



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/2021-22/2509/2021/

Ranchi, Date:

To: **Vasundhara Homes Pvt. Ltd.**
Sri Dhanush Kumar Singh,
Balbir Villa, Near Gate No. – 2,
Main Ashok Nagar Road, Ranchi,
Jharkhand – 834002.

Sub: Prescribing of ToR to “(i) Vasundhara Elegance (ii) Vasundhara Megamart (iii) Vasundhara Radiance of M/s Vasundhara Homes Pvt. Ltd. at Mouza : Argora, Tehsil : Argora, Dist : Ranchi, Jharkhand” (Proposal No : SIA/JH/MIS/71899/2022) - 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
Plot Area as per allotment	Total Plot Area as per Deed : 9324.11 Sq. m.

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Latitude & Longitude	23°21'07" N 85°17'58" E	
Built – Up Area	Built – Up Area : 27929.00 Sq. m. 1. Community Hall : 469.07 Sq. m. 2. Commercial Building (Block – A) : 2770.65 Sq. m. 3. Residential Building (Block – B) : 10469.43 Sq. m. 4. Residential Building (Block – C) : 14220.33 Sq. m.	
Plot No.	1781, 1782 (P), 1735 (P)	
Khata No.	34	
Number of Floor	1. Community Hall : G+2 2. Commercial Building (Block – A) : LG+G+5 3. Residential Building (Block – B) : LG+G+10 4. Residential Building (Block – C) : LG+G+14	
Number of Block	4 Blocks 1. Community Hall 2. Commercial Building (Block – A) 3. Residential Building (Block – B) 4. Residential Building (Block – C)	
Building configuration	1. Commercial Building (Block – A) Shop on Street Level : 10 Shop above Street Level : 10 Office : 15 2. Residential Building (Block – B) 2 BHK : 10 3 BHK : 70 3. Residential Building (Block – C) 3 BHK : 112	
FAR	2.99	
Ground Covered Area	3059.04 Sq. m.	
Population	1754 1. Community Hall : 94 2. Commercial Building (Block – A) : 404 3. Residential Building (Block – B) : 517 4. Residential Building (Block – C) : 739	
Municipal Solid Waste	1. Community Hall : 56.29 2. Commercial Building (Block – A) : 242.52 3. Residential Building (Block – B) : 310.20 4. Residential Building (Block – C) : 443.52	
Bio-Degradable (40 % of MSW)	1. Community Hall : 22.52 2. Commercial Building (Block – A) : 97.01 3. Residential Building (Block – B) : 124.08	

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	4. Residential Building (Block – C) : 177.41
Non – Biodegradable (60% of MSW)	1. Community Hall : 33.77 2. Commercial Building (Block – A) : 145.51 3. Residential Building (Block – B) : 186.12 4. Residential Building (Block – C) : 266.11
Power Requirement	Community Hall : 75 KVA Commercial Building (Block – A) : 129 KVA Residential Building (Block – B) : 400 KVA Residential Building (Block – C) : 560 KVA For Common Services : 50 KVA TOTAL : 1214 KVA Source – Jharkhand State Electricity Board Back-up Power (DG Set) Community Hall : 35 KVA Commercial Building (Block – A) : 62.5 KVA Residential Building (Block – B) : 125 KVA Residential Building (Block – C) : 112 KVA For Common Services : 25 KVA TOTAL : 359.5 KVA
Back – Up Power	<u>Back-up Power (DG Set)</u> Community Hall : 35 KVA Commercial Building (Block – A) : 62.5 KVA Residential Building (Block – B) : 125 KVA Residential Building (Block – C) : 112 KVA For Common Services : 25 KVA TOTAL : 359.5 KVA
Parking	1. Community Hall : 10 Cars 2. Commercial Building (Block – A) : 12 Cars 3. Residential Building (Block – B) : 80 Cars 4. Residential Building (Block – C) : 112 Cars
Fresh Water Demand	128.32 KLD
Treated Water Demand	134.94 KLD
Total Water Demand	263.27 KLD
STP	170.00 KLD
Project cost	Rs. 26.61 Crores
No. of RWH Pits	3 Pits

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Height	48 m
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STATUTORY CLEARANCE

- Ranchi Municipal Corporation has approved the building plan vide Letter No. 566, Dated 07/02/2017.
- Airports Authority of India issued NOC vide NOC ID : RANC/EAST/B/021116/120948, dated 01/03/2016.
- Firefighting Department, Jharkhand has issued a Advisory vide its Letter No. 120, Dated 15/02/2016
- The DFO, Wildlife Ranchi Vide Letter No. 836 Dated 25/09/2021 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, Ranchi Division vide Letter No. 2725 Dated 28/09/2021 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
- The CO, Argora, Ranchi vide Letter No. 89 (ii), Dated 03/02/2022 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 – 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.
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 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.

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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/2021-22/2509/2021/105

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.

An 16/04/2022
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

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