



State Level Environment Impact Assessment Authority, Jharkhand.

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Letter No.-EC/ SEIAA / 2013-14 /61/ 2013/ 1930

Ranchi, Date: 23/11/15

To: **Shri Bijay Kumar Agarwal,**
Pranami Estates Pvt. Ltd. & Others,
4th Floor, Crosswindz,
41 Court Road, Dist- Ranchi,
State- Jharkhand- 834001

Sub.: Prescribing of ToR to Pundag Residential Complex (Infinity Greens) of M/s Pranami Eastates Pvt. Ltd at Mouza- Pundag, P.S.- Jagarnathpur, Block- Nagri, Dist.- Ranchi, Jharkhand -Regarding.

Ref: Your application & Letter dated:- 02-05-2013.

Sir,

Reference is invited to your letter along with the application in the prescribed format (Form-I) and a copy of the pre-feasibility report to prescribe the ToRs for undertaking detailed EIA study for the purpose of obtaining environmental clearance under the provisions of the EIA Notification, 2006 in respect of the above mentioned project.

Project Name	Pundag Residential complex. (infinity greens)
Location	Mouza- Pundag, P.S.- Jagarnathpur, Thana No - 228, Block- Nagri, Ranchi. Jharkhand. (argora-kathal more road)
Coordinates	Latitude: 23°21'5.44"N Longitude: 85°15'8.61"E.
Total plot area	29.57 acres 119,665.54 sq. m
Total Built-up Area	355,816.26 sq. m. (FAR = 2.97%)
Project Category	Township and Area Development Project <i>As per EIA Notification 14th September, 2006 subsequent MoEF & CC Notification dated 22nd December 2014, the project is listed in Scheduled 8(b) under category 'B'- Township and Area Development Project as the built-up area exceed 1,50,000 sqm</i>

Area Statement

Land Area	119,665.54 Sq.m
Total Water Requirement	1637 KLD in Non-Monsoon Period & 1431 KLD in Monsoon Period
Fresh Water Requirement	892 KLD
Waste Water Generated	1055 KLD (Available Treated Water: 1002 KLD out of that 745 KLD will be reused during non-monsoon period and 539 KLD during monsoon period. The surplus treated water i.e. 257 KLD and 463 KLD will be discharged to municipal drain during non-monsoon and monsoon period respectively)
Solid Waste	2.55 Tonnes per Day i.e. TPD (1.53 TPD Biodegradable and 1.02 TPD Non-bio degradable. All solid waste will be disposed through municipal authority)
No. of Parking Spaces Provided	2846 Nos. Provided as against Requirement of 2520 Nos.
Total Power Requirement	12.906 MVA during operational phase
Backup Power	10 nos. of DG Sets (various capacity 500 KVA x 2, 625 KVA x 5 and 750 KVA x 3)

Salient Features of the proposed residential project:

Sl No.		Area (in sq. m)	Percentage
1.	Total land area	119,665.54	
2.	Built up area	3, 55, 816.26 (FAR 2.97%)	
3.	Ground coverage	32, 853.02	27.45
4.	Paved area	9, 327.34	7.79
5.	Green area	61, 713.82	51.57
6.	Road & Service area	15, 771.36	13.19
	Total	119665.54	100.00

SEIAA, Jharkhand has approved the ToRs suggested by SEAC in its meeting held on 14.11.2015.

After detailed deliberations, the SEAC prescribed following ToRs for undertaking detailed EIA/EMP study:



- 1 Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- 2 Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- 3 Examine baseline environmental quality along with projected incremental load due to the project.
- 4 Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- 5 Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- 6 Submit the details of the trees to be felled for the project.
- 7 Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8 Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9 Ground water classification as per the Central Ground Water Authority. Detailed hydrogeological study is to be carried out for the project area and ground water potential is to be assessed.
- 10 Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart. Water requirement condition will also comply the state P.W.D./National Building Code provisions.
- 11 Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12 Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13 Examine details of solid waste generation treatment and its disposal both during construction and operational stage.
- 14 Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- 15 DG sets are likely to be used during construction and operational phase of the project. These should have acoustic enclosures. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16 Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- 17 A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18 Examine the details of transport of materials for construction which should include source and availability.
- 19 Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- 20 Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

- 21 Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 22 The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 23 Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent shall refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>", and comply its conditions.
- 24 Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
- 25 Does the Environment Policy prescribe for standard operating process/procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
- 26 What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
- 27 Does the company have a system of reporting of non compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.

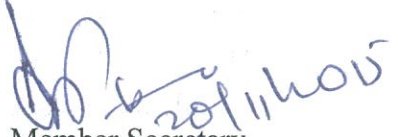
Sd/-
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

Memo No. EC/ SEIAA / 2013-14 / 61/ 2013/ 1930

Dated: 23/11/15

Copy to:

1. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
2. Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.