State Level Environment Impact Assessment Authority, Jharkhand
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Letter No.- **EC/SEIAA/2018-19/2131/2018/** 403 Ranchi, Date: 20.08.19

To: **Executive Engineer,**
Special Works Division,
Greater Ranchi Development Agency Limited
Secretary, Building Construction Department,
Project Building Jharkhand Mantralaya,
Ground Floor, Dhurwa,
Ranchi, Jharkhand.

Sub: Prescribing of ToR to **"Proposed Rehabilitation & Resettlement Package for HEC Displaced Persons of M/s Greater Ranchi Development Agency Ltd. (GRDA) at Site 1, HEC area, Vill. : Aani, Dhurwa, Ranchi, Jharkhand" regarding. (Proposal No. : SIA/JH/NCP/22997/2018)**

Ref: Your application no.: 805, 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 (a) Building and Construction Projects as per EIA Notification, 2006.

The proposed project is of Rehabilitation & Resettlement Package for HEC displaced persons developing by Greater Ranchi Development Agency limited (GRDA) of Jharkhand at Site-1, H.E.C area, Aani Dhruwa, Ranchi, Jharkhand. The project comprises of the Residence houses, Primary School, Community Centre and Convenience Shopping etc.

The Proposed project is being developed on the total plot area of 236835.4 sq.m. & the built up area of the proposed project is 48890.54 sq.m. including the FAR.

Project is classified as Category 8(a) as per EIA Notification as the built up area is less than 1,50,000 sq m and development area is less than 50 ha. The proposed project is under violation as work Started onsite without prior EC under EIA, notification,2006..

Salient features of the project:

1.	Name of the project	Rehabilitation & Resettlement Package for HEC displaced persons
2.	Name of applicant	Greater Ranchi Development Agency Limited (GRDA)
3.	Category of the project	8 (a) Building and Construction Projects

4.	Project location	Village Aani Dhruwa, Ranchi, Jharkhand **Latitude :** 23°19'22.9"N to 23°19'35.8"N **Longitude :** 85°17'03.8"E to 85°17'02.4"E
5.	**Total Plot Area**	236835.4 sq.m.
6.	Permissible Ground Coverage @ 50% of plot area	118417.719 sq.m.
7.	**Proposed Ground Coverage @ 20.505 % of plot area**	48563.107 sq.m.
8.	**Permissible FAR @ 2 of plot area**	473670.877 sq.m.
9	**Proposed FAR @0.2 of plot area**	48563.986 sq.m.
a	Area for 400 DU	47184.000 sq.m.
b.	Pre Primary School (G+1)	674.809 sq.m.
c.	Community Centre	460.736 sq.m.
d.	Convenience Shopping (2 NOS)	328.764 sq.m.
e	WW	109.56 sq.m.
f	LCS	132.67 sq.m.
	Total Built-up Area	48890.54 sq.m.
8.	Open Area (plot area - achieved ground coverage)	188272.3318 sq.m.
9.	Landscape area provided@10% of open area	18827.233 sq.m.
10.	Paved Area	169445.099 sq.m.
11.	Nearest Airport / Railway	Birsa Munda Airport, approx. 2.3 Km towards East
12.	Total Water Requirement	KLD
13.	Fresh Water Requirement	179 KLD
14.	Wastewater Generation	215 KLD
15.	Capacity of STP	STP - 260 KLD
16.	Solid Waste Generation	867 kg/day
17.	Parking Required & Provided	400 ECS
18.	Power Demand & Source	1020 KVA(by JSEB)
19.	RWH Pits	15 pit

S. No.	FEATURES	DESCRIPTION	DISTANCE & DIRECTION

1.	**Location**	Site-1, H.E.C. Area, Village-Aani, Dhruwa, Ranchi, Jharkhand.	
2.	**Connecting road**	Nayasarai Road Ring Road	0.6 km towards South 3.7 Km towards West
3.	**National Highway**	NH-75 NH-23	1.9 Km towards East 5.2 Km towards North West
4.	**Nearest Railway Station**	Hatia Railway station Ranchi Railway station	4 km towards South East. 3.8 Km towards North East
5.	**Airport**	Birsa Munda Airport, Ranchi	2.3 Km towards East

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 20 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 310 KLD. Total domestic water requirement of the project is estimated as 176 KLD.

Power requirement:

Estimated power load for the project is 1020 kVA. Source of the power will be Jharkhand State Electricity Board. DG Sets are not proposed for power back up.

Parking facility:

The total parking 400 ECS has been proposed as 1 ECS for per Dwelling unit.

Solid waste generation and management

It is estimated that maximum solid waste generation would be about 867 kg/day and 156.52 kg of sludge (wet basis). Organic waste converter shall be providing to manage the biodegradable waste. The domestic solid waste will be generated by the occupants of the R & R Packages, pertains to the two categories, Bio-degradable and Non-biodegradable. 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 Trans boundary Movement) Rules, 2016.

DFO, Ranchi Division vide letter no. 3245, dated 10.07.19 certified that the distance of notified forest is 1100 m from proposed project site and not within 10 km from National Park, Bio-Diversity & Sanctuary, not under the No Mining Zone, and proposed project is not situated in any ESZ.

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 and MoEF&CC notification S.O. 1030 (E), dated 08.03.18 as construction work 90% completed without prior EC.

SEAC is concerned to find the violation of E (P) Act by the implement agency 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 earlier.*
iii. *CO certificate regarding class of land (whether as Jangle Jhari or not).*

The above mentioned requisite documents have been submitted by the PP, except 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) CO certificate regarding the nature of land submitted this Certificate is provided by Addl. Collector but the class of land in Khatiyan and Register II for Jungle-Jhari has not been properly addressed.

(3) Geotechnical report for the site is yet to be submitted.

In the work order of the Architect it is observed that is in para 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 & directly started the work without prior E.C and thus the embrassing situation to the PP has been made.

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 on 26.07.2019. The observations of site visit is as follows :

(i) The construction work of the individual units of 400 dwelling units have been almost completed.

(ii) The roads, drainage system fire fighting measures have been undertaken.

(iii) On the system side a nalla flows & a large amount of the debris have been thrown out. There is a need to develop protective measures for maintaining the ecology of the nalla.

(iv) A large number of soak pits have been constructed towards the nalla which apprehends for a future disturbance to the flow of nature & its ecology.

(v) The status of completion of Rehabilitation colony was observed to be about 90%. The location of cluster of septic tanks and soak pits for the entire Rehabilitation colony was observed to on the western/south western bank of the natural perennial stream/water course. Since proximity of the septic tanks/soak pit is close to the natural stream and the terrace level on which these are located is also lower by about 1.25m

from terrace level of the colony's road, possibly on the river terrace itself during monsoon, contamination of water in the stream is imminent to take place due to dispersion of effluent from soak pit. The original contour plan needs to be studied along with the made up terrace levels of the colony and its infrastructure.

Prima facie, for protecting the stream and its downstream from imminent contamination and Environmental hazard, the two possible mitigation measures, therefore, could be as follows:

i. Complete relocation of cluster of Septic Tanks and Soakpits to far away (farther from stream) so that after dispersion and its dilution of the effluent, concentration of polluting effluent will be minimum.

ii. Abandoning all the soakpits/cluster of soakpits and taking the discharged effluent from the soakpit and routing and treating it to a suitably located and adequately designed STP system with strong consideration on the quality of effluent from STP likely to be discharged from STP (within all admissible limits of ingredients).
Beside the above, Permission from Water Resources Deptt., GOI for grant of consent to discharge in the natural stream may have to be sought by the project proponent.

(vi) Presently the work is stopped.

In this meeting the PP & 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. **CO certificate regarding class of land (whether recorded as Jangle Jhari or not). If records of right / khatiyan 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.**
2. 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.

3. Examine the nala / river flowing on northern side of both the sites and management plan to maintain the flow of ecology of the system.
4. 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.
5. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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/2018-19/2131/2018/** 403 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.