



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/2021-22/2518/2021/

Ranchi, Date:

To: **Shri Jyoti Prakash Sinha, AGM(Finance),
M/s Assotech Sun Growth Abode LLP,
Plot No. – 1877, Tagore Hill Road,
(Adjoining Bank Colony) Chirondhi,
Boreya Road, Morabadi, Ranchi,
Jharkhand – 834006.**

Sub: Prescribing of ToR to “Affordable Housing Project “Assotech Hills Sec-2” of M/s Assotech Sun Growth Abode LLP at Tagore Hill Road (Adjoining Bank Colony), Village : Boreya, Tehsil : Kanke, Dist : Ranchi, Jharkhand” (Proposal No : SIA/JH/MIS/71935/2022) - regarding.

Ref: Your application no.: Nil, Dated : 15.02.2022.

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 is a case of violation which has been taken for appraisal on 20.02.2022 in the light of OM no. F.No.22-21/2020-IA.III[E 138949] dated 28.01.2022 of MoEF&CC, Govt. of India, order passed by Hon'ble Apex Court in the matter of civil appeal no. 7576-7577 of 2021 in Electrosteel Steels Ltd. vs Union of India and SOS vide OM no. F.No. 22-21/2020-IA.III dated 07.07.2021 issued by MoEF&CC, Govt. of India.

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.

ToR Application for : **Residential buildings : Total built-up area of 65517.06 m2
(Existing 3275.85 sq.m + Proposed 62241.20 sq.m).**

Salient Features of the Project :

Parameters	Description
Plot Area	18857.11 m ² (approx. 4.66 acre)
Project Cost	INR 165 Crores
Built-up Area	65517.06 m ²
Green Area	3500.0 m ² (@ 20.16 % of plot area)
Population	5200
Water Requirement	375.7 KLD
Fresh Water Requirement	276.0 KLD
Wastewater Generation	314.9 KLD
STP Capacity	350.0 KLD
Total Municipal Waste	1923.5 kg/day
Power Requirement	2720 KVA (Jharkhand State Electricity board)
DG Sets	02 no. of DG set of Total 1130 KVA
RWH Pits	05 no.
Parking	926 no.
Connecting road	The project site is well connected with Boreya Road.
National Highway	NH-20, 4.50 km SE SH-2, 3.50 km W
Nearest Railway Station	Ranchi Railway station, 7.47 km, SW
Airport	Birsa Munda Airport.(11.39 km, S)
Nearest Hospitals	RIMS-3 (48 Km, S)
Nearest Water Bodies	Potpoto River (0.50 km, NW) Jumar River (2.50 km, N) Subarnarekha River (9.50, S)

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Area Statement :

Particular	Proposed	Permissible
Plot Area	18857.11 sqm	
Net Plot Area	18857.11 sqm	--
Ground Coverage	6387.79sqm (36.8 %)	--
FAR (Floor Area Ratio)	3.47	3.50
Built up Area	65517.06 sqm	--
Maximum Height	49 m	--
Road Area	1514.2 sqm	--
Stilt Parking	4749.24 sqm	
Open Parking	5954.65 sqm	
Total Parking	10703.89 sqm	
Green Belt Area	3500.0 sqm (20.16 %)	3471.3 sqm (20 %)
Maximum No. of Floor	S+16	--
Power/Electricity Requirement & Sources	2720 KVA	--
No. of DG sets	1x750 KVA and 1x380 KVA	--
Water requirement	276.0 KLD (Fresh)	--
Sewage Treatment Plant	STP Capacity - 350 KLD	--
Estimated Population- Residential,Commercial, Floating/visitors	5200 nos.	--

Built up Area Details

Sl. No.	Floor Name	Building Name					Total Built up Area (sqm)
		E (Building)	H (Building)	G (Building)	F (Building)	Club House	

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1	Ground Floor	53.86	774.28	34.77	102.62	410.98	1376.51
2	1 st Floor	768.80	1207.72	581.46	1909.95	286.86	4754.79
3	2 nd Floor	768.80	910.65	581.46	1909.95	0.00	4170.86
4	3 rd Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
5	4 th Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
6	5 th Floor	768.81	910.66	581.46	1909.04	0.00	4169.97
7	6 th Floor	768.81	910.66	581.46	1909.04	0.00	4169.97
8	7 th Floor	768.81	910.66	581.46	1909.04	0.00	4169.97
9	8 th Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
10	9 th Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
11	10 th Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
12	11 th Floor	768.80	910.61	581.46	1909.95	0.00	4170.82
13	12 th Floor	768.80	910.66	581.46	1909.95	0.00	4170.87
14	13 th Floor	768.81	910.66	581.46	1909.95	0.00	4170.88
15	14 th Floor	768.81	910.66	581.46	1909.04	0.00	4169.97
16	15 th Floor	768.81	0.00	581.46	1909.04	0.00	3259.31
17	16 th Floor	0.00	0.00	0.00	1909.04	0.00	1909.04
18	Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total		11585.92	13820.27	8756.67	30656.36	697.84	65517.06

CO-ORDINATES

1	Latitude	From 23°25'01.30"N	To 23°25'05.48"N
2	Longitude	From 85°21'01.10"E	To 85°21'07.00"E

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LAND DETAILS

Khata no.	Plot no.
356	1955, 1864
311	1956, 1957, 1961, 1962
589	1958, 1960
61	1853, 1858
74	1856
76	1857
480	1859, 1959
237	1861, 1860
256	1867

STATUTORY CLEARANCES :

1	DFO Forest Distance	:	DFO, Ranchi Forest Division vide letter no. 1050, dated 27.02.2020 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
2	DFO Wild Life	:	DFO, Wildlife Ranchi Division vide memo no. 108, dated 06.02.2020 certified that the National Park & Sanctuary is not within 10 km from project site and proposed project is not situated in any ESZ.
3	CO certificate	:	The CO, Kanke, Ranchi vide letter no. 425, dated 24.06.2020 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyani & Register II.
4	AAI NOC	:	Airports Authority of India issued NOC vide NOC ID : RANC/EAST/B/020119/ 368483, dated 04.02.2019.
5	Fire Department	:	A Certificate from Fire Department, Ranchi, Govt. of Jharkhand vide letter no. 550/tech/2019 dated 28.02.2019.
6	Building Plan	:	Ranchi Municipal Corporation has approved the building plan vide Memo No. RMC/AH/1541/W04/2019, dated 30.12.2020.



Water and waste water Requirement Details :

Sl. No.	Description	Total Population	Per Capita Consumption (ltr/day)		Water Requirement (KLD)		
					Domestic	Flushing	Total
1.	Apartments	3620 nos.	Fresh (65)	Flushing (21)	235.3	76.02	311.32
2.	Club	440 nos.	Fresh (25)	Flushing (20)	11.0	8.8	19.8
3.	Floating	370nos	Fresh (5)	Flushing (10)	1.85	3.7	5.55
4.	Staff	200 nos.	Fresh (25)	Flushing (20)	5.0	4.0	9.0
5.	Permanent Population (Shopping)	110 nos.	Fresh (25)	Flushing (20)	2.75	2.20	4.95
6.	Transient Population (Shopping)	420 nos.	Fresh (5)	Flushing (10)	2.1	4.2	6.3
7.	Office Population	40 nos.	Fresh (25)	Flushing (20)	1.0	0.8	1.8
7.	Swimming Pool				10.0	-	10.0
8.	Filter Backwash				7.0	-	7.0
TOTAL					276.0	99.7	375.7

Details	Water (KLD)
Water requirement for domestic purpose	276.0
Wastewater generated from domestic use (@ 80% of domestic water requirement)	215.2
Water requirement for Flushing Purpose	99.7
Wastewater generated from Flushing (@ 100% of flushing)	99.7

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Wastewater generated from Flushing (@ 100% of flushing requirement)	99.7
Total Wastewater generated	215.2+99.7 = 314.9 KLD
Recycled water form STP @ 90% of wastewater generated	283.41KLD

Solid Waste Requirement

S. No.	Category	Counts (heads)	Waste generated (kg/day)
1.	Residents	3620 @ 0.45 kg/day	1629.0
2.	Floating Population	370 @ 0.15 kg/day	55.5
3.	Others (Club House, Staff, Shopping)	1220 @ 0.15 kg/day	183.0
3.	STP sludge		56.0
TOTAL SOLID WASTE GENERATED			1923.5 kg/day

ENVIRONMENT MANAGEMENT

Green Belt Development

- Combination of local trees and shrubs are planned within the project site.
- Green area will be provided in 3500.0 m² (@ 20.16 % of plot area) which will enhance the beauty of the site and help combat air and noise pollution.
- The plant species will be selected on the basis of Guidelines for Developing Green Belts, CPCB March 2000.

Solid Waste Management

During Construction Phase

- Construction yards are proposed for storage of construction material.
- Excavated top soil will be stored in temporary constructed soil bank and will be reused for landscaping of the project.
- Remaining soil will be utilized for refilling/road work/raising of site level at locations.
- There will be "Refuse Containers" at site for the management of domestic waste generated by the construction labourers and these containers will be emptied at least once daily.

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- Cement bags, waste paper and packing material (cardboard) will be sold off to recyclers.

During Operation Phase

- The solid waste will be segregated at source & collected.
- Adequate number of colored bins (green, white & Black) separate for bio-degradable, non-biodegradable and Hazardous waste are proposed to be provided at the strategic location within site.
- Bio-degradable (will be composted through organic waste converter).
- Recyclable wastes will be disposed to govt. or SPCB approved third party vendors.
- Dewatered sludge can be buried underground in a sanitary landfill. It also may be spread on agricultural land in order to make use of its value as a soil conditioner and fertilizer.
- The Hazardous waste generated will be managed as per the Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016.
- Horticultural Waste is composted and used for gardening purposes.

Water Quality Management

During Construction Phase

- The site drainage will be planned in such a way that there is no accumulation of water/wastewater within the project premises or in the vicinity of the site.
- Mobile toilets to be provided for construction Laborers.
- Generated waste water will be collected through tankers and dispose to septic tank for treatment.

During Operation Phase

- STP of capacity i.e. 350.0 KLD is proposed for treatment of wastewater.
- Treated waste water would be reused for Horticulture, DG cooling, flushing, fire fighting and in nearby construction site/sewer.
- Use of water efficient plumbing fixtures to conserve water.
- Approx. 276.0 KLD of fresh water is required during operational phase of the project.

Air Quality Management

- Warehouse/stock yard will be provided for storage of construction material

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- Covering of stored construction materials with tarpaulin covers which will be resold to authorized construction material handling agency for reuse.
- Covering of trucks carrying construction materials.
- Dust suppression by water sprinkling.
- Adequate maintenance of construction equipment & vehicles.
- Wheel wash facility at the entry/exit of the site to prevent dust emissions.
- Periodical Ambient Air Quality Monitoring.
- PUC Certified vehicles.
- Glow signs Speed Limits to 20 kmph to reduce emissions on site will be displayed at the important junctions.

Energy conservation

Solar Panels will be used in Street Lights, Common area, Pumping area (approx. 34 Nos. of solar panels will be used to save around 10 % of the total power requirement)

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 18th – 27th February, 2022 the Committee recommends issuing of TORs for consideration of SEIAA for undertaking detailed EIA / EMP study and alongwith following specific condition as recommended by SEAC:

- i. **One month additional monitoring will be done during the month of March, 2022.**
- ii. **Excess water from the STP shall not be discharged out side of premises and appropriate utilization should be ensured.**

SEAC, Jharkhand has suggested the ToRs in its 93th meeting dated 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th and 27th February, 2022 and SEIAA, Jharkhand has approved the ToRs in its 94th meeting held on 13th, 14th & 15th April, 2022.

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.

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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. 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.
2. 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. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
3. 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.
4. 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.
5. An assessment of the cumulative impact of all development and increased in habitation being carried out or proposed to be carried out by the project or other agencies in the core area, shall be made for traffic densities and parking capabilities in a 2 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organization of repute and specializing in Transport Planning shall be submitted with the EIA and the plan to be implemented to the satisfaction of all the concerned state departments and implementing agencies".
6. Management of solid waste and the Construction & Demolition waste for the project vis-a-vis the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
7. Details of all construction input should be furnished for assessment of Ecological damage/Environmental damage.
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/2021-22/2518/2021/ 91

Dated: 16.04.2022

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
16/04/2022
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