



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/2021-22/2510/2021/

Ranchi, Date:

To: **P & M and Hi-Tech Infrastructure LLP**
Nitesh Kumar (Chief Administrative Officer),
P & M Hitech City Centre Mall,
3rd Floor, Bistupur, Jamshedpur,
Jharkhand – 831001.

Sub: Prescribing of ToR to “P & M Hi-Tech City Centre Mall of M/s P & M and Hi-Tech Infrastructures LLP at Mauza : Jugsalai, Tehsil : Dhalbhum, Dist. : East Singhbhum, Jharkhand” (Proposal No : SIA/JH/MIS/72005/2022)..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 19.02.2022 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.

Salient Features of the Project :

Particular	Details
Project Name	P & M Hi-Tech City Centre Mall
Proponent	P & M Infrastructure Pvt. Ltd. P & M Hitech City Centre Mall, 3rd Floor, Bistupur,

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	Jamshedpur – 831001 (Jharkhand)		
Type of Building	Commercial Building		
Latitude	22°47'06.09" N		
Longitude	86°10'43.95" E		
Khata No.	2		
Plot No.	952 (P)	966 (P)	973 (P)
Mauza	Jugsalai		
Tehsil	Dhalbhum		
District	East Singhbhum		
State	Jharkhand		
Plot Area	12625.033 m ² (as per sale deed i.e. 3.12 Acres)		
Tree Cover	2525 m ²		
Ground Coverage	7145.77 m ² (56.60 %)		
Permissible FAR	3.00		
Consumed FAR	2.72		
Height	42 m (from Ground Level)		
Total Built-Up Area & its break – up	51990.00 m ²		
	Floor	Total Proposed Built-Up Area (m ²)	
	Basement First Floor	7472.20	
	Basement Floor	7248.28	
	Ground Floor	7155.67	
	First Floor	7732.50	
	Second Floor	7431.71	
	Third Floor	7427.45	
	Fourth Floor	1577.38	
	Fifth Floor	990.80	
	Sixth Floor	990.80	
	Seventh Floor	990.80	
	Eighth Floor	990.80	
	Ninth Floor	990.80	

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	Tenth Floor	990.80
	TOTAL	51990.00
No. of Floor	2 Basement + G+10	
No. of Building Block	1	
No. of Tenement	259	
Population	5050	
Municipal Solid Waste	3030.00 Kg Bio-degradable : 1212.00 Kg Non-Bio-degradable : 1818.00 Kg	
Parking	4 Wheeler : 330 2 Wheeler : 345 Area for Parking : 10256.04 m ²	
Power Requirement	1800 KVA Source – TSUIL (Tata Steel Utility and Infrastructure Services Limited)	
Solar Power / Renewal Energy	360 KVA	
Power Back-up	1250 KVA	
Fresh Water Demand	71.06 KLD	
Treated Water Demand	88.85 KLD	
Total Water Demand	159.91 KLD	
Volume of Waste Water	120.70 KLD	
Capacity of STP	130.00 KLD	
Volume of Treated Water	96.56 KLD	
Project Cost	Rs. 151.92 Crores	
No. of RWH Pits	4 pits	

STATUTORY CLEARANCE

- Jamshedpur Notified Area Corporation has approved the Building Plan vide Building Permit Number : 28846, Dated : 31/05/2017.
- Airports Authority of India issued NOC vide NOC ID : JAMS/EAST/B/102221/630005, dated 08/11/2021.
- Firefighting Department, Jharkhand has issued a Advisory vide its Memo No. – 4141/Tech./2021, dated 22/12/2021.

[Signature]

[Signature]

[Signature]

- The DFO, Dalma Elephant Project Jamshedpur Vide Letter No. 1939 Dated 13/12/2021 certified that the National Park & Sanctuary is not within 10 km from project site and proposed project is not situated in any ESZ.
- The DFO, Jamshedpur Division vide Letter No. 3082 Dated 29/11/2021 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
- The CO, Jamshedpur vide Letter No. 2190 Dated 31/11/2021 has mentioned plot no. of the project is not recorded as "Jangle Jhari" in R.S Khatiyani & Register II.

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, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th and 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 93rd 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.

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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. 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

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the SPCB prior to the grant of EC. The quantum shall be recommended by the SEAC and finalized by 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.

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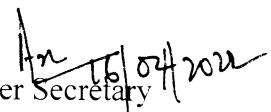
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Memo No.-EC/SEIAA/2021-22/2510/2021/94

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



