State Level Environment Impact Assessment Authority, Jharkhand
Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004
E-mail: msseiaa.jhk@gmail.com/chr-seiaajhr@gov.in
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सत्यमेव जयते

Letter No.- **EC/SEIAA/2022-23/2771/2023/** Ranchi, Date:

To: **M/s Vidhi Developers Pvt. Ltd.,**
Shri Sanjay Kumar Singh (Director),
Vinayak Garden, Tata Kandra Main Road,
Opp. Sudha Diary, Dhirajganj, Gamharia,
District : Saraikela-Kharsawan, Jharkhand : 832108.

Sub: Prescribing of ToR to **"Vinayak Square" of M/s Vidhi Developers Pvt. Ltd. at Village : Dobo, Tehsil : Chandil, District : Saraikela-Kharsawan, Jharkhand" (Proposal No : SIA/JH/INFRA2/412489/2022) - 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 23.02.2023 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.

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

Vinayak Square of M/s Vidhi Developers Pvt. Ltd. is a proposed building construction project under schedule 8(a) of EIA Notification, 2006 & it comprises two residential building blocks.

Details of the project :

Particular	Details
Project Name	VINAYAK SQUARE
Proponent	M/s Vidhi Developers Pvt. Ltd. Vinayak Garden, Tata Kandra Main Road, Opp. Sudha Diary, Dhirajganj, Gamharia, Seraikela – Kharsawan – 832108 (Jharkhand).
E-mail	info@vidhidevelopers.com

Type of Building	Residential
Coordinate	22° 50' 34.08" N 86° 10' 3.49" E
Mauza	Dobo
Tehsil	Chandil
District	Seraikella Kharsawan
State	Jharkhand
Plot Area	10515.91 Sq. m.
Ground Coverage Permissible	35.00 %
Ground Coverage Consume	28.73%
FAR Permissible	3.00
FAR Consume	3.00
Height	43.34 mtr
Total Built-Up Area	43781.41 Sq. m.
No. of Floor	Tower 1 : G + 12 Tower 2 : G + 13
No. of Building Block	2
Building Configuration	206 2 BHK : 36 3 BHK : 109 4 BHK : 61
Municipal Solid Waste	832.20 Kg/Day *(Including Bio-degradable Solid Waste is 332.88 Kg/Day & Non Bio-degradable Solid Waste is 499.32 Kg/ Day)*
Population	1387
Parking	Car Parking : 243 Visitor Car Parking : 20 Two Wheeler Parking : 216 Area for Parking 7626.27 Sq. m.
Power Requirement	500 KVA *Source : Jharkhand State Electricity Board*
Power Back-up	350 KVA
RWH Pits	2 Number
Total Water Demand	180.63 KLD
Total Fresh Water Demand	97.09 KLD
Total Treated Water Demand	83.54 KLD
Volume of Waste Water	155KLD
Capacity of STP	160KLD
Project Cost	70 Crore
Geotechnical Investigation	By R. R. M & Associates

LAND DETAILS:

Khata No.	Plot No.
200	984, 987, 989 & 990

Population Estimation

Construction Phase : 150 labors will attend during construction phase.

Operational Phase

	Configuration	Number of Dwelling Units	Number of persons as per NBC	Population
Residential Building 2 BHK : 36 3 BHK : 109 4 BHK : 61	1 BHK	0	4	0
	2 BHK	36	5	180
	3 BHK	109	6	654
	4 BHK	61	7	427
	Sub-Total			1261
	Floating Population (10% of Total Population)			126
	Total			**1387**

Municipal Solid Waste

Construction Phase

Building Type	Municipal Solid Waste @0.2 Kg per Person per Day	Bio-degradable (40% of MSW)	Non-Biodegradable (60% of MSW)
Residential Building	30 Kg / Day	12 Kg / Day	18 Kg / Day

Operational Phase

Building Type	Municipal Solid Waste @0.6 Kg per Person per Day	Bio-degradable (40% of MSW)	Non-Biodegradable (60% of MSW)
Residential Building	832.20 Kg / Day	332.88Kg / Day	499.32Kg / Day

Water & Waste Water

Construction Phase

Potable : 1.5 KLD *@ 10 L per Person*
Flushing : 2.5 KLD *@ 15 L per Person*
Construction work : 25 KLD
Total : 29 KLD
Source – Municipal Tanker Supply

Operational Phase

Water Balance (KLD)		Source
Domestic @70L/P/Day	97.09	*Fresh Water Water Supply System*
Flushing @35L/P/Day	48.54	*Treated Water*
Horticulture	5.00	*Treated Water*
Dust Suppression	10.00	*Treated Water*
Car Washing	20.00	*Treated Water*
Total	**180.63**	
Fresh Water Demand	**97.09**	
Treated Water Demand	**83.54**	

STP & Waste Water Management:

STP Calculation (KLD)			
Total Domestic Water	97.09	77.67	*80% of Domestic Water is Waste Water*
Total Flushing Water	48.54	48.54	*100% of Flushing Water is Waste Water*
Total Volume of Waste Water		**126.21**	
STP Capacity		**150.00**	

Waste Water Management (KLD)	
Volume of Treated Water from STP *i.e., 80% of Waste Water*	101
Break-Up	
Flushing	48.54
Horticulture	10.00
Dust Suppression	5.00
Car Washing	20.00
Discharge	17.45
Loss 20 % loss on account of evaporation, loss in conveyance and processing.	25.21

Rain Water Harvesting

2 Rainwater Harvesting pits are proposed. Rain water from roof tops will be drained through rain water vertical down take pipes. These vertical down take pipes shall be located at suitable locations inside the shafts or periphery of the building. The terrace will be sloped. The down take pipes will be connected to
the storm water network and then to Rainwater Harvesting Pits.

Catchment Area(m2)	Runoff Coefficient	Intensity of Rainfall in 24 hr. (mm)	Maximum Intensity of Rainfall hourly (mm/hr)	Retention Time - Runoff (m3/15 mins)	Runoff 60 minutes
2064.48	0.85	180	9	3.95	15.79
Volume of desilting Tank (m3)	**Volume of Recharge Pit (m3 Per pit)**	**Total Volume (M3)**	**Runoff 60 minutes**	**No. of pits required**	**No. of pits proposed**
3.375	3.375	6.75	15.79	2.34	2

CONNECTIVITY

- Nearest Highway is NH-33 which is about 350 m away.
- Nearest Railway is Tatanagar Railway Station, which is about 12.4 Km.

Nearest Airport is Birsa Munda Airport Ranchi, which is about 120 Km.

STATUTORY CLEARANCES:

1	DFO Forest Distance		DFO, Seraikela Forest Division vide letter no. : 1055, dated 27.05.2022 certified that the distance of notified forest is more than 250 m from proposed project site.
2	DFO wildlife	:	DFO, Dalma Elephant Project vide letter no. : 87, dated : 07.01.2023 certified that proposed project site is outside Eco Sensitive Zone of Dalma Wildlife Sanctuary.
3	CO certificate	:	The CO, Chandil vide vide letter no. 121, dated 10.02.2023 has mentioned the plot no. of the project is not recorded as "Jangal Jhari" in R.S. Khatiyan & Register II.
4	AAI NOC	:	Airport authority of India issued NOC vide NOC ID JAMS/EAST / B/101522/702745, dated 22.11.2022.
5	Fire Department	:	A fire advisory has been issued by Fire Department, Jharkhad, Ranchi vide vide memo no. 2153/Tech./2022, dated 23.05.2022.
6	Building Plan	:	Building plan approved by Saraikela Kharsawan Zila Parishad vide memo no. 0037, dated 22.08.2022.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its 102nd meeting held on 21st, 22nd, 23rd, 24th and 25th 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 103rd meeting held on 01st & 02nd 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 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 throughan organization of repute and specializing in Transport Planning shall be summited withthe 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/2022-23/2771/2023/** 26 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.

11/04/2023
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand