



State Level Environment Impact Assessment Authority, Jharkhand

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

E-mail: msseiaa.jhk@gmail.com/chr-seiaajhr@gov.in

website: www.jseiaa.org

Letter No.- EC/SEIAA/2018-19/2130/2018/ 402

Ranchi, Date: 20.08.2019

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 Assembly Building (Jharkhand Vidhan Sabha) of M/s Greater Ranchi Development Agency Ltd. (GRDA) at Site 1, HEC area, Vill. : Kute, Dhurwa, Ranchi, Jharkhand”** regarding. (Proposal No. : SIA/JH/NCP/23001/2018)

Ref: Your application no.: 804, 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.

This project i.e. proposed Assembly Building (Jharkhand Vidhan Sabha) is developing by Greater Ranchi Development Agency limited (GRDA), an undertaking of Govt. of Jharkhand, at Site-1, H.E.C area, Village-Kute, Dhruwa, Ranchi. The Assembly Complex comprises of the prestigious Assembly Building, the highest seat of democracy where peoples' representatives.

The Proposed Assembly Building is being developed on the total plot area of 1, 59,523 sq.m. The built up area is 56,579.5 sq.m. 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 Assembly Complex comprises of the prestigious Assembly Building, the highest seat of democracy where peoples representatives shall formulate laws / public policies, supporting offices & staff and is equipped with world class state-of-the-art infrastructure. 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	Proposed Assembly Building (Jharkhand Vidhan Sabha)
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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 Kute, Dhruwa, Ranchi, Jharkhand Latitude : 23°19'27.85"N to 23°19'19.39"N Longitude : 85°16'15.30"E to 85°16'21.24"E
5.	Plot area	1, 59,523 sq.m.
6.	Permissible Ground Coverage @ 50 % of Plot area	79, 761.5 sq.m.
7.	Achieved Ground Coverage @ 15.6% of Plot area	24,834.14 sq.m.
a.		
b.	Assembly Building	15,743.891 sq.m.
c.	Service Block	2,292.69 sq.m.
d.	Parking Block	6,522.156 sq.m.
e.	Watch Tower	242 sq.m.
	Gate house	162 sq.m.
8.	Permissible FAR @ 2.5	3,98,807.5 sq.m.
9.	Achieved FAR @0.355	56,579.5 sq.m.
a.		
b.	Assembly Building	46,699.289 sq.m.
c.	Service Block	2,953.055 sq.m.
d.	Parking Block	6,522.156 sq.m.
e.	Watch Tower	243 sq.m.
	Gate house	162 sq.m.
10.	Built up Area	56,579.5 sq.m.
11.	Proposed Open Area @84.35% of Plot area	1,34,560.263 sq.m.
12.	Permissible Green @ 10 % of Plot area	15,952 sq.m.
13.	Proposed Green Area @ 66.76 % of Plot area	1,06,500 sq.m.
14.	Maximum Building Height	38.51 meter
15.	Paved Area	28,060.263 sq.m.
16.	Nearest Airport / Railway	Birsa Munda Airport, approx. 5 Km towards East

S. No.	FEATURES	DESCRIPTION	DISTANCE & DIRECTION
1.	Location	Site-1, H.E.C. Area, Village- Kute, Dhruwa, Ranchi, Jharkhand	
2.	Connecting road	Nayasarai Road Ring Road	1 Km towards South 2 Km towards West
3.	National Highway	NH-39 NH-75 NH-23	2 Km towards West 8.0 km; NE 3.5 Km towards East 4.5 Km towards North West
4.	Nearest Railway Station	Hatia Railway station Piska Railway station	4 km towards South East. 6 Km towards West
5.	Airport	Birsa Munda Airport	5 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 24 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 170 KLD. Total domestic water requirement of the project is estimated as 69 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 2000 kVA each will be provided for power back-up.

Parking facility :

Project proposed 364 number of parking.

Type of parking	Number of parking
Covered Car parking	188
Open Car Parking	154
Ambulance and Security Vehicle	8
Fire Tender Parking	2
Parking for disabled	12
Total Parking	364

Solid waste generation and management

It is estimated that maximum solid waste generation would be about 357.36 kg / day and 65.52 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

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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.

DFO, Ranchi Division vide letter no. 3242, dated 10.07.19 certified that the distance of notified forest is 1516 m from proposed project site 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 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 earlier.*
- iii. *CO certificate regarding class of land (whether as Jangle Jhari or not).*

The above mentioned 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 khatiyani 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 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 embarrassing 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 Assembly Building have been almost completed.
- (ii) The roads, drainage system fire fighting measures have been undertaken.

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- (iii) Presently the work is stopped.
- (iv) Plantation work was in progress.

In this meeting the PP & the consultant presented a preliminary result of the evaluations 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. The consultant has submitted that environmental data has been generated in summer months.

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 16th 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

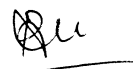
analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

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 / 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.**
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/2018-19/2130/2018/ 402

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.
