



State Level Environment Impact Assessment Authority, Jharkhand

Nursery Complex, Near Dhurwa Bus Stand, P.O+P.S-Dhurwa, Ranchi, Jharkhand-834004

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Letter No : EC/SEIAA/2022-23/2591/2022/

Ranchi, Date :

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

Amendment

Sub: Amendment of ToR for the project “Affordable Housing Project “Assotech Hills Sec-2” of M/s Assotech Sun Growth Abode LLP at Tagore Hill Road (Adjoining Bank Colony) at Village : Boreya, Tehsil : Kanke, Dist : Ranchi, Jharkhand” (Proposal No : SIA/JH/MIS/271609/2022) - regarding.

Ref: Your online application dated : 07.05.2022.

Sir,

1. This is in continuation of ToR issued by the State Level Environment Impact Assessment Authority (SEIAA), Jharkhand vide letter no.- EC/SEIAA/2021-22/2518/2021/91, Ranchi, Date : 16.04.2022 and further reference to your online application dated – 07.05.2022 and online application no. : SIA/JH/MIS/271609/2022 requesting for amendment of ToR with regard to change of **built-up area**.

2. The State Level Environment Impact Assessment Authority (SEIAA), Jharkhand has accorded the ToR vide office letter no. : EC/SEIAA/2021-22/2518/2021/91, Ranchi, Date : 16.04.2022 for “Affordable Housing Project “Assotech Hills Sec-2” of M/s Assotech Sun Growth Abode LLP at Tagore Hill Road (Adjoining Bank Colony) at Village : Boreya, Tehsil : Kanke, Dist : Ranchi, Jharkhand”. The project proponent has requested to issue the amendment of ToR w.r.t. change of **built-up area i.e. from 65517.06 m2 to 90996.97 m2**.

3. Your request has been examined by the State Level Environment Impact Assessment Authority (SEIAA), Jharkhand in its 95th meeting held on 14th, 15th & 16th June, 2022, based on the information furnished/provided and discussion held, the State Level Expert Appraisal Committee, (SEAC) recommended to issue **Amendment** of earlier ToR vide its 94th meeting held on 10th, 11th, 12th, 13th and 14th May, 2022 which is approved by SEIAA are as follows:

“ Project Category: 8 (a) Category B1 – Application for Amendment of TOR.

EC Application for: Residential buildings: Total built-up area of 90996.97 m2

This is a case of violation which has been taken for appraisal on 13.05.2022 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.

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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.

Comparative Statement of TOR vs Proposed Area etc

Particular	Proposed	As per TOR	Reasons for Amendments
Project Name	Assotech Hills RanchiSec-2	Assotech Hills Ranchi Sec-2	
Plot Area	18857.11sqm	18857.11sqm	
Gift Deed	2541.27 sqm	2541.27 sqm	
Net Plot Area	16316.11sqm	16316.11sqm	
Project Cost	165 Crs	165 Crs	
Ground Coverage	8149.119 (49.95%)	6387.79 (36.8%)	Area increased to accommodate more parking spaces under Podium
FAR (Floor Area Ratio)	65999.5 (3.5)	65517.06 (3.47)	
Built up Area	90996.97 sqm	65517.06 sqm	Built up area increased due to addition of semi basement and podium floor for parking and addition of Fire Towers as per norms
Maximum Height	53 m	49 m	
Road Area	5010 sqm	1514.2 sqm	Road area is now at different levels
Stilt Parking	3866.65 sqm	4749.24 sqm	
Open Parking	2528.84 sqm	5954.65 sqm	
Podium Parking	3400 sqm	0.00	
Basement parking	6800sqm	0.00	
Total Parking	16595sqm	10703.89 sqm	Parking area is increased to accommodate adequate parking spaces
Green Belt Area	3500 sqm (21.45%)	3500 sqm (21.45%)	
Maximum No. of Floor	S+16	S+16	
Power/Electricity Requirement & Sources	2750 KVA	2720 KVA	

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No. of DG sets	1x750 KVA + 1x380 KVA	1x750 KVA + 1x380 KVA	
Water requirement	272 KLD (Fresh)	276 KLD (Fresh)	
Sewage Treatment Plant	STP Capacity - 350 KLD	STP Capacity - 350 KLD	
Estimated Population- Residential, Commercial, Floating/visitors	5130 nos.	5200 nos.	

PROJECT and LOCATION Details:

Parameters	Description
Plot Area	18857.11 m ² (approx. 4.66 acre)
Khata No.	Khata No. 61, 74, 76, 237, 256, 311, 356, 480 & 589 Plot No. - 1954, 1955, 1867, 1956, 1962, 1961, 1957, 1958, 1960, 1859, 1959, 1860, 1861, 1856, 1865, 1864, 1853, 1857, 1858
Project Cost	INR 165 Crores
Built-up Area	90996.97 sqm m²
Green Area	3500.0 m ² (@ 20.16 % of plot area)
Population	5130
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	913 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

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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)

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

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 Certificate	:	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 project site.
2	DFO wildlife	:	DFO, Wildlife Ranchi division vide memo no. 108 dated 06.02.2020 certified that national park & sanctuary is not within 10 km from the project site and proposed project is not situated in any ESZ.
3	CO certificate	:	The CO, Kanke, Ranchi vide letter no. 425(ii), dated 24.06.2020 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatyan & Register II.
4	AAI NOC	:	Airport 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

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		letter no. 550/tech/2019 dated 28.02.2019
6	Building Plan	: Ranchi Municipal Corporation has approved 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)	235.35	76.02	311.37
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 requirement)	99.7
Total Wastewater generated	215.2+99.7 = 314.9 KLD
Recycled water form STP @ 90% of wastewater generated	283.41KLD

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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 (a 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.
- 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.

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- 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
- 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)".

Specific Condition:

- PA's to submit environmental damage assessment as per CPCB guidelines.
- PA's to submit status of construction of individual towers separately certified by RMC / Competent Authority empanelled Architects only. PA's are also required to submit data of commencement of project activity.
- PA's also to submit Financial audit statement conducted by registered CA's only for cost incurred in completing the stated construction with supported documents.
- Environmental monitoring locations decided in both core and buffer zone including in downwind direction as per CPCB guidelines.
- Committee has decided to undertake Site inspection on notified date and time before finalizing its recommendations.
- PA's to offset (>20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.





4. All other terms & conditions mentioned in the letter no : EC/SEIAA/2021-22/2518/2021/91, Ranchi, Date : 16.04.2022 shall remain the same.

5. This issues with the approval of competent Authority.

Sd/-
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

Memo No : EC/SEIAA/2022-23/2591/2022/ 147

Ranchi, Date : 18/06/2022

Copy to:

1. Member Secretary, Jharkhand State Pollution Control Board, Ranchi for information and necessary action.
2. Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

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18/06/2022