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File No: EC/SEIAA/2026-27/5038/2026

State Environment Impact Assessment Authority (SEIAA), Jharkhand

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **08/10/2026**

To,

Shri Ram Sales
Shri Ram Sales
Shri Ram Sales Nandlal Agarwal (Partner) G.T. Road, Govindpur, Near Teachers Training School, P.O. + P.S.- Govindpur, District- Dhanbad, Jharkhand, Pin- 828109, DHANBAD, JHARKHAND, 828109
shriramsales@shriramsales.in

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 expansion of existing commercial building Project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm [2B+LG+G+5] over Khata no. 870 (Old Khata No. 7, 5 & 30) and Plot No.1716 (Old Plot no. 792, 795, 796, 797, 798 and 799) over an area of 8,330.37 sqm at Mouza: Saraidhela no. 8, Thana No.: 8, Block: Dhanbad Sadar, District: Dhanbad, State: Jharkhand by M/s Shri Ram Sales submitted to Ministry vide proposal number SIA/JH/INFRA2/589362/2026 dated 19/08/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3802JH5527372N
(ii) File No.	EC/SEIAA/2026-27/5038/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Proposed expansion of existing commercial building Project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm [2B+LG+G+5] over Khata no. 870 (Old Khata No. 7, 5 & 30) and Plot No.1716 (Old Plot no. 792, 795, 796, 797, 798 and 799) over an area of 8,330.37 sqm at Mouza: Saraidhela no. 8, Thana No.: 8, Block: Dhanbad Sadar, District: Dhanbad, State: Jharkhand by M/s Shri Ram Sales
(vii) Name of Company/Organization	Shri Ram Sales

(viii) Location of Project (District, State)	DHANBAD, JHARKHAND
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Khata no. 870 (Old Khata No. 7 , 5 & 30) and Plot No.1716 (Old Plot no. 792 , 795 , 796 , 797 , 798 and 799)

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 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 SEIAA Appraisal Committee of SEIAA in the meeting held on 08/09/2026. 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 08/09/2026, 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 SEIAA Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Shri Ram Sales 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

1. The Member Secretary, CGWA, 18/11 Jamnagar House Man Singh Road, Central, Delhi, cgwa@nic.in
2. The Member Secretary, CPCB, Central Pollution Control Board Cbd-Cum-Office Complex East Arjun Nagar Delhi – 32, New Delhi, Delhi, mscb.cpcb@nic.in

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

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

Additional EC Conditions

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Commercial Building [2B+LG+G+5]	Commercial Building [2B+LG+G+5]	19953.76	16625.48	36579.24	sqm	NA

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/2026-27/5038/2026/** Ranchi, Date :

To: **M/s Shri Ram Sales,**
Partners : Shri Nand Lal Agarwal & Pinky Agarwal,
Geeta Bhavan, G. T. Road,
Govindpur, Dhanbad,
District : Dhanbad, Jharkhand : 828109.

Sub. : Environmental Clearance for the project **"Proposed expansion of existing commercial building project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm (2B+LG+G+5) of M/s Shri Ram Sales, Mouza : Saraidhela no. 8, Thana no. : 8, Block : Dhanbad Sadar, Distt. : Dhanbad, Jharkhand (Proposal no.: SIA/JH/INFRA2/ 589362/2026) – regarding.**

Ref. : Your application no. Nil, dated – 19.08.2026.

It is in reference to the project **"Proposed expansion of existing commercial building project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm (2B+LG+G+5) of M/s Shri Ram Sales, Mouza : Saraidhela no. 8, Thana no. : 8, Block : Dhanbad Sadar, Distt. : Dhanbad, Jharkhand"** submitted by you for seeking prior Environmental Clearances (EC).

This is an existing project with the built up area less than 20,000 Sqm and as per EIA Notification, 2006 it is considered as new case and taken for appraisal on 26.08.2026.

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

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

For the existing project under construction Building development permission for 19,953.76 sqm built up area was approved by Dhanbad Municipal Corporation vide File no.- DMC/BP/0124/W22/2024/ALT2, dated: 24.07.2024 and hence EC was not applicable (built-up area < 20000 sqm) and accordingly CTE was obtained from JSPCB.

For the expansion proposal application additional built-up area 16,625.48 sqm, has been applied vide file no. DMC/BP/0124/W22/2024/ALT2, dated: 24.09.2025 to Dhanbad Municipal Corporation.

As the total built-up area after expansion will be **36,579.24 sqm**(built-up area > 20000 sqm), prior EC is mandatory and hence the application for same has been submitted. Details of the application are as below:

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

<table>
<tr><th>Item</th><th>Details</th></tr>
<tr><td>Project Name</td><td>Proposed expansion of commercial building Project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm [2B+LG+G+5] over Khata no. 870 and Plot No.1716 over an area of 8,330.37 sqm at Mouza: Saraidhela no. 8, Thana No.: 8, Block: Dhanbad Sadar, District: Dhanbad, State: Jharkhand by M/s Shri Ram Sales</td></tr>
<tr><td>Location</td><td>Village: Saraidhela No.8
Block: Dhanbad Sadar
District: Dhanbad
State : Jharkhand</td></tr>
<tr><td>Plot Area & its break – up</td><td>
<table>
<tr><th>#</th><th>Description</th><th>Total Area (sqm)</th><th>Percentage of Plot Area (%)</th></tr>
<tr><td>1</td><td>Proposed Ground Coverage</td><td>3902.77</td><td>46.85 %</td></tr>
<tr><td>2</td><td>Green Area</td><td>1986.44</td><td>23.85%</td></tr>
<tr><td>3</td><td>Internal Road & Paved Area</td><td>2282.16</td><td>27.39 %</td></tr>
<tr><td>4</td><td>Other service Area</td><td>159.00</td><td>1.91%</td></tr>
<tr><td colspan="2">Total</td><td>8,330.37</td><td>100%</td></tr>
</table>
</td></tr>
<tr><td>Ground Coverage Permissible</td><td>46.85%</td></tr>
<tr><td>Ground Coverage Consumed</td><td>46.85% (3902.77 Sqm)</td></tr>
<tr><td>FAR Permissible</td><td>2.5 (perm: 3.00)</td></tr>
<tr><td>FAR Consumed</td><td>2.4</td></tr>
</table>

Total Built-Up Area & its break – up

Floor Name	Gross Built-up Area	Deductions from Gross BUA (Area in Sqm)	Total Built Up Area (Sqm)	Existing Built-Up Area (Sqm)	Proposed Built-Up Area (Sqm)	Deductions (Area in Sqm)				Existing FAR Area (sqm)	Proposed FAR Area (sqm)	Add Area in FAR (sqm)	Total FAR Area (sqm)
						Staircase	Lift	Accessory Use	Parking		Commercial	Stair	
Basement Second Floor	5430.06	9.63	5420.43	5420.43	0.00	0.00	28.69	0.00	5025.08	0.00	0.00	57.48	57.48
Basement First Floor	5430.06	9.63	5420.43	5420.43	0.00	0.00	28.69	0.00	5025.08	0.00	0.00	57.48	57.48
Lower Ground Floor	5119.8	9.63	5110.17	5110.17	0.00	0.00	28.69	186.02	3137	1700.98	0.00	57.48	1758.46
Ground Floor	4012.36	9.63	4002.73	4002.73	0.00	99.96	0.00	3.77	0.00	3870.31	0.00	0.00	3870.31
First Floor	4696.80	478.74	4218.06	0.00	4218.06	78.62	27.42	3.82	0.00	0.00	4108.20	0.00	4108.20
Second Floor	4682.4	333.25	4349.15	0.00	4349.15	79.08	27.42	3.82	0.00	0.00	4238.84	0.00	4238.84
Third Floor	4433.73	234.03	4199.7	0.00	4199.7	71.18	27.42	52.13	0.00	0.00	4048.97	0.00	4048.97
Fourth Floor	3965.83	1442.7	2523.13	0.00	2523.13	62.63	27.42	128.78	0.00	0.00	2304.31	0.00	2304.31
Fifth Floor	2423.15	1229.89	1193.26	0.00	1193.26	62.63	27.42	3.82	0.00	0.00	1099.39	0.00	1099.39
Terrace	142.18	0.00	142.18	0.00	142.18	0.00	0.00	3.82	0.00	0.00	0.00	0.00	0.00
Total	**40336.37**	**3757.13**	**36579.24**	**19953.76**	**16625.48**	**454.10**	**223.17**	**385.98**	**13187.16**	**5571.29**	**15799.71**	**172.44**	**21543.44**

LAND DETAILS

Khata No.	Plot No.
870 (Old khata no. 7, 5 & 30)	1716 (Old plot no. 792, 795, 796, 797 & 798)

Number of Block	1
No. of Floor	2B+LG+G+5
Height (m)	30.7 m
Building Configuration	2B+LG+G+5 floors, which includes retail spaces, a food court, 3 cinema screens, a banquet hall, and 36 hotel rooms.
Population	Approx. 4054 People

Solid Waste	Total estimated MSW is 800 Kg/day. Breakup envisaged: Bio-degradable waste 320 kg/day (40% of SW) Non-Hazardous waste - 360 kg/day(45% of SW) Hazardous & Sanitary waste – 80 kg/day(10% of SW) E-Waste – 40 kg/day(5% of SW) Wastes will be disposed as per the specific Rules as applicable and amendments thereof.
Parking	13,625.99 sqm 365 Cars &267 Two-Wheelersparking and other parking
Power Requirement	Power Requirement: 554.4KW Energy Saving: 16.23% Power Back-up: 2x1500 KVA
RWH Pits	3 Nos of Recharge pit
Total Project Cost	Rs. 128.29 Crores
EMP Cost (Construction Phase)	Capital Cost: Rs. 39.60 Lakh Recurring Cost: Rs. 4.80 Lakh
EMP Cost (Operational Phase)	Capital Cost: Rs. 118.94 Lakh Recurring Cost: Rs. 14.97 Lakh
Disaster Management	Ensure operational and facility preparedness by maintaining synchronized emergency backup power for critical life-safety systems, integrating automated early-warning alarms and emergency services hotlines into the central Building Management System, and conducting mandatory quarterly preventive maintenance audits across all high-risk utilities and fire-fighting infrastructure.
Coordinate	Latitude 23°49'1.22" N to 23°49'5.48" N and Longitude 86°27'52.73" E to 86°27'57.55" E

Land Details

Khata no.	**Plot no.**
870	1716

Population

Description	**Floor**	**No of Rooms**	**Population basis**	**Occupancy**
Basements & Utilities	1B & 2B	Nil (Parking)	Staff, security, and MEP maintenance	100
Hypermarket & Retail	LG	1 Hypermarket + 5 Shops	Sales personnel and shoppers	560
Anchor Stores & Ground Retail	G	2 Anchors + 12 Shops	Retail employees and visitors	850

First Floor Retail	1st	18 Retail Shops	Store employees and shoppers	900
Cinemas, Food Court & Gaming	2nd	3 Cinema Audis + 10 Food Stalls	Cinema visitors, diners, and staff	940
Banquet Hall & Kitchen	3rd	1 Banquet + 2 Kitchens	Event guests, caterers, and staff	550
Hotel Guest Suites	4th & 5th	36 Guest Rooms	Overnight hotel guests and staff	154
TOTAL PROJECT	—	—	Composite Peak Population	4,054

Water & Wastewater

Particulars	Population	water requirement per capita per day (ltr)	Domestic water requirement		Flushing water requirement		Total Water Requirement in kLD
			Domestic water requirement per capita per day (ltr) @	Domestic water requirement in kLD	Flushing water requirement per capita per day (ltr) @	Flushing water requirement in kLD	
Staff	616	45	30	18.48	15	9.24	**27.72**
Guest Rooms	38	100	60	2.28	40	1.52	**3.80**
Restaurant	350	35	25	8.75	10	3.50	**12.25**
Food court & Kitchen	550	65	43	23.65	22	12.10	**35.75**
Multiplex	750	10	5	3.75	5	3.75	**7.50**
Banquet hall	300	15	5	1.50	10	3.00	**4.50**
Visitor	1450	10	5	7.26	5	7.24	**14.50**
Total	**4054**			**65.67**		**40.35**	**106.02**

Waste Water Management

STP Calculation (KLD)

Total Domestic Water	65.67	59.10 *80% of Domestic Water is Waste Water*
Total Flushing Water	40.35	40.35 *100% of Flushing Water is Waste Water*

Total Volume of Waste Water	**99.45**
STP Capacity	**120**

Waste Water Management (KLD)	
Volume of Treated Water from STP *i.e., 95% of Waste Water*	94.48 KLD
Treated Waste Water Use in KLD	
Flushing	40.35
Water sprinkling, Plantation & HVAC or Discharge to Municipal Drain (in monsoon)	54.13

Connectivity

Feature	Location	Approx. Aerial Distance (km)	Direction
Railway Station	Dhanbad Junction	4.68	SW
Airport (Nearest Airstrip)	Bokaro Airport	37.26	SW
Operational Commercial Airport	Birsa Munda Airport	128.84	SW
Bus Stand	Dhanbad Bus Stand	3.57	SW
National Highway	NH-32	Passing near the project site	-

Environmental Sensitivity

Environmental Feature	Name of Feature	Direction from Site	Aerial Distance (km)
Forest	Dhangi RF	East	1.87
	Pradhankhunta PF	South East	7.37
	Sahardhar PF	South East	8.31
	Jamari PF	West North West	8.86
	Bhuniyapaharpur PF	West North	9.02

		West	
Water Body	Sabalpur Pond	North-East	0.59
	Khudiya River Dam	North-East	6.55
Educational Institute	Gautam Budhh High School	South East	0.15
	Abhyash Public School	South-East	0.20
	Krishlay Play School	North East	0.32
	Golden Daisy Public School	South West	0.80
	B.Y.S.N.Inter College	North East	0.87
	Shahid Nirmal Mahto Medical College	South West	0.97
	PK Roy Memorial Colleage	South West	1.84
	B.Y.S.N.Inter College	North East	0.87
	IIT (ISM) Dhanbad	South West	2.49
Healthcare / Hospital	Shri Jagannath Hospital	South West	0.29
	Super Speciality Hospital	West	0.51
	Vardaan Hospital	North East	0.78
	Pragati Hospital	South West	0.95
	Shiv Sakti Hospital	East	1.30
	Koyal Nagar Hospital	South	1.18

Solid Waste Management – Constructionphase

Building Type	Municipal Solid Waste @0.2 Kg per Person per Day	Bio-degradable (40% of MSW)	Non-Biodegradable (60% of MSW)
Labours @0.1 Kg/Day/Person	15 Kg /Day	6 Kg /Day	9 Kg /Day

C & D Waste

Waste Type	Tons*
Paper and Cardboard	213.95

Concrete	956.91
Tiles and Ceramic	2,545.92
Mixture	382.77
Timber	479.33
Plastic	0.03
Metals	645.51
Mixed C&D with no hazardous material	153.93
Partition and Roofing	3,207.29
Window Frame and Doors	4.57

**Waste generation during entire construction period*

Solid Waste Management – Operational Phase

Building Type (Commercial Building)	**Total Floor Waste Generated (kg/day)**	**Bio-degradable (40% of MSW)**	**Non-Biodegradable (60 % of MSW)**
Basements, Retail & Hypermarket (1B, 2B, LG, G, 1st): 0.15 kg/capita/day	390	156	234
Banquet Hall & Kitchen (3rd): 0.18 kg/capita/day	90	36	54
Cinemas, Food Court & Gaming (2nd): 0.20 kg/capita/day	240	96	144
Hotel Guest Suites (4th & 5th): 0.40 kg/capita/day	80	32	48
TOTAL	**800 Kg/Day**	**320 Kg/Day**	**480 Kg/ Day**

Colour Bin	**Waste Type**	**% of Waste**	**Quantity (Kg/Day)**	**Treatment / Disposal Method**
Green	Biodegradable / Organic Wet Waste (food scraps, leftover meals, vegetable peels, tissues)	40%	320.0	On-site Organic Waste Converter (OWC) / Composting for landscaping use.
Blue	Non-Biodegradable / Dry Recyclable Waste (paper,	45%	360.00	Segregated, baled/stored in dedicated holding area, and handed

	cardboard packaging, clean plastics, glass, metals, cans)			over to authorized recyclers.
Black / Red	Domestic Hazardous Waste (fluorescent tubes, sanitary napkins, printer ink cartridges, broken glass)	10%	80.00	Handed over to the Municipal Authority for scientific landfill disposal or to TSDF
Yellow	E-Waste (spent batteries, discarded electronics, circuit boards, cables, small electrical appliances)	5%	40.00	Handed over to authorized e-waste recyclers in accordance with the E-Waste Management Rules, 2016.
TOTAL (Solid Waste)	—	100%	800.0	—

Energy Demand

The total electrical load requirements for the building—encompassing key operational systems including HVAC, lighting, escalators, and tenant power—establish a total demand load of 554.4 kW against a sanctioned load of 560 kVA. To support the mall during its operational phase, a formal request for a committed grid power supply of 500 kW has been submitted to the Electric Supply Division, Dhanbad.

In compliance with the provisions of Clause 4(a) of Category 2 Table under Notification No. S.O. 3999(E) dated 09/12/2016 published by MOEF & CC and sustainable building practices, Rooftop solar photovoltaic (PV) panels equivalent to **5%***(or **16.23%** of grid demand load)* of the total annual energy demand are proposed, generating approximately **347.44** kWh/day *(based on 101 kW capacity at 4.3 peak sun hours and 80% efficiency)*. A total of **168** solar PV panels requiring approximately **403.2** sq. meters of rooftop area will be installed. Based on the electrical load breakdown and the **16.23% solar energy offset** applied across the facility's demand profile:

Sl. No.	Category	Conventional Demand (A)	Energy Saving (B)	% of Energy Saving	Net Demand (C = A - B)
1.	Lighting Load	180.00 kW	29.21 kW	16.23%	150.79 kW

2.	Air Conditioning / HVAC Load	170.00 kW	27.59 kW	16.23%	142.41 kW
3.	Escalator Load	20.00 kW	3.25 kW	16.23%	16.75 kW
4.	Lift Load	20.00 kW	3.25 kW	16.23%	16.75 kW
5.	Food Court / Kitchen Load	24.00 kW	3.90 kW	16.23%	20.10 kW
6.	Shop Power Load	60.00 kW	9.74 kW	16.23%	50.26 kW
7.	Utility / Pump Load	42.00 kW	6.82 kW	16.23%	35.18 kW
8.	DG Room / Auxiliary Load	3.20 kW	0.52 kW	16.23%	2.68 kW
9.	Signage / External Lighting	7.20 kW	1.17 kW	16.23%	6.03 kW
10.	Miscellaneous Load	28.00 kW	4.54 kW	16.23%	23.46 kW
Total		**554.40 kW**	**90.00 kW**	**16.23%**	**464.40 kW**

Energy Conservation Measures (ECMs)

The project incorporates various energy conservation measures to minimize overall power consumption and enhance operational efficiency. The following measures have been proposed for different utilities and services within the project:

1. Lighting Load: 100% LED luminaires and motion/occupancy sensors in common zones, staircases, and basements reduce lighting power density, with solar power offsetting 29.21 kW (16.23%).

2. HVAC Load: High-COP/IEER rated VRF/inverter systems, programmable thermostats, BMS occupancy controls, and low-SHGC glass with insulated roofs minimize cooling loads, complemented by a 27.59 kW (16.23%) solar offset.

3. Escalator Load: Sensor-controlled, variable-speed escalators switch to low-speed standby during zero-traffic periods, with 3.25 kW (16.23%) offset by solar energy.

4. Lift Load: Gearless VVVF regenerative drives recover braking energy, paired with automatic sleep modes for cabin lighting and fans, supported by a 3.25 kW (16.23%) solar offset.

5. Food Court / Kitchen Load: BEE star-rated kitchen appliances and demand-controlled ventilation (DCKV) match exhaust fan speeds to cooking intensity, with a 3.90 kW (16.23%) solar offset.

6. Shop Power Load: Individual retail tenant smart sub-metering and mandatory high-efficiency fixtures eliminate non-business-hour power waste, supported by a 9.74 kW (16.23%) solar offset.

7. Utility / Pump Load: High-efficiency IE3-rated motors, automated water-level controllers, and BMS-managed staggered starting cut peak surges, with a 6.82 kW (16.23%) solar offset.

8. DG Auxiliary Load: Efficient trickle chargers, temperature-controlled room ventilation, and synchronization load panels ensure optimal generator efficiency, backed by a 0.52 kW (16.23%) solar offset.

9. Signage / External Lighting: 100% exterior LED lighting automated via photocell twilight sensors and astronomical timers restricts operation to dusk-to-dawn hours, with 1.17 kW (16.23%) offset by solar power.

10. Miscellaneous Load: APFC capacitor banks maintain the power factor above 0.95 to curb distribution losses alongside automated BMS load-shedding, with a 4.54 kW (16.23%) solar offset.

Energy Performance Index (EPI)
It is a measure used to evaluate the energy efficiency of a building by comparing the total annual energy consumption with the built-up area of the building.

Initial EPI

$$EPI_{Initial} = \frac{2,630,628.00\ kWh/year}{19,953.76\ m^2} = 131.84\ kWh/m^2/year$$

Proposed / Net EPI (After Energy Conservation Measures + 101 kW Solar PV Offset)

$$EPI_{Proposed/Net} = \frac{2,109,218.20\ kWh/year}{19,953.76\ m^2} = 105.71\ kWh/m^2/year$$

The project establishes a conventional baseline energy demand load of 554.40 kW. Through the integration of energy-efficient measures—including 100% LED lighting, high-COP VRF air conditioning, low-SHGC envelope glazing, and Smart Building Management System (BMS) controls—active load consumption is reduced by approximately 15%. Further integration of a 101kW rooftop solar PV installation offsets 126,815.60 kWh/year of clean power. This dual intervention lowers the facility's annual energy requirement from 2,630,628.00 kWh/year, achieving a net ~19.82% reduction in the Energy Performance Index (EPI) relative to standard commercial baselines.
Therefore, the proposed project incorporates adequate energy-efficiency measures and renewable energy generation systems, resulting in a satisfactory EPI and improved environmental performance throughout its operational phase.

Renewable Energy Generation (Solar)
The project proposes the use of Solar Photovoltaic (SPV) cells as a renewable energy source to reduce dependence on conventional grid electricity and promote sustainable development. Solar PV technology converts solar radiation directly into electrical energy through

photovoltaic cells installed over rooftop areas and other suitable locations within the project premises.

Rooftop solar photovoltaic (PV) panels equivalent to **5%***(or 16.23% of grid demand load)* of the total annual energy demand are proposed, generating approximately **347.44** kWh/day *(based on 101 kW capacity at 4.3 peak sun hours and 80% efficiency)*. A total of **168** solar PV panels requiring approximately **403.2** sq. meters of rooftop area will be installed.

- **Daily Energy Generation:**

Daily Units = 101 kW × 4.3 hrs/day × 0.80 = **347.44** kWh/day

- **Annual Energy Savings:**

Annual Units = 347.44 kWh/day × 365 days = **126,815.60** kWh/year

- **Demand Load Offset:** The system directly shaves **90.00 kW** from the peak electrical demand load, reducing grid dependence from **554.40 kW to 464.40 kW** (a **16.23% net reduction**).

Rain Water Recharge Pits

Catchment Area (m2)	Runoff Coefficient	Intensity of Rainfall in 24 hr (mm)	Maximum Intensity of Rainfall hourly (mm/hr)	Retention Time - Runoff (m3/15 mins)	Runoff 60 minutes (m3)
4,002.73 *(Rooftop)*	0.85	90	40	34.02	136.09
3,884.25 *(Paved/Hardscape)*	0.65	90	40	25.25	100.99
443.47 *(Green Belt/Pervious)*	0.15	90	40	0.67	2.66
Total Campus: 8,330.45	**0.72***(Weighted)*	**90**	**40**	**59.94**	**239.74**

Volume of Desilting Tank (m3)	Volume of Recharge Pit (m3 per pit)	Total Volume (m3)	Runoff 15 minutes (m3)	No. of Pits Required	No. of Pits Proposed
12.00	**10.00**	**42.00** *(12 m³ tank + 30 m³*	**34.02***(Rooftop 15-min)*	**3.00**	**3.00**

		pits)			

- **Desilting Tank:** Single pre-treatment RCC settling chamber measuring 3.0 m × 2.0 m × 2.0 m (12.0 m^3).
- **Recharge Structures:** 3 dedicated recharge pits of 10.0 m^3 each (30.0 m^3 total pit volume) alongside perimeter percolation pits for green areas.
- This run-off will be drained through a network of open drain & connected to Storm Water Municipal Drain.

Budgetary Provision
Project Cost

Activity	Capital Cost (In Crores)
Land Cost	19.569
Building: Total Finish Civil/Electrical/Plumbing/Drainage etc.	85.638
Infrastructure: Fire Fighting/Solar PV/Roads/Transformers/DG sets etc.	23.082
Total	**128.289 (~128.29)**

Environmental Management Plan (EMP) Cost

A. EMP Cost for Construction Phase

S. No.	Description	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)
1	Construction site enclosure with 3 m high corrugated GI sheets	4.50	0.40
2	Acoustic enclosure for DG Set	3.00	0.00
3	Air Fogging Gun and Water Tankers for dust suppression	5.00	1.30
4	Covered shed for storage of construction materials and tarpaulin arrangements	3.00	0.70
5	Temporary septic tank and sanitation facilities	12.20	0.40
6	Drinking water and worker welfare facilities	2.00	0.20
7	Temporary storm water drainage and sediment traps	2.25	0.30
8	HDPE bins and waste storage area	4.15	0.90

9	PPE, occupational health and safety measures	2.50	0.40
10	Environmental monitoring, awareness programs and miscellaneous measures	1.00	0.20
Sub-Total (A)	**Construction Phase**	**39.60**	**4.80**

B. EMP Cost for Operational Phase

S. No.	Description	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/Annum)
1	Development of landscaped lawns, parks and green areas	4.07	2.79
2	100 KLD Sewage Treatment Plant (MBBR/SBR Technology)	44.40	6.09
3	Solid Waste Management & OWC	30.00	3.57
4	Three Rainwater Harvesting and Recharge Pits with filtration arrangements	12.37	0.76
5	Acoustic enclosure and stack for DG Set	19.41	0.38
6	Solid Waste Management infrastructure and collection system	6.15	1.00
7	Environmental monitoring, STP sludge management, training and miscellaneous provisions	2.54	0.38
Sub-Total (B)	**Operational Phase**	**118.94**	**14.97**

Environment Management Plan
During Construction Phase

Likely to impact	Mitigation Measure
Site Clearance ➢ Tree Felling ➢ Dismantling of existing structure & disposal of	✓ There are No Trees at the site. ✓ Water sprinkling on identified site. ✓ Store top soil at pre-determined identified site & preserved.

Likely to impact	Mitigation Measure
C & D Waste ➢ Grading & Levelling of Site ➢ Removal of Top Soil	
Construction of Labour Camp	Local Labors will be hire.
Installation, commissioning, and operation of construction equipment & machineries	✓ Regular maintenance of machineries to minimize generation of noxious gases and dust. To ensure that construction equipment's are compliant to BIS Specification wherever applicable. ✓ Also, that they comply to applicable standard for emission prescribed by regulators
Earthwork Soil excavation for foundation work construction activities	✓ Use excavated soil for plinth filling or Road construction. ✓ Surplus soil to be used in own mines for plantation purpose.
Generation of Solid Waste	✓ Recyclable waste to be handed over to Rag Pickers.
Transport & Storage of construction materials	✓ Trucks carrying fine materials to be covered with tarpaulins ✓ Trucks with Pollution under Control Certificate. ✓ Toe wall along the edge of soil / sand storage to be provided to arrest flow of material during monsoon. ✓ Temporary storage yard to be constructed for proper storage of construction materials.
Water Pollution	✓ Sewage & Cess Pool is proposed to be constructed for labour. ✓ Drinking water facility to be provided. ✓ Collection of surface run-off from active construction area and channelize them to de-siltation pond. Desilted water to be let off to natural drainage.
Hazardous Waste	✓ Used oil from construction equipment's will be collected in HDPE containers and handed over to authorized recyclers. ✓ Used cans of paints, varnished to be handed over to authorized recycler.
Noise Pollution (Noise generated by construction equipment's)	✓ Regular repair & maintenance of equipment's. ✓ Providing acoustic barrier around periphery of construction site (3.5 m high GI Sheet).

Likely to impact	Mitigation Measure
	Boundary wall has already been constructed around the project area. ✓ DG set will be provided as per the norms of CPCB.
Environment Monitoring	✓ Regular environment monitoring will be done covering noise, air & water quality, during half yearly EC Compliance.
Arrangement of Water for Construction	✓ Create water storage tank to store water procured through water tankers / ground water abstraction.

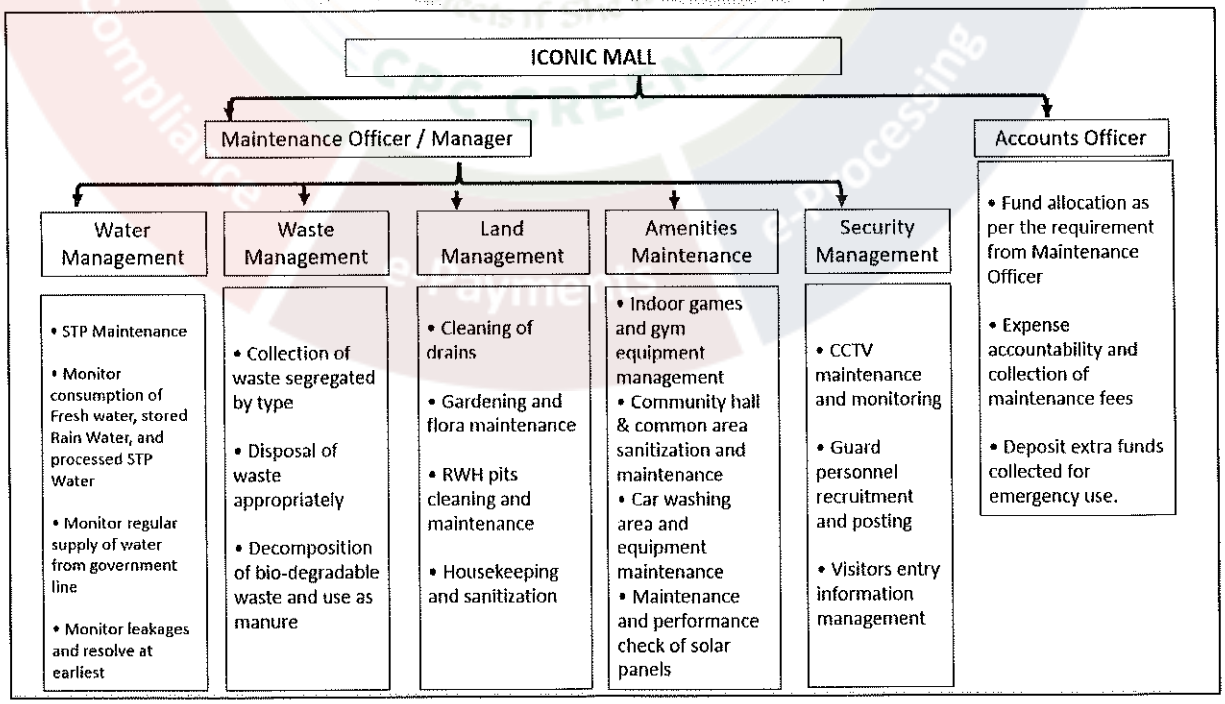
During Operational Phase

Attributes	Environmental Issues	Impact	Mitigation Measure
Air Environment	Movement of Vehicles along internal Road	Generation of dust & noxious gases	✓ Water sprinkling on internal Roads. ✓ Create grass cover on open spaces. ✓ Internal Roads to be paved. ✓ Avenue Plantation ✓ Plantation along periphery of project premises. ✓ Enforce speed limit for vehicle within project area.
Noise Environment	Movement of Vehicles along internal Road	Noise	**Ensure** ✓ Restrict speed limit to 20 KMPH. ✓ Enforce no Horn Zone.
Solid Waste Management	Generation of Municipal Solid Waste	Unhygienic Condition	**Collection of** ✓ Bio-Degradable Waste ✓ Recyclable Solid Waste ✓ Non-Recyclable Solid Waste ✓ Hazardous Waste **Disposal** ✓ Recyclable waste to be handed over to rag pickers. ✓ Bio-Degradable & Non-Recyclable solid waste to be converted into fertilizer through OWC. Hazardous waste to be handed to

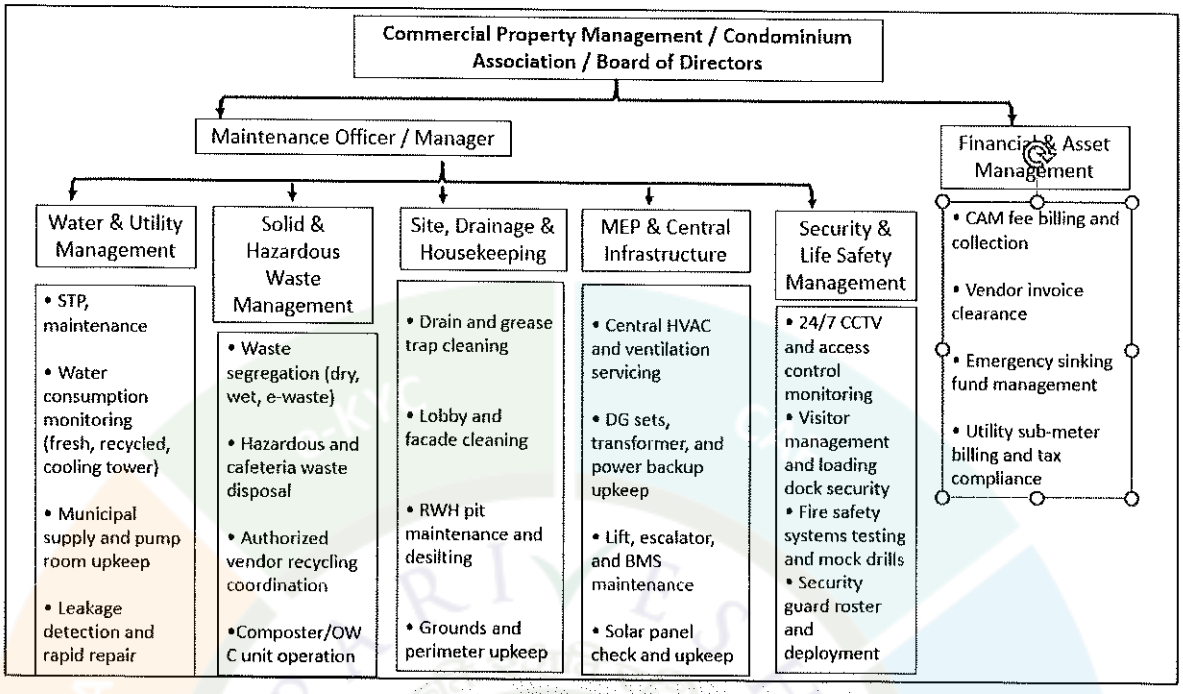
Attributes	Environmental Issues	Impact	Mitigation Measure
			authorized hazardous Waste Management Facility.
	Generation of Sludge from STP	Unhygienic Condition	A sludge treatment & recovery plant will be installed along with the STP. The product may be utilized as fertilizer.
Water Environment	Generation of Sewage	Waste Water	✓ Provision of STP for treatment of waste water & recycling
	Storm Water	Surface run-off may carry suspended solid during monsoon	✓ Provide a network of storm water drains terminating into de-siltation tank. This tank would be connected to storm water drainage system.
	Roof top rainwater harvesting system	Loss of rainwater	✓ Provide rainwater harvesting system with drawdown pipes & harvesting pits.

Organizational Structure

During Construction Phase



Operational Phase



STATUTORY CLEARANCES

1	Land Docs	:	Development Agreement vide Receipt Number: bub5e898495ad7543a, dated; 12.12.2022
2	DFO Territorial	:	DFO, Dhanbad Forest Division vide letter no. 1017, dated 22.04.2024 certified that the distance of reserved/protected forest is 1500 meters approx. from project site.
3	DFO Wildlife	:	DFO, Wildlife Division, Hazaribag vide letter no. 772, dated 08.05.2024 certified that proposed project site is out side Eco Sensitive Zone of Parasnath & Topchanchi Wildlife Sanctuary.
4	CO certificate	:	The CO, Dhanbad vide memo no. 800, dated 07.08.2024 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyan & Register II.
5	Consent to Establish (CTE)	:	CTE issued by JSPCB vide Ref. No. JSPCB/HO/RNC/CTE-24747301/2026/107, dated 02.05.2026. (Mall with Built up area 19,953.76 sqm.)
6	Building Plan approval	:	Building plan approved by Dhanbad Municipal Corporation vide memo no. DMC/BP/0217/W22/2024, dated 01.08.2024. For expansion of 16,625.48 sqm built-up area, the proposal is applied vide file no. DMC/BP/0124/W22/2024/ALT2, dated: 24.09.2025.

7	Fire Department	:	Fire Advisory has been issued by Fire Department, Jharkhand, Ranchi, vide memo no. 2066/Tech./2024, dated 16.03.2024.
8	CGWA	:	No Objection Certificate (NOC) for withdrawal of water has been obtained from CGWA vide No. NOC/INF/JH/2026 /4728-REV-1/N, dated 30.06.2026 valid up to 29.06.2028.
9	Certificate by LTP by DMC	:	Ajit Kumar, Chartered Engineer and LTP of Dhanbad Municipal Corporation for Iconic Mall undertakes that construction till date is approximately 15,572 sqm.

State Level Environment Level Impact Assessment Authority (SEIAA), Jharkhand in its **134th** meeting held on **08th, 09th & 10th September, 2026** discussed the project proposal along with recommendations made by SEAC in its **134th** meeting held on **23rd, 24th, 25th, 26th and 27th August, 2026** 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 expansion of existing commercial building project "Iconic Mall" from 19,953.76 sqm to 36,579.24 sqm (2B+LG+G+5) of M/s Shri Ram Sales, Mouza : Saraidhela no. 8, Thana no. : 8, Block : Dhanbad Sadar, Distt. : Dhanbad, Jharkhand"** alongwith the following specific conditions:

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. **The directions proscribed and prescribed in the Office Memorandum No. FC-11/119/2020-FC, Dated : 17th May, 2022 of MoEF&CC shall be strictly adhered to.**

iii. **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.**

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

v. **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.**

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

vii. **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.**

viii. **Developers to promote energy conservation measures such that it offsets not less than 02 % of connected load.**

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

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

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

xii. **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.**

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

xiv. **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.**

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

xvi. **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.**

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

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

xix. 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.

xx. 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).

xxi. 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.

xxii. 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.

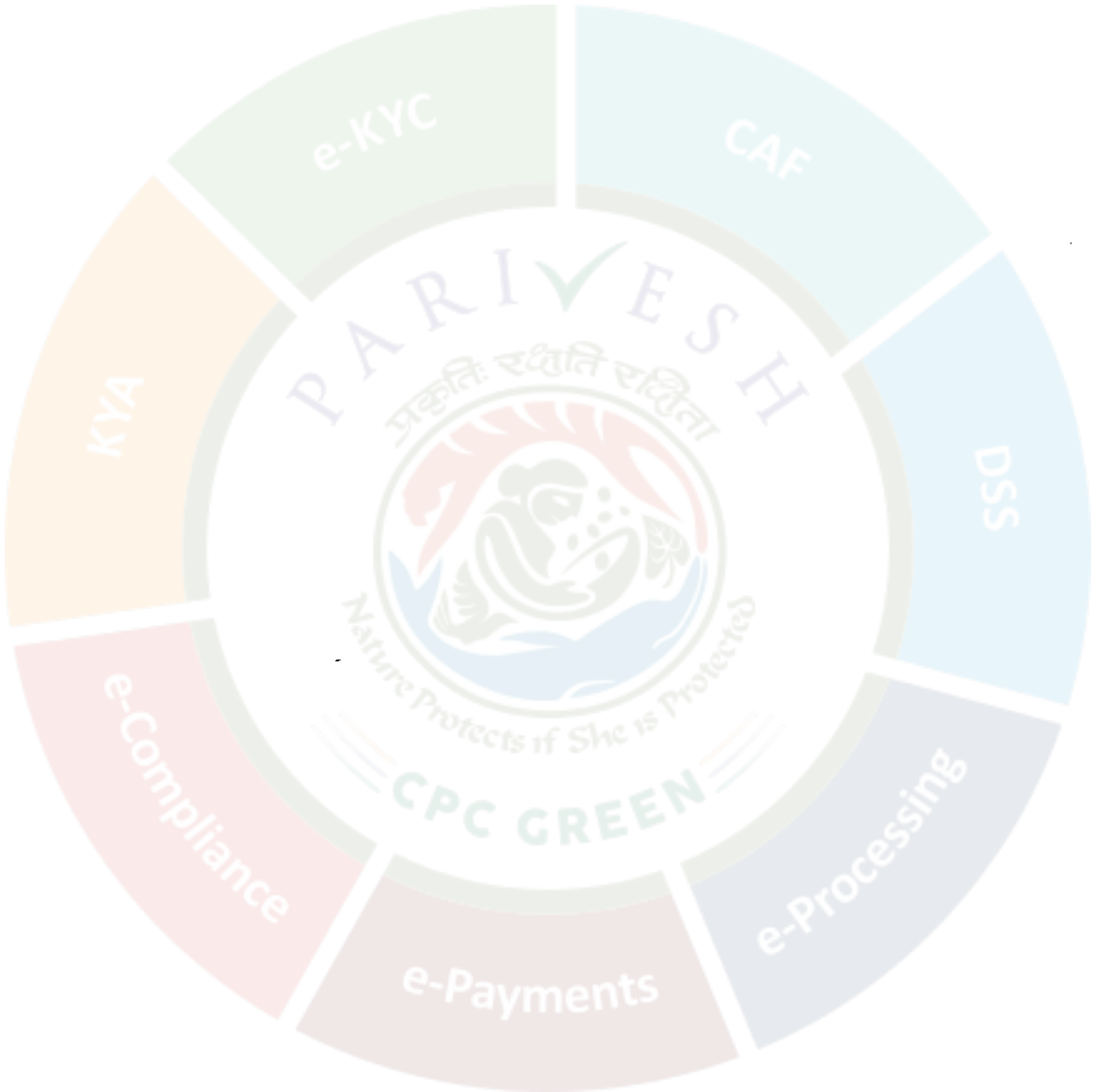
Sd/-
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

Memo No. : **EC/SEIAA/2026-27/5038/2026/** 173 Ranchi, Date: 16.09.2026

Copy to:

1. Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand.
2. Deputy Commissioner, District – Dhanbad, Jharkhand.
3. Divisional Forest Officer, Dhanbad Forest Division, Dhanbad, Jharkhand.
4. Divisional Forest Officer, Wildlife Division, Hazaribag, 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.

16/9/26
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand



Signature Not Verified

Digitally Signed by : Smt Smitha Pankaj
Member Secretary, SEIAA

Date: 09/10/2026