



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/2022-23/2676/2022/

Ranchi, Date:

To: **M/s Kamini Kaushal Construction,
Shri Sundar Singh (Partner),
Aastha Trade Center, 2nd Floor,
Q – Road, Bistupur, Jamshedpur - 1,
Pin Code – 831018 (Jharkhand).**

Sub: Prescribing of ToR to “Residential Building / Apartment Project “Aastha Valley” of M/s Kamini Kaushal Construction at Village : Tamolia, Distt. : Saraikela Kharsawan, Jharkhand” (Proposal No : SIA/JH/MIS/80754/2022) - regarding.

Ref: Your application no.: Nil. Dated : 03.12.2022.

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).

This is a case of violation which has been taken for appraisal on 10.12.2022 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.

The proposed project is construction of Residential Building/Apartment Project “Aastha Valley” of M/S Kamini Kaushal Construction located at Khata no. 150; Plot no. 745 Village: Tamolia, District: Seraikela Kharsawan, Jharkhand. The **total plot area** of the project is **10566.38 m²**. The **Built-up area** for project is **39406.49 m²**.

• **Background:**

- That Project Proponent has proposed construction of Residential Building/Apartment Project “Aastha Valley” located at Khata no. 150; Plot no. 745 Village: Tamolia, District: Seraikela

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Kharsawan, Jharkhand.

- Total plot area **10566.38 m²** or 2.61 acres. The Built-up area for project is **39406.49 m²** (including FAR + NON FAR + Services).
- The project consists of 3 Blocks named Doon Building, Indus-1 & Indus-2 Building and Araku Building with Clubhouse for which application has been submitted for Environment Clearance.
- Approved building drawing from Saraikela Kharsawan Zila Parishad of 3 blocks named Doon Building, Indus-1 & Indus-2 Building and Araku Building for vide Memo No. **SKZP/BP/0003/2019/ALT2, dated 07/11/2020** and **SKZP/BP/0003/2019, dated 19/07/2019** for 39406.49 m² built-up area has already been obtained.
- Approx. 75% of the project has already been completed.

• **Salient Features of the Project:**

Sl. No.	Area Details	AREA (sq.mt.)
1	Total plot area	10566.38
2	Net Plot Area	10530.40
3	Permissible Coverage Area (@50% of Net Plot Area)	5265.20
4	Proposed Coverage Area (@36.60% of Net Plot Area)	3853.97
5	Balance Coverage Area (@13.40% of Net Plot Area)	1411.23
6	FAR Area	26181.42
7	Non FAR Area	8225.07
8	Miscellaneous Area (UGT, STP, Lift, Lobby, club etc.)	5000
9	Built up area	39406.49
10	Green Area (@20% of Total Plot Area)	2113.276

• **Block (Building) Wise Area Details:**

Doon Building (B+G+6)	
Floor Name	Total Built up Area (Sq. M.)
Basement	1238.99
Ground Floor	1142.04
First Floor	1174.71
Second Floor	1174.71
Third Floor	1174.71
Fourth Floor	1174.71
Fifth Floor	1174.71
Sixth Floor	1174.71
Total Builtup Area	9429.29

Indus-1 & Indus-2 Building (B+G+6)	
Floor Name	Total Built up Area (Sq. M.)
Basement	5161.12
Ground Floor	2070.94
First Floor	2083.52
Second Floor	2083.52
Third Floor	2083.52
Fourth Floor	2083.52
Fifth Floor	2083.52
Sixth Floor	2083.52
Total Builtup Area	19733.18

Araku Building (G+6)	
Floor Name	Total Builtup Area (Sq. M.)
Basement	NA
Ground Floor	748.52
First Floor	749.25
Second Floor	749.25
Third Floor	749.25
Fourth Floor	749.25
Fifth Floor	749.25
Sixth Floor	749.25
Total Builtup Area	5244.02

• **LAND DETAILS:**

Khata No.	Plot No.
150	745

Latitude & Longitude of the project:

S. No.	Latitude	Longitude
1	22°51'1.99"N	86°11'55.41"E
2	22°50'59.50"N	86°11'56.41"E
3	22°50'59.82"N	86°11'58.93"E
4	22°50'58.68"N	86°11'58.96"E
5	22°50'58.16"N	86°11'55.52"E

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6	22°50'59.34"N	86°11'51.78"E
7	22°51'0.56"N	86°11'52.22"E
8	22°51'0.29"N	86°11'53.10"E
9	22°51'1.17"N	86°11'53.39"E
10	22°51'0.87"N	86°11'54.54"E
11	22°51'2.18"N	86°11'54.93"E

• Population Break up:

S. No.	Particulars	No. of Flats	PPU/No. of person/m ²	Total
1	Residents	301	@5 Person Per Unit	1505
2	Staff	-	@10% of Total Residential Population	150
3	Visitors	-	@ 10% of Total Residential population	150
Total				1805

• Site Surroundings:

S. No	Particulates	Name of Places	Distance (Km)	Direction
1.	Nearest Airport	Sonari airport	4.64	SSW
2.	Nearest Railway Station	Adityapur Railway station	8.60	SSW
3.	Nearest Bus Stand	Mango Government Bus Terminus	2.67	SE
4.	Nearest State Highway/Any other road	-	-	-
5.	Nearest National Highway	NH-118 NH-18	0.38 1.12	E N
6.	Nearest School/College	Government Primary School Govind Vidyalaya Tamulia J.K.S. College	0.42 0.22 1.05	NW SW SSE
7.	Nearest Masjid/Mandir	Shiv Mandir Masjid E Hashmi	0.16 1.04	WNW SW
8.	Nearest Hospital	Brahmananda Narayana Multispeciality Hospital, Jamshedpu Ardeshir Dalal Memorial Hospital	0.59 7.36	WSW SE
9.	Nearest Police Station	Azadnagar Police Station	1.20	SSE
10.	Nearest Fire Station	Fire Station Mango	3.41	ESE
11.	State Border	West Bengal Border	23.13	E

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12.	National Border	NA		
13.	Nearest Pond	Kitadih Pond	10.23	S
		Makhdumpur pond	10.22	S
14.	Nearest River/Nallah/ Canal	Subarnarekha River	3.27	S
15.	Wild Life Sanctuary	Jamshed Ji Tata wildlife sanctuary	4.75	NNE
		Dalma Wildlife Sanctuary	5.24	N
16.	Reserved Forest	-	-	-
17.	Wetland	-	-	-
18.	Nearest Defence Installation	CRPF Ground	6.32	SE

- Water Requirement:**

The water requirement will be met by Municipal Supply. The total water requirement for operational phase is approx. **219 KLD**. Fresh water requirement is approx. **140 KLD**.

- Calculations for Daily Water Demand:**

S. No.	Particulars	Occupancy/ Area/ No's	Fresh Water Demand		Treated Water Demand		Total
			LPCD	Quantity	LPCD	Quantity	
1	Residents	1505	90	135.45	45	67.725	203.175
2	Staff	150	25	3.75	20	3	6.75
3	Visitors	150	5	0.75	10	1.5	2.25
4	Landscape	2113.276	NIL	NIL	3	6.339828	6.339828
Total Water Requirement				139.95~ 140		78.57 ~ 79	218.52~ 219

- Summary of Water and Waste water:**

S. No.	Particulars	In KLD
1	Total Water Requirement	219
2	Water Requirement met by Fresh Water	140
3	Water Requirement met by Treated Water	79
4	Wastewater Generated (80% of Fresh + 100% Flushing)	185
5	STP Capacity (at least 20% higher than the wastewater generated)	222

- Power Requirement:**

There is requirement of 3153 kVA power supply. 2 DG sets of capacity of 500 kVA each are

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proposed to be used as backup power supply. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.

• **Calculation of Solid Waste generation :**

S. No.	Category	Kg per capita per day	Waste generated (kg/day)
1	Residents	0.5 kg/day	752.5
2	Staff	0.25 kg / day	37.5
3	Visitor	0.15 kg /day	22.5
4	Landscape waste (2113.276 m ²)	0.2 kg/acres	0.1
Total Solid Waste Generated			812.6 kg/day

STATUTORY CLEARANCES:

1	DFO Forest Distance	:	DFO, Saraikela Forest division vide letter no. 2036, dated 14.10.2022 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
2	DFO wildlife	:	DFO, Dalma Elephant Project vide letter no. 1712, dated 28.11.2022 certified that the proposed project site is outside Eco Sensitive Zone.
3	CO certificate	:	The CO, Chandil vide letter no. 832, dated 09.09.2022 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyani & Register II.
4	Fire Department	:	A fire advisory has been issued by Fire Department, Jharkhad, Ranchi vide memo no. 1489/Tech./2020, dated 13.07.2020.
5	Building Plan	:	a. Building permit approved (Doon) by Saraikela Kharsawan Zila Parishad vide memo no. 0012, dated 14.12.2020 (Application no. SKZP/BP/ 0003/2019/ALT2, dated 07.11.2020) b. Building permit approved (Indus I & II and Araku) by Saraikela Kharsawan Zila Parishad vide memo no. 0004, dated 02.08.2019 (Application no. SKZP/BP/0003/2019, dated 19.07.2019)
6	AAI	:	Not applicable (As the building height is within 30 mts). As per the G.S.R 770 (E) dated 17.12.2022 the height of building comes under permissible height as per CCZM map.

The consultant informed that the baseline data collection for preparation of EIA/EMP has been started from 1st December, 2022 for a period of one month and requested that this may be accepted.

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 **07, 08, 09, 10 & 11.12.2022**, 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 99th meeting dated 07th, 08th, 09th, 10th and 11th December, 2022 and SEIAA, Jharkhand has approved the ToRs in its 100th meeting held on 21st, 22nd & December, 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. 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.
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 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.

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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/2022-23/2676/2022/ 341

Dated: 29/12/2022

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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