



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/2022-23/2665/2022/

Ranchi. Date:

To: M/s Resizone Buildwell Pvt. Ltd.,
Shri Ankroday Kumar,
Mauza – Hotwar, Thana - Sadar,
District - Ranchi, State – Jharkhand.

Sub: Prescribing of ToR to “Proposed Residential Building “Resizone Elanza” of M/s Resizone Buildwell Pvt. Ltd. at Mauza : Hotwar, Village : Gari, Thana no. : 180, Thana : Sadar, Distt. : Ranchi, Jharkhand” (Proposal No : SIA/JH/INFRA2/402763/2022) - regarding.

Ref: Your application no.: Nil. Dated : 27.10.2022.

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.

Project Category: 8 (a) Category B2 – (at par with B1 being violation case).

ToR Application for Residential building: Total built-up area of 36020.08 Sqm. (Approx. 35% part of the project has already been constructed).

This is a case of violation which has been taken for appraisal on 03.11.2022 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 sqm. and development area is less than 50 ha.

Salient Features of the Project:

Sl. no.	Parameters	Description
1.	Latitude	23°22'39.92"N

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Sl. no.	Parameters	Description
2.	Longitude	85°23'00.37"E
3.	Plot Area	6526.30 Sqm. (Or 0.65263 Ha.)
4.	Project Cost	INR 40 Crores
5.	Built-up Area	36020.08 m ²
6.	Greenbelt Area (@15 % of plot area)	979 Sqm.
7.	Population	Residential: 1043 Nos. Visitors: 156 Nos.
8.	Water Requirement	109 KLD
9.	Fresh Water Requirement	74 KLD
10.	Reuse of Recycled Water	35 KLD
11.	Wastewater Generation	91 KLD
12.	STP Capacity	110 KLD
13.	Total Municipal Waste	493 kg/day Biodegradable Waste: ~ 296 Kg/day Non-Biodegradable Waste: ~197 Kg/day
14.	Power Requirement	1100 KW (Jharkhand State Electricity board)
15.	DG Sets	400 KVA 2 x 200 KVA
16.	RWH Pits	2 (28 Cumec / hour)
17.	Parking	227 (Four-wheeler), 452 (Two-wheeler) 21 (Visitors car Parking), 2 (Ambulance)
18.	Basement	02
19.	Connecting road	Project site is well connected with road. Site is well connected with Khelgaon- Tatisilwai Road, NH 20, Ranchi- Purulia Road.
20.	National Highway	Khelgaon- Tatisilwai Road (Approx. 0.49 km, NW) NH-20 (Approx. 1.65 km, WNW) Ranchi- Purulia Road (Approx. 2.74 km, SSE)
21.	Nearest Railway Station	Namkon Railway Station, (3.00 km, SW)
22.	Airport	Birsa Munda Airport, (Approx. 8.90 km, SW)

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Sl. no.	Parameters	Description
23.	Nearest Hospitals	Samford Hospital, Kokar (Approx. 2.29 km. West) Sadar Hospital (Approx. 5.97 km. WSW)
24.	Nearest Water Bodies	Subarnarekha River- Approx. 1.38 km. SSW Ranchi Lake- Approx. 6.75 km. WSW Boreya Pond- Approx. 6.18 km. NW Kanke Dam - Approx. 8.28 km. NW
25.	EMP Budget	During Construction: Capital: 18 Lakhs Recurring: 20.25 Lakhs
		Operational Cost: Capital: 88 Lakhs Recurring: 22 Lakhs
24.	Construction Phase:	Power Back-up: 50 KVA each Water Requirement & Source: Fresh water – 9 KLD Treated wastewater-12 KLD Source: Tanker Water STP (Modular): 20 KLD
25.	Connectivity	Namkon Railway Station: Approx. 3.00 km. SW Birsa Munda Airport: Approx. 8.90 km. SW

Area Summary

S. No.	Description	Area (Sqm.)
1.	Plot Area at Site	6526.30
2.	Green Belt Area @ 15%	979
3.	Open Area	3300.3
4.	Proposed Ground Coverage (@34.44% of net plot area)	2247.86
5.	Proposed FAR (@3.43 of plot area	22355.04
6.	Parking and Non-FAR Area (Strain case. Lift, Balcony, Ramp, Accessory Use)	13.665.04
7.	Built-Up Area	36020.08
8.	Dwelling Units/Units Residential	Block F-110 Block G-88
9.	Height	Approx. 40 m

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Co-Ordinates:

1	Latitude	23°22'39.92"N
2	Longitude	85°23'00.37"E

LAND DETAILS:

Khata No.	Plot No.
19 & 44	507/P, 508/P, 509/P, 511/P & 514/P

STATUTORY CLEARANCES:

1	DFO Forest Distance	DFO, Ranchi Forest division vide letter no. 2719, dated 27.06.2022 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
2	DFO wildlife	: DFO, Wildlife Ranchi vide letter no. 606, dated 04.07.2022 certified that the proposed project site is outside Eco Sensitive Zone.
3	CO certificate	: The CO, Baragai, Ranchi vide memo no. 703 (ii), dated 24.08.2022 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyani & Register II.
4	AAI NOC	: Airport authority of India issued NOC vide NOC ID RANC/EAST /B/030718/285187, dated 07.03.2018.
5	Fire Department	: A fire advisory has been issued by Fire Department, Jharkhad, Ranchi vide vide memo no. 975/Tech., dated 26.06.2018.
6	Building Plan	: Conceptual Plan submitted.

Water and waste water Requirement Details:

S. No.	Description	No. of units	Unit Population	Population	Unit water consumption (LPCD)	Total water required (KLD)	Fresh water required (KLD)	Flushing (KLD)	Total Waste water (KLD) (80% of domestic +100% Total flushing)





1	Main Dwelling Units (Residential)	198	4 for 1 BHK 5 for 2 BHK 6 for 3 BHK 7 for 4 BHK	1043	100	104	73	31	89.4
3	Visitors (15% of the residential population)	.....	.....	156	15 (5+10)	2.34	0.78	1.56	2.184
Subtotal -I						106.34	74	32.56	91.58
Reuse of treated water									
1	Horticulture	979 Sqm.	3 liter/ sqm. of Landscape area	...	...	3			
Subtotal II						3			
Grand Total I+II						109			

Category	Total Quantity (KLD)
Fresh water Req. for domestic purpose	74
Flushing water Req.	32
Sewage generation (@80% of the fresh water consumption + 100% flushing water)	91 (59+32)
Capacity of STP	110
Recovered water from STP (80% of Waste water)	73
1. Flushing	32
2. Landscaping	3
3. Discharge to Sewer	38

Solid Waste Requirement

S. No.	Category of Solid Waste	Waste Generation Rate	Formula	Total Population	Waste Generated	Bio-degradable	Non-biodegradable
1	Main Dwelling Units (Residential)	0.3 to 0.6 kg/cap/day	Total Population *0.45	1043	469.35	281.61	187.74
2	Visitors (15% of the residential population)	0.1 to 0.3 kg/cap/day	Total Population *0.15	156	23.4	14.04	9.36

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	Total			1199	493	296	197
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ENVIRONMENT MANAGEMENT

Green Belt Development

- Combination of local trees and shrubs are planned within the project site.
- Green belt will be provided in 979 sqm. (@15% 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 Labourers.
- Generated waste water will be collected through tankers and dispose to septic tank for treatment.

During Operation Phase

- STP of capacity i.e. 110 KLD is proposed for treatment of wastewater.

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- Treated waste water would be reused for Horticulture, DG cooling, flushing and in nearby construction site/sewer.
- Use of water efficient plumbing fixtures to conserve water.
- Approx. 74 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.

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 02. 03. 04 & 05.11.2022, 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:

SEAC, Jharkhand has suggested the ToRs in its 98th meeting held on 02nd, 03rd, 04th and 05th November, 2022 and SEIAA, Jharkhand has approved the ToRs in its 99th meeting held on 28th & 29th November, 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.

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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. Environment management system including organization structure to be drawn to ensure compliance of EC conditions stipulated based on principles of Continuous Improvement and periodical management review.
2. All raw material to be stored only under covered shed.

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3. PAs to offset (upto20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.
4. Developers to promote energy conservation measures such that it offsets not less than 02 % of connected load. It is to be achieved by solar panels etc meeting ECBC norms.
5. Trees should be planted & maintained not less than 15% of project area.
6. Organic Waste Converter (OWC) to be installed of sufficient capacity such that all organic waste (bio degradable) generated is used as compost manure.
7. Developers/Company to install STP of sufficient capacity such that all the sewage generated is treated and reused.
8. Developers/Company to install Rain water harvesting structures such that all the roof top water runoff is collected and harvested including reuse on 100% basis.
9. Developers/Company to conduct and submit carbon footprint and carbon sequestration study report including mitigation measures as a part of EC compliance.
10. Water runoff originating from open non constructed areas of project premises to be harvested /guided in such a way that it does not create water logging conditions in vicinity.
11. Sufficient number of EV fast charging point to be installed.
12. Ground water will not be used without the permission of competent Authority.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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

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submitted with the EIA and the plan to be implemented to the satisfaction of all the concerned state departments and implementing agencies".

18. 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.
19. Details of all construction input should be furnished for assessment of Ecological damage/Environmental damage.
20. 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.
21. 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.
22. 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/2022-23/2665/2022/ 294.

Dated: 12.12.2022.

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. Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

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