



**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/2022-23/2770/2023/

Ranchi, Date:

To: **Shri D. Vijayendra,**  
**Chief (Mine Planning & Projects) OMQ,**  
**M/s Tata Steel Limited, General Managers Office,**  
**OMQ, P.O. : Noamundi, District : West Singhbhum**  
**Jharkhand : 833217.**

Sub: Prescribing of ToR to "Noamundi Township of M/s Tata Steel Limited at Village : Mahudi, Tehsil : Noamundi, District: West Singhbhum, Jharkhand" (Proposal No : SIA/JH/INFRA2/420076/2023) - regarding.

Ref: Your application no.: Nil, Dated : 15.03.2023.

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 23.03.2023 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.

**Noamundi Township of Tata Steel Ltd.** is a building construction project under schedule 8(a) of EIA Notification, 2006 & it comprises of four residential building block and one community building.

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

Project Proponent have already built all building blocks having built-up area **34492.04 Sq.m.** as per approved building plan without obtaining Environment Clearance.

PARTICULAR	DETAILS
Project Name	Noamundi Township

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<b>Proponent</b>	Tata Steel Ltd.				
<b>Type of Building</b>	Residential Building				
<b>Latitude</b>	22°9'32.86"N				
<b>Longitude</b>	85°30'11.57"E				
<b>Mauza</b>	Mahudi				
<b>Tehsil</b>	Noamundi				
<b>Thana</b>	Mahudi				
<b>Thana No.</b>	744				
<b>District</b>	West Singhbhum				
<b>State</b>	Jharkhand				
<b>Plot Area</b>	<b>14281.89 Sq. m.</b>				
<b>Plantation</b>	Greenbelt (Tree) :2090.76 Sq. m. (15%) Greencover (Grass) : 220 Sq. m.				
<b>Permissible FAR</b>	2.50				
<b>Consumed FAR</b>	2.10				
<b>Permissible Ground Coverage</b>	50.00 % i.e. 7140.94 Sq.m.				
<b>Consumed Ground Coverage</b>	28.57 % i.e. 4080.76 Sq.m.				
<b>Project Cost</b>	Rs. 113.00 Crores				
<b>Total Built-Up Area</b>	<b>34492.04 sq.m.</b>				
	<b>Tower 1</b>	<b>Tower 2</b>	<b>Tower 3</b>	<b>Tower 4</b>	<b>Community Building</b>
<b>Break- Up of Built – Up Area (sq. m.)</b>	7581.6	8915.481	7581.6	8915.481	1330.442
<b>Number of Floor</b>	9	9	9	9	2

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Building Height	31.13 m	31.13 m	31.13 m	31.13 m	7.87 m
Building Configuration	Total Dwelling Units: 288 (2 BHK) 8 Units per floor i.e. 72 Units X 4 Blocks				
Population	1584 including 10% floating population				
Parking	96 Car Parking 288 Two Wheeler Parking Area : 4,237.85 m2				
Municipal Solid Waste	Total Municipal Solid Waste = 864.00 Kg / Day Bio-Degradable = 345.60 Kg / Day Non-Biodegradable= 518.40Kg / Day				
Power Requirement	549 KVA Source : JSEB Power Back – Up Source with Capacity				
RWH Pits	4 Pits				
Total Domestic Water Demand	142.56 KLD				
Source of Fresh Water	Existing Water Supply System				
Reuse of treated water for flushing	71.28 KLD				
Volume of Waste Water	185.32 KLD				
Capacity of STP	200.00 KLD				
Utilization of Treated Water	148.26 KLD Reuse of Treated Water from STP Flushing : 71.28 KLD Dust Suppression : 10 KLD Horticulture : 10 KLD Horticulture usage (TSL sites) : 56.98 KLD				
Total Water Requirement	Treated Water 91.28 + Fresh Water 142.56 = 233.84 KLD				
Connectivity					
Railway	Noamundi Railway Station 2 Km				
Airport	Sonari Airport, Airport 126 Km away & Bisra Munda Airport Ranchi 221 Km away.				

Road	Kolebira – Hat Gamharia Road (SH – 04) adjacent to the project site.
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#### LAND DETAILS:

Khata No.	Plot No.
02	597

#### POPULATION ESTIMATION

**Construction Phase :** 150 labors will attend during construction phase.

##### Operational Phase

Number of Residential Building Block = 4

Number of 2 BHK unit in each Block = 72

i.e. Total 2 BHK Unit = 288

As per NBC 2016 norms **5 person** can be accommodate in **2 BHK** Residential Unit;

Hence Estimated population = 5 X 288 = 1440

10 % Floating Population = 1440 X 10% = 144

Total Population = 1440 + 144 = **1584**

#### ESTIMATION OF MUNICIPAL SOLID WASTE

Building Type	Municipal Solid Waste @0.2 Kg per Person per Day	Bio-degradable (40% of MSW)	Non-Biodegradable (60% of MSW)
Construction Phase	30 Kg / Day	12 Kg / Day	18 Kg / Day
Operational Phase	864.00 Kg / Day	345.6 Kg / Day	518.40 Kg / Day

#### WATER & WASTE WATER

Water Balance (KLD)		Source
Domestic	142.56	Existing Water Supply System
Flushing	71.28	Treated Water
Horticulture	10.00	Treated Water
Dust Suppression	10.00	Treated Water
<b>Total</b>	<b>233.84</b>	
<b>Fresh Water Demand</b>	142.56	Existing Water Supply System

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<b>Treated Water Demand</b>	148.26	From STP
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STP Calculation (KLD)			
Total Domestic Water	142.56	114.04	80% of Domestic Water is Waste Water
Total Flushing Water	71.28	71.28	100% of Flushing Water is Waste Water
Total Volume of Waste Water		185.32	
STP Capacity		200.00	
Waste Water Management (KLD)			
Volume of Treated Water from STP i.e., 80% of Waste Water		148.26	
Break-Up			
Flushing		71.28	
Horticulture		10.00	
Dust Suppression		10.00	
Horticulture usage in TSL sites		56.98	

#### STATUTORY CLEARANCES:

1	DFO Forest Distance		DFO, Chaibasa Forest Division vide letter no. : 139, dated 19.01.2023 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. : 319, dated : 25.02.2023 certified that proposed project site is outside Eco Sensitive Zone of Dalma Wildlife Sanctuary.
3	CO certificate	:	The CO, Noamundi vide letter no. 48, dated 01.02.2023 has mentioned the plot no. of the project is not recorded as "Jangal Jhari" in R.S. Khatiyani & Register II.
4	AAI NOC	:	Airport authority of India issued NOC vide NOC ID ROUR/EAST / B/030620/451377, dated 20.04.2020.
5	Fire Department	:	A fire advisory has been issued by Fire Department, Jharkhad, Ranchi vide memo no. 1577/Tech., dated 26.06.2019.

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6	Building Plan	:	Building approved by West Singhbhum Zila Parishad vide memo no. 0002, dated 10.09.2019.
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**One month additional data to be done for the month April, 2023.**

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its 102<sup>nd</sup> meeting held on 21<sup>st</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> March, 2023, 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. SEIAA, Jharkhand has approved the ToRs in its 103<sup>rd</sup> meeting held on 01<sup>st</sup> & 02<sup>nd</sup> April, 2023.

**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 tree felling for the project.
5. Submit the present land use and permission required / obtained for any conversion such as forest, agriculture land 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.
10. Examine details of solid waste generation treatment and its disposal.
11. 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.
12. 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.
13. 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

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be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

14. Examine the details of transport of materials for construction which should include source and availability.
15. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
16. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
17. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
18. 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.
19. 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>.
20. Any other rules / guidelines / orders issued by any competent authority shall be applicable to the project at the time of consideration of the projects for grant of EC.

#### **B. Specific Conditions :**

1. 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.
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 is valid as per O.M. F. No. IA3-22/10/2022-IA.III[E177258], dated 08.06.2022 of MoEF & CC, Govt. of India.

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

Memo No.-EC/SEIAA/2022-23/2770/2023/ 21

Dated: 12/04/2023

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.

12/04/2023  
Member Secretary  
State Level Environment Impact  
Assessment Authority, Jharkhand

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