



State Level Environment Impact Assessment Authority, Jharkhand

Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004

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Letter No.- EC/SEIAA/2018-19/2132/2018/ 404

Ranchi. Date: 20.08.19

To: **Executive Engineer,
Special Works Division,
Building Construction Department,
Government of Jharkhand, Ranchi
Secretary Building Construction Department,
Project Building Jharkhand Mantralaya,
Ground Floor, Dhurwa,
Ranchi, Jharkhand.**

Sub: Prescribing of ToR to “New Ranchi High Court Building & Residential Complex of Building Construction Department, Govt. of Jharkhand at Site -1, HEC Campus, Vill. : Tiril, Dhurwa, Ranchi, Jharkhand” regarding. (Proposal No. : SIA/JH/NCP/22998/2018)

Ref: Your application no.: 806, Dated : 20.06.2019.

Sir,

The proposal was considered by the committee to determine the “Terms of Reference (TOR)” for undertaking detailed EIA study for the purpose of obtaining environmental clearance in accordance with the provisions of the EIA Notification, 2006 and amendments thereafter. For this purpose the project proponent has submitted the prescribed Form - I & PFR the proposed project falls under item 8(b) (Township & Area development Project) as per EIA Notification, 2006.

This project i.e. proposed New Ranchi High Court Building and Residential Complex is developed by Greater Ranchi Development Agency limited (GRDA), an undertaking of Govt. of Jharkhand, at Site1 HEC Campus, Village Tiril Dhurwa, Ranchi, Jharkhand. The New High Court Building and Residential Complex & allied facilities on a site.

Brief of the project :

- HEC Site-1 covers an area of 1,902.64 acres and is located in the South-Western part of the Ranchi city at a distance of approximately 3 km from Ring road and approximately 2 km from NH-75. Major part of the site is located within Ranchi Municipal Corporation limit.
- M/s The Building Construction Department (BCD), Government of Jharkhand, Ranchi has undertaken the construction and development of the Proposed New Ranchi High Court Building and Residential Complex & allied facilities on a site comprising about 165 acres of land within HEC Campus, Village Tiril, Dhurwa, Ranchi.
- The project is being developed on the total plot area of 664994.1m². The built up area of the proposed project is 118552.98 m².

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- The vide letter no. -5/S. bhu (GRDA)-320/2012 /1785/S dated 28.04.2015 from Revenue and land reform department, Jharkhand to Managing Director Greater Ranchi Development Agency Limited regarding Deed of Conveyance-As Relinquishment of 2035.14 acre land.
- The Project is designated under Category "B" and falls under Item 8(b) (Township & Area development Project) due to plot area is more than 50 ha. as per Environmental Impact Assessment (EIA) Notification of September 14, 2006 and its amendments.
- The project is a violation case since the BCD, Government of Jharkhand, Ranchi have started the construction without obtaining prior EC. In order to obtain EC from MoEF&CC we are applying to EAC, MoEF&CC to get the EC as per procedure prescribed in Notification dated 14.03.2017.

Chronological Events :

S.No	Particulars	Dates
1.	Construction Work Started	January 2016
2.	Proposal submitted to MoEF & CC in violation category	11 th September 2017
3.	Construction Work Stopped	October 2018
4.	Transferred proposal to SEIAA Jharkhand	28 th March 2018
5.	EDS Letter	24 th May 2018
6.	TOR Proposal (Resubmission) EDS reply	18 June 2019
7.	Acceptance of TOR Proposal	5 th July 2019

Salient features of the project:

1.	Name of the project	New Ranchi High Court Building and Residential Complex
2.	Name of applicant	Greater Ranchi Development Agency Limited (GRDA)
3.	Category of the project	8(b) (Township & Area development Project)
4.	Project location	Site1 HEC Campus, Village Tiril Dhurwa, Ranchi, Jharkhand Latitude 28° 18'35.99"N -23°18'29.3"N

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		Longitude 85° 15'58.32"E-85°16'11.2"E
5.	Plot area	664994.1m ² (66.76Ha) (165 Acers)
6.	Permissible Ground Coverage @ 50 % of Plot area	332497.030 sqm
7.	Achieved Ground Coverage @ 8.9% of Plot area	59184.471 sqm
a.	Total Area for Phase I	36019 (5.4%)
		6.652.80(1.0%)
b.	Total Area for Phase 2	16.512.67(2.48%)
c.	Total Area for Phase 3	
8.	Permissible FAR @ 2	1329988.120 sqm
9.	Achieved FAR @0.18	119698.931 sqm
a.	Total Area for Phase I	87055.000 sqm
b.		
c.	Total Area for Phase 2	10261.200 sqm
	Total Area for Phase 3	21236.78 sqm
10.	Built up Area	118552.98 sqm
11.	Proposed Open Area @84.40% of Plot area	605809.5887sqm
12.	Permissible Green @ 10 % of Plot area	60580.959 sqm
13.	Proposed Green Area @ 10 % of Plot area	60580.959 sqm
14.	Proposed RWH pits	No.-18
15.	Maximum Building Height	16 meter
16.	Road area	44515.35 sqm
17.	Nearest Airport / Railway	Birsa Munda Airport, approx. 5 Km towards East

S. No.	Particulars	Area in Sq.m.
1	Total Plot Area	664994.1
2	Permissible Ground Coverage @ 50% of plot area	332497.030
3	Proposed Ground Coverage @ 8.9 % of plot area	59184.471
4	Permissible FAR @ 2 of plot area	1329988.120

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5	Proposed FAR @0.18 of plot area	119698.931
a	Total Area for Phase I (Built up area)	87055.000
	Court Block	59871.000
	Advocate Block (BLOCK-1)	13592.000
	Advocate Block (BLOCK-2)	13592.000
b	Total Area for Phase 2 (Built up area)	10261.200
	Typist Block-1	1106.7
	Typist Block-2	1106.700
	Bar Council	1554.600
	PO. Bank. Utility	718.200
	Dispensary	748.100
	Auditorium	5,026.90
c	Total Area for Phase 3 (Built up area)	21236.78
	Hon'ble Chief Justice's Residence	977.61
	Hon'ble Judges' Residence	15,777.78
	Registrar General Residence	606.84
	Registrars' Residence	3,437.76
	Out House	436.80
6	Built up area	118552.98

Building Blocks :

S. No.	Description	No. of Floors	No. of Blocks/Chamber
1.	Court Block	G+2	25
2.	Advocate Chambers (Block 1 & 2)	G+2	500
3.	Typist (Block 1 & 2)	G+1	-
4.	Bar Council	G+1	-
5.	PO. Bank. Utility	G+1	-
6.	Auditorium	G+2	-
7.	Dispensary	G	-

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8.	Residential Complex	G+1	39
9.	Out Houses	G	8

S. No.	Connectivity & Site Surroundings		
	Description		Distance and Direction
1	Nearest Railway Station	Hathia Railway Station Argora Railway Station Ranchi Railway Station	4 km towards East 5.64 km towards North East 7.4 km towards North East
2	Nearest Airport	Birsa Munda, Ranchi Airport	4.6 km towards East
3	Nearest Settlement Area	Dhurwa HEC Colony Village Kute Adarsh Nagar	1.9 km towards South East 1.6 km towards South East 0.78 km towards North West 1.00 km towards South
4	State Boundary	Jharkhand-West Bengal state border	57 Km towards East
5	Nearest Highway/Roads	NH -75 Nayasarai Road Ring Road	2.6 Km towards East 0.18 km towards North 2.5 km towards West
6	Water Bodies	Dhurwa Dam Chitrangan Lake	1.8 km towards South West 0.75 Km towards East
7	Nearest School & College	J.N. Collage State Board of Technical Education Sardar Patel Kanya Mahavidyalaya	1.8 km towards South East 1.95 km towards South East 2.3 Km towards North East
8	Nearest Hospital	Ispat hospital Summer Hospital & Research Center Pvt. Ltd. Vatsalya Children hospital	3.8 km towards North East 4.5 km towards West 5.4 km towards North East
9	Places of worship	Jagannath Temple GEK Church Dibdih	1.0 km towards North East 3.6 km towards North East
10	Important Settlements	CRPF Camp JSCA International Stadium Complex	1.5 Km towards North West 0.25 Km towards South East

Development of Green Belt :

Total Plot area	664994.1m ²
Open Area	605809.5887 m2
Landscape area required@ 10% of open area	60580.959 m2
Landscape area proposed @ 10% of open area	60580.959 m2

Water requirement:

During construction phase, source of water is private water tanker. It is estimated that water demand during the construction phase may vary from 50 KLD. Water requirement during the operational phase will be met through either Municipal supply (Ranchi Municipal Corporation or Ground water after taking permission from CGWA). The total water requirement for the proposed project has been estimated to be 353 KLD. Total domestic water requirement of the project is estimated as 193 KLD.

Power requirement:

Estimated power load for the project is 4000 KVA. Source of the power will be Jharkhand State Electricity Board. Power back-up will be provided through DG sets in case of power failure. 2 nos DG sets of 2000KVA (1*1500 KVA +1*500 KVA) each will be provided for power back-up.

Parking facility:

The total parking required is 1250 and proposed parking is 1350 ECS.

As per Jharkhand Bye laws, the required parking is 1250 ECS but we proposed parking of 1350 ECS on the surface level

Solid waste generation and management

It is estimated that maximum solid waste generation would be about 717.15kg / day and 121.576 kg of sludge (wet basis). Organic waste converter shall be providing to manage the biodegradable waste. Small area will be designated for secondary processing, where the proper segregation of waste will take place before sending it for proper disposal. These solid wastes will be collected separately by putting three types of separate bins at the source of generation. For the biodegradable waste green bins will be provided, for the Non-biodegradable waste White bins and for the domestic hazardous waste black bins will be provided. The E-waste (Discarded computers, copiers, fax machines, electric lamps, cell phones, audio equipment, etc) generated will be managed as per the E-Waste (Management) Rules, 2016. The Hazardous waste (Used Oil, Oil Contaminated Wastes) generated will be managed as per the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.

PP and the consultant presented the project and submitted the earlier required documents. They admitted that the large amount of construction work has been before the grant of EC. Thus this is a violation case as per the E (P) Act, 1986 as construction work 90% completed without prior EC.

SEAC is concerned to find the violation of E (P) Act by PP of a number of projects in the plea of ignorance. There is a need to identify the reason of lapses of not taking prior EC before starting the work. This amounts to repeated violation under E (P) Act.



The proposal was presented in SEAC on 24-26.07.19 in which requisite documents were sought as under -

- i. PP to submit an Undertaking / Affidavit that the work has now been stopped till the EC awarded.*
- ii. The work order / scope of work to the Architect / Contractor as the work was awarded in the January, 2016.*
- iii. DFO certificate regarding distance of Forest / National Park / Bio-Diversity Park / Sanctuary / Eco Sensitive Zone.*
- iv. CO certificate regarding class of land (whether as Jangle Jhari or not).*

The above mentioned requisite documents have been submitted by the PP, except DFO certificate & CO certificate regarding class of land (whether recorded as Jangle Jhari or not).

On scrutiny the document eg :

- (1) Undertaking : the PP has submitted the undertaking that all activities, as per SEAC direction have been stopped till EC is obtained.
- (2) Geotechnical report for the site is yet to be submitted.

In the work order of the Architect it is observed that is 3.2.8, Stage II, column (c) – that the architect has been entrusted to get the approval and clearances from the statutory authorities as required the contractor has not adhered to the task & State way started the work is that prior E.C. Thus the embarrassing situation to the PP has been DFO certificate & CO certificate regarding class of land (whether as Jangle Jhari or not).

To identify the damage to the environment and assessment of the corrective measures as per the MoEF&CC notification S.O. 1030(E) dated 08.03.2018 a site visit was conducted by the SEAC members. The observations of site visit is as follows :

- (i) That the construction work for the High Court Building has been almost completed.
- (ii) The finishing work furnishing, electrification, sewerage system & other decorative measures yet to be done.
- (iii) Presently the work is stopped.

In this meeting the PP & the consultant presented a preliminary result of the evaluations as per matrix method and the storm water drainage system proposed and sewerage system, safety measures to be adopted & parking & other activities. The identification of community development measures were discussed.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its meeting held during 13th and 14th July, 2019 the Committee recommends issuing of TORs for consideration of SEIAA for undertaking detailed EIA / EMP study and estimate damage cost & community development measures as per MoEF&CC notification dated 08.03.2018.

SEAC, Jharkhand has suggested the ToRs in its 76th meeting dated 13th and 14th Aug, 2019 and SEIAA, Jharkhand has approved the ToRs in its meeting held on 20th August, 2019.



The TORs prescribed for undertaking detailed EIA study are as follows:

A. Standard Conditions :

1. Examine baseline environmental quality along with projected incremental load due to the project.
2. 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.
3. 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.
4. Submit the details of the trees to be felled for the project.
5. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
6. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E (P) Act.
7. Ground water classification as per the Central Ground Water Authority.
8. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
9. 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.
10. Examine soil characteristics and depth of ground water table for rainwater harvesting.
11. Examine details of solid waste generation treatment and its disposal.
12. 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.
13. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
14. 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.
15. A detailed traffic and transportation study should be made for existing and projected gatherings in different time & period.
16. Examine the details of transport of materials for construction which should include source and availability.
17. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
18. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
19. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
20. The cost of the Project (capital cost and recurring cost) the damage cost of already opened land as well as the cost towards implementation of EMP should be clearly spelt out.







21. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website <http://moef.nic.in/Manual/Townships>.

B. Specific Conditions :

1. **DFO certificate regarding distance of Forest / National Park / Bio-Diversity Park / Sanctuary / Eco Sensitive Zone.**
2. **CO certificate regarding class of land (whether recorded as Jangle Jhari or not). If records of right / khatiyani is not available of the concerned site requisite undertaking by the concerned DC and PP as provided in Revenue Deptt., Govt. of Jharkhand letter no. 4792, dated 04.12.18 be submitted.**
3. As per para 12(3) of SO – 804(E) dated 14.03.2017 of Ministry of Environment, Forest and Climate Change, Govt. of India, the State Govt. / SPCB to take action against the project proponent under the provisions of section 19 of the Environment (Protection) Act, 1986.
4. Examine the nala / river flowing on northern side of both the sites and management plan to maintain the flow of ecology of the system.
5. The project proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant of EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority.
6. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
7. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
8. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
9. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.
10. Funds allocation for Corporate Environment Responsibility (CER) shall be made as per Ministry's O.M. No. 22-65/ 2017-IA.III dated May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be incorporated in EIA/EMP report.
11. The prescribed TORs would be valid for a period of three years for submission of the EIA / EMP reports, as per the O.M. No. J-11015/109/2013-IA.II(M) , dated 12.01.2017.

Sd/-

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

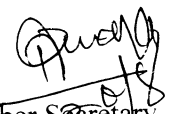


Memo No.-EC/SEIAA/2018-19/2132/2018/ 404

Dated: 20.08.19

Copy to:

1. Additional Chief Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand for information and necessary action.
2. Member Secretary, Jharkhand State Pollution Control Board, Ranchi for information and necessary action.
3. Member Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.