



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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Letter No.- EC/SEIAA/2022-23/2807/2023/

Ranchi, Date:

To: M/s Alokik Infra Build LLP,
Shri Ritesh Kumar Sharma (Partner),
Flat No. : E/5 Grewal Apartment,
Grewal Colony, Bekar Bandh,
District : Dhanbad, Jharkhand : 826001.

Sub: Prescribing of ToR to “Residential & Commercial Complex Project “The Emporio” of M/s Alokik Infra Build LLP at Village : Saraidhela, District : Dhanbad, Jharkhand” (Proposal No : SIA/JH/INFRA2/412891/2023) - regarding.

Ref: Your application no.: Nil, Dated : 12.04.2023.

Sir,

It is in reference to the project “Residential & Commercial Complex Project “The Emporio” of M/s Alokik Infra Build LLP at Village : Saraidhela, District : Dhanbad, Jharkhand” submitted by you for seeking Terms of Reference (ToR).

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 17.04.2023 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)

Project is classified as Category 8(a) as per EIA Notification as the built up area is less than 1.50.000 m² and development area is less than 50 ha.

The proposed project is construction of Commercial and Residential complex “THE EMPORIO” by M/s Alokik Infra Build LLP. Located Village: Saraidhela, District: Dhanbad, Jharkhand. The total plot area of the project is 8454.73 m² or 2.089 acres. The Built-up area for project is 29518.04 m².

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Background:

- The proposed project is construction of Commercial and Residential complex "THE EMPORIO" by M/s Alokik Infra Build LLP. Located Village: Saraidhela, District: Dhanbad, Jharkhand.
- The total plot area of the project is **8454.73 m²** or 2.089 acres. The Built-up area for project is **29518.04 m²**. (including FAR + NON FAR + Services)
- The proposed project is consists of 3 Building blocks for which application has been submitted for Environment Clearance.
- Approved building drawing for the project obtained from Dhanbad Municipal Corporation vide Proposal file no. DMC/BP/0115/W22/2020/ALT2 Dated-24.07.2020.
- Approx. 33% of construction activities in proposed project has been already done therefore applying for Environment Clearance under category B2 (Violation case) Suo moto.

Salient features of the project:

S.No.	Area Details	AREA (m ²)
1	Total plot area (2.089 acres)	8454.73
2	Net Plot Area	8454.73
3	Permissible Coverage Area (@50 % of Net Plot Area)	4227.37
4	Proposed Coverage Area (@49.01 % of Net Plot Area)	4143.97
5	Permissible FAR Area (2.50)	21136.83
6	Proposed FAR Area	20854.98
7	Proposed Non FAR (Basement and stilt)	4663.06
8	Miscellaneous services (STP, UGT, Guard room etc.)	4000
9	Built up area	29518.04
10	Green Area (@20% of Total Plot Area)	1690.95
11	No. of RWH pits	02 pit
12	Total project cost	Rs. 25 Crore

Floor Wise Area Details:

S.No.	Floor Name	Built up Area (m ²)		
		Block A	Block B	Block C
1.	Basement	2289.98	0.00	0.00
2.	Stilt floor	0.00	966.70	688.14
3.	Lower Ground Floor	2342.30	0.00	0.00
4.	Ground Floor	2489.14	0.00	0.00
5.	First Floor	2344.52	842.81	580.56
6.	Second Floor	2344.00	842.83	580.57
7.	Third Floor	2381.97	842.83	580.57



8.	Fourth Floor	829.71	842.83	580.57
9.	Fifth Floor	0.00	842.83	580.57
10.	Sixth floor	0.00	842.83	580.57
11.	Seventh floor	0.00	0.00	301.22
12.	Terrace floor	0.00	0.00	0.00
Total		15021.62	6023.66	4472.77

LAND DETAILS :

Khata no.		Plot no.	
Old	New	Old	New
74	255	2059,2060,2061	404
57		2062	
	3	3305	1956
45	255	2063,1832	404
47	3	3303	1954
110	3	2068	1954,1956
		3304	1955
143	4	2063, 1829, 1831, 1832, 1833	402
104		2054, 2055	348

Latitude & Longitude:

Pillar No.	Latitude	Longitude
1	23.811892°	86.454908°
2	23.811999°	86.454913°
3	23.812031°	86.454895°
4	23.812251°	86.454944°
5	23.812298°	86.454936°
6	23.812543°	86.455026°
7	23.812862°	86.455195°
8	23.812900°	86.455118°
9	23.813197°	86.454948°
10	23.813496°	86.455088°
11	23.813408°	86.455430°
12	23.813337°	86.455406°
13	23.813331°	86.455423°
14	23.813310°	86.455413°
15	23.813274°	86.455494°
16	23.813313°	86.455516°
17	23.813285°	86.455678°
18	23.812767°	86.455568°
19	23.812732°	86.455653°
20	23.812191°	86.455475°

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21	23.812187°	86.455423°
22	23.812215°	86.455284°
23	23.812086°	86.455259°
24	23.811990°	86.455270°

Population Break up:

S. No.	Particulars	No. of Units	PPU/No. of person/m2	Total
1	Residents	74	@6 Person Per Unit	444
	Staff	-	@10 % of residents population	44
	Visitors	-	@10 % of residents population	44
Total Residential Population				532
2	Commercial	12328.66	1 person /6 sqm	2055
	Staff	-	@10% of Commercial population	205
	Visitors	-	@ 90% of Commercial population	1850
Total Commercial Population				2055
Total Population				2587

Site Surroundings :

S. No.	Particulates	Name of Places	Distance (Km)	Direction
1.	Nearest Railway Station	Dhanbad Junction	3.56	SW
2.	Nearest Bus Stand	Dhanbad Bus Stand	2.43	WSW
3.	Nearest Town/City/District head quarter	Dhanbad	3.09	SW
4.	Nearest State Highway/Any other road	SH-13 (Jamtara Dhanbad Road)	8.64	NE
5.	Nearest National Highway	Adjacent to NH 18	0.02	S
6.	Nearest School/College	Delhi Public School	0.48	WNW
		P.K. Roy Memorial College	0.74	W
7.	Nearest Temple/Mosque	New Shiv Mandir Saw Para Dhanbad	0.18	WNW
		Koyla Nagar Masjid Kusum Vihar, Murli Nagar Dhanbad	0.89	SE
8.	Nearest Hospital	JIMS Hospital - Private hospital	0.51	W
9.	Nearest Police Station	Saraidhela Police Station	0.50	WSW
10.	Nearest Fire Station	Fire Station Dhanbad – Infront of Randhir Prasad Verma Stadium	2.13	WSW
11.	National Border/State Border	State Border Jharkhand West Bengal	19.63	S

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12.	International Border	NA		
13.	Nearest Pond	Karmik Nagar Talab Lohar Kulli Dhanbad	0.19	NW
14.	Nearest River/Nallah/ Canal	Damodar river	13.90	SW
		Katri River	15.16	W
15.	Wild Life Sanctuary & Eco-Sensitive Zone	Parasnath & Topchanchi Wildlife Sanctuary Eco-Sensitive Zone	13.5	N
16.	Reserved Forest/ Protected Forest	Dhangi Reserved forests	3.11	E
		PF	8.03	SE
		PF	9.30	ESE
		PF	7.93	NW
		PF	9.69	WNW
17.	Any other Forest	Amtal Forest Patch	5.27	SSW
18.	Wetland	NA		
19.	Nearest Defence Installation	CRPF Camp Dhanbad - Gobindpur - Baliapur Rd Mohanpur alias Nutandih	8.47	SE
20.	Historical Importance Place	NA		

Water Requirement:

The water requirement will be met by Municipal Supply. The total water requirement for operational phase is approx. 86 KLD. Fresh water requirement is approx. 47 KLD.

Calculations for Daily Water Demand:

S. No.	Particulars	Occupancy/ Area/ No's	Fresh Water Demand		Treated Water Demand	
			lpcd	Quantity	lpcd	Quantity
1	Residents	444	70	31.08	30	13.32
	Staff	44	25	1.1	20	0.8
	Visitors	44	5	0.22	10	0.44
2	Commercial	2055				
	Staff	205	25	5.12	20	4.1
	Visitor	1850	5	9.25	10	18.5
4	Horticulture	1690.95sqm	NIL	NIL	11/ sqm	1.69
Sub Total				46.77~47		38.85~39
Total Water Requirement						85.62~86

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Summary of Water and Waste water:

S. No.	Particulars	In KLD
1	Total Water Requirement	86
2	Fresh Water Requirement	47
3	Treated Water	39
4	Wastewater Generated (80% of Fresh i.e. 47 KLD + 100% Flushing i.e. 37.16 KLD)	74.76 ~75
5	STP Capacity (approx. 20% higher than the wastewater generated)	100

Power Requirement:

There is requirement of 3000 kVA power supply. 2 DG sets of capacity of 500 kVA are 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	444@ 0.5 kg/day	222
	Staff	44@0.25 kg / day	11
	Visitors	44@0.15 kg /day	6.6
2	Commercial		
	Staff	205@0.25 kg / day	51.25
	Visitor	1850@0.15 kg /day	277.5
3	Landscape waste (1690.94 m ²)	0.41@0.2 kg/acres	0.082
Total Solid Waste Generated			568.43 kg/day

STATUTORY CLEARANCES :

1	DFO Forest Distance	DFO, Dhanbad Forest division vide letter no. 1303, dated 23.07.2020 certified that the distance of reserved / protected forest is 800 m from proposed project site.
2	DFO wildlife	: DFO, Wildlife Hazaribagh vide letter no. 472, dated 04.03.2023 certified that the proposed project site is outside Eco Sensitive Zone of Parasnath & Topchanchi Wildlife Sanctuary.
3	CO certificate	: The CO, Dhanbad vide letter no. 231, dated 14.02.2023 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyon & Register II.

4	Fire Department	:	A fire advisory has been issued by Fire Department, Jharkhad, Ranchi vide memo no. 2278/Tech.. dated 26.08.2019.
5	Building Plan approval	:	Building plan approved by Dhanbad Municipal Corporation vide memo no. DMC/BP/0077/W22/2020, dated 27.07.2020.
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.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its 103rd meeting held on 14th, 15th, 16th, 17th and 18th April, 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 104th meeting held on 27th & 28th 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.

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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

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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/2022-23/2807/2023/ 85

Dated: 03.05.2023

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.

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

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03/05/2023