=A-B	D	E	F	G=C (D+E+F)		
1	Ground Floor	4580	25.1	4554.9	0	59.7	269	4226.2	9	24
2	First Floor	5225	25.1	5199.9	0	59.7	269	4871.2	15	48
3	Second Floor	2415	26	2389	0	59.7	166	2163.3	23	92
4	Third Floor	2239	26	2213	0	37.1	110	2065.9	23	94

5	Fourth Floor	2264	26	2238	0	37.1	110	2090.9	23	94
6	Fifth Floor	2262	26	2236	0	37.1	110	2088.9	22	92
7	Sixth Floor	2306	26	2280	0	37.1	110	2132.9	22	92
8	Seventh Floor	2263	26	2237	0	37.1	110	2089.9	21	88
9	Eighth Floor	2309	26	2283	0	37.1	110	2135.9	21	88
10	Ninth Floor	1282	26	1256	0	37.1	110	1108.9	11	46
11	Tenth Floor	1158	14.3	1143.7	0	22.3	59.2	1062.2	11	46
12	Terrace	1158	14.3	1143.7	0	22.3	59.2	1062.2	0	0
	Total	**29461**	**286.8**	**29174.2**		**483.4**	**1592.4**	**27098.4**	**201**	**804**

Calculation of Population

S. No.	Description	No. of units / Blocks	Rate of Occupancy / unit	No. of Persons
Academic Blocks				
1	Phase-1A	3	351	351
2	Phase-1B	4	592	592
Hostel Blocks				
1	Phase-1A	1	249	249
2	Phase-1B	2	804	804
Residential Blocks				
A	Phase-1A			
	Type-01			
	1 BHK	7	4	28
	2 BHK	16	5	80
	3 BHK	5	6	30
B	Phase-1B			
	Type-01a (2 blocks)			
	1 BHK	14	4	56
	2 BHK	32	5	160
	3 BHK	10	6	60
	Type-02			
	1 BHK	9	4	36
	2 BHK	16	5	80
	3 BHK	5	6	30
C	**Type-03 / 03A (2 blocks)**			
	1 BHK	10	4	40

S. No.	Description	No. of units / Blocks	Rate of Occupancy / unit	No. of Persons
	2 BHK	16	5	80
	3 BHK	6	6	36
D	**Type-04**			
	1 BHK	11	4	44
	2 BHK	16	5	80
	3 BHK	7	6	42
E	**Type-05**			
	1 BHK	5	4	20
	2 BHK	8	5	40
	3 BHK	3	6	18
Studio Units				
	1 room	**224**	1	224
	Total			
Visitors @ 10 % of residential population				120
	Grand Total			**3300**

Parking Details

Parking required	Academic - 275 (150 sqm per car)
	Hostel -As per NBC or JBL no requirement specified
	Residential -217(1car per apartment unit)
Parking Provided	Academic – 275 Car
	Hostel -200 Nos. 2 wheelers, 2 Nos. car
	Residence - 217(196unit +21visitor)
Parking on Ground Floor covered	Academic - 0
	Hostel - 0
	Residence -76 (2270 sqm)
Open parking area	Academic - 7360 sqm (275)
	Hostel - 400sqm
	Residence - 1938.75 sqm (141 cars)

Calculation of Green belt

Total Plot Area	**446826.19 Sqm.**
Total Green area Provided in current development plot	89364 Sqm
Greenbelt area provided @ 15.0 % of the plot Area	67023 sqm
Green Cover provided @ 5 .0 % of the plot Area	22341 sqm
Total No. of Trees required to be Planted @ 1 tree per 80 Sqm. of plot area	5585 Nos.

No. of trees to be cut	252 Nos.
Compensatory trees to be planted for tree cutting	2520 Nos.
Total no. of trees to be planted	**8105 Nos.**
Number of trees to be transplanted within the campus area	105 Nos.

Details of Water Requirement

S. No.	Description	No. of units / Blocks	Rate of Occupancy / unit	No. of Persons	Domestic Water demand in lpcd	Flushing Water demand in lpcd	Domestic Water req in liters/day	Flushing Water req in liters/day	Total Water req in liters/day	Total Wastewater (kld) (80% of domestic + 100% Total flushing
Academic Blocks										
1	Phase-1A	3	351	351	25	20	8775	7020	15795	14040
2	Phase-1B	4	592	592	25	20	14800	11840	26640	23680
	Sub Total						**23575**	**18860**	**42435**	**37720**
Hostel Blocks										
1	Phase-1A	1	249	249	70	30	17430	7470	24900	21414
2	Phase-1B	2	804	804	70	30	56280	24120	80400	69144
	Sub Total						**73710**	**31590**	**105300**	**90558**
Residential Blocks										
A	Phase-1A									
	Type-01									
	1 BHK	7	4	28	70	30	1960	840	2800	2408
	2 BHK	16	5	80	70	30	5600	2400	8000	6880
	3 BHK	5	6	30	70	30	2100	900	3000	2580
	Sub Total	**28**					**9660**	**4140**	**13800**	**11868**
B	Phase-1B									
	Type-01a (2 blocks)									
	1 BHK	14	4	56	70	30	3920	1680	5600	4816
	2 BHK	32	5	160	70	30	11200	4800	16000	13760
	3 BHK	10	6	60	70	30	4200	1800	6000	5160
C	**Type-02**									
	1 BHK	9	4	36	70	30	2520	1080	3600	3096
	2 BHK	16	5	80	70	30	5600	2400	8000	6880
	3 BHK	5	6	30	70	30	2100	900	3000	2580
D	**Type-03 / 03A (2 blocks)**									
	1 BHK	10	4	40	70	30	2800	1200	4000	3440
	2 BHK	16	5	80	70	30	5600	2400	8000	6880
	3 BHK	6	6	36	70	30	2520	1080	3600	3096
E	**Type-04**									
	1 BHK	11	4	44	70	30	3080	1320	4400	3784
	2 BHK	16	5	80	70	30	5600	2400	8000	6880
	3 BHK	7	6	42	70	30	2940	1260	4200	3612
F	**Type-05**									

S. No.	Description	No. of units / Blocks	Rate of Occupancy / unit	No. of Persons	Domestic Water demand in lpcd	Flushing Water demand in lpcd	Domestic Water req in liters/day	Flushing Water req in liters/day	Total Water req in liters/day	Total Wastewater (kld) (80% of domestic + 100% Total flushing
	1 BHK	5	4	20	70	30	1400	600	2000	1720
	2 BHK	8	5	40	70	30	2800	1200	4000	3440
	3 BHK	3	6	18	70	30	1260	540	1800	1548
	Sub Total	**168**					**57540**	**24660**	**82200**	**210838**
Studio Units										
	1 room	**224**	1	224	70	30	15680	6720	22400	19264
Visitors @ 10 % of residential population				120	10	5	1200	600	1800	1560
	Total			**2237**			**181365**	**86570**	**267935**	**231662**
Horticulture @ 1.57 liters /sqm		67268							105610 .76	
Grand Total							**181365**	**86570**	**373545 .76**	**231662**
							181	86	373	232

Details of Wastewater Generation and STP Capacity

Waste water generated is ~232 KLD, which will be treated in the onsite STP of capacity 20% more than the waste water generated i.e. 280 KLD. The treated water available is 186 KLD (which is of 80 % total waste water enter in the STP) and it will be recycled and re-used 99 KLD for flushing, and 87 KLD for irrigation of landscape area.

Details	Water (KLD)
Water requirement for domestic purpose	181
Wastewater to be generated from domestic use (@ 80% of domestic water requirement)	**145**
Water requirement for Flushing Purpose	87
Wastewater to be generated from Flushing (@ 100% of flushing requirement)	**87**
Total Wastewater generated	**232**
STP capacity 20% higher than total waste water	**~280**

Solid waste Generation details

S. No.	Category of Solid Waste	Waste Generation Rate	Formula	Total Population	Waste Generated	Bio-degradable	Non-biodegradable
1	Academic	0.05 to 0.2 kg/cap/day	Total Population*0.1	943	94.3	56.58	37.72
2	Residential & Hostel	0.3 to 0.6 kg/cap/day	Total Population*0.45	2013	905.85	543.51	362.34

3	Studio Apartment	0.3 to 0.6 kg/cap/day	Total Population*0.45	224	100.8	60.48	40.32
4	Visitors @ 10 % of residential population	0.01 to 0.03 kg/cap/day	Total Population*0.1	120	12	7.2	4.8
	Total				**1113**	**668**	**445**

Energy Conservation Measures

The solar power achieved 140 kVA (120 kW), through solar PV installations.

S. No.	Energy Conservation Measure	Annual Energy Savings (lakh units)	Percentage Savings (%)	Remarks
1	Use of copper wound transformers	1.65	1.2	Reduced transformer losses
2	Installation of solar water heaters in hostel blocks	1.60	1.2	Utilization of solar thermal energy
3	120 kWp solar PV system	2.10	1.5	Renewable energy generation
4	Replacement of conventional lamps with LED lighting	3.05	2.2	Energy-efficient lighting
5	Timer-based controls for landscape lighting	0.05	0.03	Controlled operation reduces wastage
6	Power factor correction (0.85 to 0.98)	18.90	13.8	Reduction in reactive power losses
7	Use of VFDs and IE4 high efficiency motors in elevators	6.70	4.9	Improved motor efficiency
Total		**34.05**	**~25.0**	

Environmental Management Cost – Construction Phase

Sr. No.	Component	Particulars	Capital Investment (Lakhs)	Recurring Expenditure per Annum (Lakhs)
1.	Air	Anti-Smog Gun	10	1.5
2.	Water	Mobile STP	10	2.5
3.	Solid and C&D Waste and its Management	Stack yard and its management	3.0	2.0
4.	Environment Monitoring & Management	Environment Monitoring as per monitoring plan ➢ Construction of wind breaking wall ➢ Green Curtains on under construction building	5.0	2.0

Sr. No.	Component	Particulars	Capital Investment (Lakhs)	Recurring Expenditure per Annum (Lakhs)
5.	Green Belt	Development and maintenance of green belt	5	2.0
Total (Rs.)			**33**	**10**

Environmental Management Cost – Operation Phase

Sr. No.	Component	Particulars	Capital Investment (Lakhs)	Recurring Expenditure per Annum (Lakhs)
1	Air	Stack emission control	10.0	0.50
2	Water	Sewage Treatment Plant (STP)	130.0	10
3	Rain Water Harvesting	Installation of 31 RWH System @ 3.5 lakh & Annual Cleaning of RWH tank	108.50	5.0
4	Solid waste Area and its Management	Purchase of Containers for Storage of Waste & OWC of 700 kg/day (200+400+100)	105	10.0
5	Environment Monitoring & Management	Environment Monitoring as per monitoring plan	0.00	2.0
6	Green Belt	Development and maintenance of green belt	15.0	5.0
7	Others	Energy saving devices, miscellaneous Electrical Vehicle Charging point	34.44 25	14
Total (Rs.)			**429.94**	**42.5**

Safety Aspects

Fire Safety Aspects

The proposed development of Phase–1A & 1B of Azim Premji University Campus at Itki, Ranchi, Jharkhand shall be designed in compliance with the National Building Code (NBC)

2016, Part–4 (Fire and Life Safety) and Jharkhand Fire Services Department guidelines. The key fire safety provisions are summarized below:

1. All buildings, including academic, hostel, residential and studio apartments, will have Type–1 fire-resistant construction with a minimum 2-hour fire rating for structural members and fire-rated doors in staircases and service shafts.
2. Fire detection and alarm system will include addressable smoke and heat detectors, manual call points, hooters, and centralized fire alarm control panel.
3. Firefighting facilities will comprise underground fire water tanks (2×200 m^3), terrace tanks (20 m^3 per block), main and standby fire pumps, wet risers, internal hydrants, external hydrants, and automatic sprinkler systems in high-rise and hostel blocks.
4. Portable fire extinguishers of CO_2, foam, and dry powder type will be provided on each floor as per NBC norms.
5. Adequate means of escape, including two staircases per block, enclosed fire stairs, illuminated exit signage, and emergency lighting connected to DG backup, will be provided.
6. A Fire Command Room equipped with alarm panel, mimic diagram, PA system, and CCTV monitoring will be established at the ground floor near the main entrance.
7. A 6 m wide peripheral road will be maintained for fire tender movement and access around all buildings.
8. Regular fire drills, staff training, and maintenance of firefighting systems will be conducted to ensure preparedness and compliance.

These measures collectively ensure a safe and compliant built environment for occupants during construction and operation phases.

Safety Aspects for Gas-Based Generator in Campus

Gas-based generators (PNG/LPG/CNG) are preferred for standby power due to lower emissions, but they require strict safety management. The following safety aspects should be ensured in a campus environment:

Location and Installation

- Install in a well-ventilated, open area away from buildings and flammable materials.
- Use approved materials for gas lines with pressure and leak testing.
- Provide flame arrestors, pressure regulators, and adequate maintenance space.

Gas Storage and Supply

- Store cylinders in fenced, ventilated, and marked enclosures as per PESO norms.
- Install gas leak detectors, alarms, and automatic shut-off valves.
- Ensure proper earthing and lightning protection. Electrical and Fire Safety

- Use flameproof electrical fittings and ensure grounding of all components.
- Provide CO_2/DCP extinguishers, fire hydrants, and alarm systems.
- Restrict hot work without permits.

Operational and Emergency Safety

- Operate only by trained personnel; maintain leak test and maintenance records.
- Conduct periodic gas leak and fire drills.
- Display SOPs, emergency contacts, and provide shut-off switches.

Compliance

- Follow NBC 2016 (Part 4), PESO, OISD 179, IS 6044, and IS 15644 standards.

17. Organization Structure

Organizational Structure:

Introduction

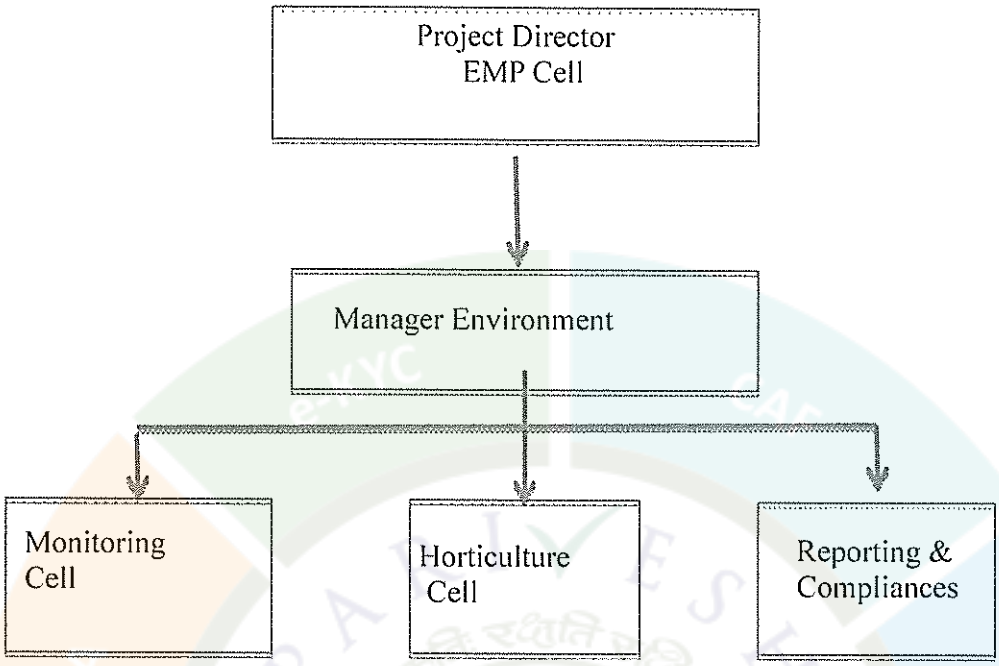
The Environmental Management Plan (EMP) Cell has been established to ensure environmental sustainability and compliance with regulatory requirements for the building construction project. This project aims to minimize environmental harm, promote sustainable practices, ensure compliance with regulations, and foster community engagement and transparency. The EMP Cell will provide a framework for identifying, assessing, and mitigating potential environmental impacts associated with the Construction activities.

Environmental Policy

Our company is committed to:
- Minimizing environmental harm through responsible Construction practices
- Promoting sustainable practices to conserve natural resources
- Ensuring compliance with regulatory requirements and industry standards
- Fostering community engagement and transparency through open communication

EMP Cell Objectives

The EMP Cell objectives are:
- Minimize environmental impacts on air, water, soil, and biodiversity
- Ensure compliance with regulatory requirements and industry standards
- Promote sustainable practices through efficient resource utilization
- Enhance community engagement and transparency through regular updates



Monitoring Period

Construction Phase:

S. No.	Type	Locations	Parameters	Period and Frequency
1.	Ambient Air Quality Monitoring	As per requirement	SO_2, NO_2, PM_{10}, $PM_{2.5}$ and CO	Once in a Six month.
2.	Ambient Noise Monitoring	As per requirement	Noise level L_{eq}both during day time and night time	Once in a Six month.
3.	Water Quality Testing (Portability testing)	(i) Any operational bore well (ii) One of the Drinking Water Point (iii)	Drinking water parameters as per IS 10500:2005.	Once in a Six month.
4.	Treated Wastewater Quality	Inlet and outlet of the STP	Parameters for assessing compliance with standards for recycling and horticulture use	Once in a Six month.

Operation Phase:

S. No.	Type	Locations	Parameters	Period and Frequency
1.	Ambient Air Quality Monitoring	As per requirement	SO_2, NO_2, PM10, PM2.5 and CO	Once in a Six month. Six location within and surrounding of the campus
2.	Ambient Noise Monitoring	As per requirement	Noise level L_{eq}both during day time and night time	
3.	Water Quality Testing (Potability testing)	(i)Any operational borewell (ii)One of the Drinking Water Point	Drinking water parameters as per IS 10500:2012.	
4.	Treated Wastewater Quality	Inlet and outlet of the STP	Parameters for assessing compliance with standards for recycling and horticulture use	

Statutory Clearances :

1	Land Docs	:	Lease agreement : Azim Premji Foundation for Development.
2	DFO Territorial	:	DFO, Ranchi Forest Division vide letter no. 83, dated 09.01.2025 certified that the distance of reserved / protected forest is more than 250 meters from project site.
3	DFO Wildlife	:	DFO, Wildlife Division, Ranchi vide letter no. 916, dated 12.11.2024 certified that proposed project site is out side Eco Sensitive Zone of Palkot Wildlife Sanctuary.
4	CO certificate	:	The CO, Itki, Ranchi vide letter no. 316 (ii), dated 14.08.2024 has mentioned the plot no. of the project is not recorded as "Jungle - Jhari" in R.S. Khatiyan.
5	AAI NOC	:	Airport authority of India issued NOC vide NOC ID no. RANC /EAST /B/ 110624/1331639, dated 13.11.2024 valid up to 12.11.2032.
6	Building Plan	:	Building plan approved by Ranchi Zila Parishad vide memo

	approval		no. 0106, dated 05.02.2025.
7	Fire Department	:	Fire Advisory has been issued by Fire Department, Jharkhand, Ranchi, vide memo no. 436/Tech./2025, dated 16.01.2025 and memo no. 981/Tech./2025, dated 05.02.2025.
8	Permission for Trees		Trees cutting permission by DFO, Ranchi vide letter no. 1521, dated 03.06.2025.

The project was considered in the 126th meeting of SEAC held on 09 to 13.09.2025 additional documents were sought on 09 aspects. The PAs have submitted the replies of the same alongwith relevant details.

State Level Environment Level Impact Assessment Authority (SEIAA), Jharkhand in its **127th** meeting held on **04th & 05th November, 2025** discussed the project proposal along with recommendations made by SEAC in its **127th** meeting held on **09th, 10th, 11th, 12th and 13th October, 2025** 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 **"Proposed development of Phase – 1A & 1B i.e. Academic Blocks, Hostel Blocks, Residential Buildings and Studio Apartments in Azim Premji University Campus of Azim Premji Foundation, Mouza : Itki Thakurgaon, Tehsil : Itki, Thana : 102, District : Ranchi, 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. **In compliance of OM no.F.No. IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024 of MoEF&CC, Govt. of India plantation of saplings shall be carried out in the earmarked green belt area as the part of tree plantation campaign "*Ek Ped Ma Ke Naam*" and the details of the same shall be uploaded in the MeriLiFE Portal (https://merilife.nic.in). 10% of the total green belt proposed shall be allocated under this clause.**

iii. **Ground water to be drawn for use in the project only after obtaining permission from the Competent Authority.**

iv. **Environment management system including organization structure to be drawn to ensure compliance of EC conditions stipulated based on principles of Continual Improvement and periodical management review.**

v. **All raw material to be stored only under covered shed.**

vi. **PAs to offset (upto20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.**

vii. **Developers to promote energy conservation measures such that it offsets not less than 05 % of connected load.**

viii. **Trees should be developed & maintained not less than 15% of project area.**

ix. **Organic Waste Converter (OWC) to be installed of sufficient capacity such that all organic waste (bio degradable) generated is composted at source only.**

x. **Developers/Company to install STP of sufficient capacity such that all the sewer produced is treated and reused.**

xi. **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.**

xii. **Developers/Company to conduct and submit carbon footprint and carbon sequestration study report including mitigation measures as a part of EC compliance.**

xiii. **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.**

xiv. **Sufficient number of EV fast charging points to be installed.**

xv. **MSW Collection centre should be located in isolated and preferably unmanned area. Movement of the vehicle carrying waste should be under tarpaulin covered condition only. Route of vehicle should be such that it avoids residential areas as far as practical.**

xvi. **ISO 14k EMS system standard to be followed for implementation of EMPs with MRM in place for feedback to Sr management.**

xvii. Install the required STP, if project start functioning before commencing or functioning of CETP of Municipal Corporation.

xviii. 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.

xix. 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).

xx. 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.

xxi. 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, 1980, 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 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 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 25th 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 Issues:

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 as per direction contained in EIA Notification, 2006 and as amended vide OM No. J-11013/5/2009-IA.II dated : 29.06.2010, OM No. F.No.J-11013/5/2011-IA.I dated : 05.08.2011 and letter No. J-11013/71/2016-IA I(M) dated : 25.10.2017 of MoEF & CC, Govt. of India.

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/2025-26/3915/2025/** 489 Ranchi, Date : 06.11.2025

Copy to:

1. Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand.
2. Deputy Commissioner, District – Ranchi, Jharkhand.

3. Divisional Forest Officer, Ranchi Forest Division, Ranchi, Jharkhand.
4. Divisional Forest Officer, Wildlife Division, Ranchi, Jharkhand.
5. Director, IA Division, Monitoring Cell, MoEF and Climate Change, Indira Paryavaran Bhavan, Jorbag Road, Aliganj, New Delhi – 110003.
6. Regional Office, Ministry of Environment, Forest and Climate Change, Govt. of India, 2nd Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
7. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
8. Member Secretary, Jharkhand State Expert Appraisal Committee, Ranchi.
9. Website.
10. Guard file.

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

Signature Not Verified

Digitally Signed by : Smt Smitha Pankaj
Member Secretary, SEIAA

Date: 25/11/2025