



State Level Environment Impact Assessment Authority, Jharkhand
Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004

E-mail: mssseiaa.jhk@gmail.com/chr-seiaajhr@gov.in
website: www.jseiaa.org

Letter No.- EC/SEIAA/2022-23/2806/2023/

Ranchi, Date:

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

Sub: Prescribing of ToR to "The Pride" Commercial Building of M/s Alokik Infra Navnirman Pvt. Ltd. at Village : Saraidhela, District : Dhanbad, Jharkhand" (Proposal No : SIA/JH/INFRA2/412460/2022) - regarding.

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

Sir,

It is in reference to the project "The Pride" Commercial Building of M/s Alokik Infra Navnirman Pvt. Ltd. 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 Building "The Pride" by M/s Alokik Infra Navnirman Private Ltd. Located Village: Saraidhela. District: Dhanbad. Jharkhand. The total plot area of the project is 7183.15 sq.m. The Built-up area for project is 30211.39 Sq.m.

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Background:

- The proposed project is construction of Commercial Building "The Pride" by M/s Alokik Infra Navnirman Private Ltd. Located Village: Saraidhela, District: Dhanbad, Jharkhand.
- The total plot area of the project is **7183.15 sq.m** or **1.774 acres**. The Built-up area for project is **30211.39 Sq.m.** (including FAR + NON FAR + Services)
- The proposed project is consists of single building for which application has been submitted for Environment Clearance.
- Approved building drawing obtained from Dhanbad Municipal Corporation vide Memo No. DMC/BP/0390/W22/2021, dated 02.02.2022.
- Approx. 30 % of the construction of project is already done. Therefore Project has been applied for Environment Clearance under Category B2 (Violation case) Suo moto.

Salient features of the project:

S.No.	Area Details	AREA (sq.mt.)
1.	Total plot area (1.775 Acres)	7183.15
2.	Net Plot Area	7183.15
3.	Permissible Coverage Area (@50%of Net Plot Area)	3591.57
4.	Proposed Coverage Area (@42.16% of Net Plot Area)	3028.36
5.	Permissible FAR Area (2.50)	17957.57
6.	Proposed FAR Area	17886.29
7.	Non-FAR Area (Basement+ Services)	10325.08
8.	Miscellaneous Utility (STP, UGT, Guard Room)	2000.0
9.	Built up area	30211.39
10.	Green Area (@20% of Total Plot Area)	1436.63
11.	No. of RWH Pits	02 Pit
12.	Total project cost	Rs. 25 Crore

Floor Wise Area Details:

S. No.	Floor Name	Total FAR Area (Sq.mt.)	Total Built up Area (Sq.mt.)
1.	Basement First Floor	66.91	4733.77
2.	Basement Second Floor	91.99	4737.33
3.	Lower Ground Floor	2704.87	2872.98
4.	Ground Floor	3028.36	3175.00
5.	First Floor	2715.95	2884.06
6.	Second Floor	2943.34	3111.45
7.	Third Floor	3300.53	3468.64

8.	Fourth Floor	2122.44	2219.34
9.	Fifth Floor	911.92	1008.82
10.	Terrace Floor	0.00	0.00
	Total :	17886.31	28211.39

Khata no. & Plot no. of project:

Khata No		Plot No	
Old	New	Old	New
136	859	2090	451, 1949
		2092	451
		2091	451
		2095	1948
		2096	1948
		2097	1948
	362	2090	452
		2091	452
	977	2095	453/3228
		2093	454
	920	2097	1947

Latitude & Longitude:

Pillar No.	Latitude	Longitude
1	23°48'43.67"N	86°27'23.08"E
2	23°48'44.04"N	86°27'23.11"E
3	23°48'44.72"N	86°27'23.36"E
4	23°48'45.51"N	86°27'23.55"E
5	23°48'45.54"N	86°27'23.12"E
6	23°48'45.66"N	86°27'23.13"E
7	23°48'45.72"N	86°27'22.44"E
8	23°48'46.17"N	86°27'22.54"E
9	23°48'46.22"N	86°27'22.57"E
10	23°48'45.89"N	86°27'23.22"E
11	23°48'48.27"N	86°27'24.05"E
12	23°48'47.81"N	86°27'25.36"E
13	23°48'47.37"N	86°27'26.32"E
14	23°48'46.33"N	86°27'25.71"E
15	23°48'45.80"N	86°27'25.45"E
16	23°48'45.21"N	86°27'25.24"E
17	23°48'45.30"N	86°27'24.88"E
18	23°48'44.84"N	86°27'24.68"E

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19	23°48'44.92"N	86°27'24.32"E
20	23°48'44.97"N	86°27'24.31"E
21	23°48'44.99"N	86°27'24.11"E
22	23°48'44.59"N	86°27'24.03"E
23	23°48'44.57"N	86°27'24.11"E
24	23°48'43.65"N	86°27'23.87"E

Population Break up:

S. No.	Particulars	No. of Unit	PPU/No. of person/m2	Total
1	Residents	8	@6 Person Per Unit	48
Total Residential Population				48
2	Commercial	17727.40 sq.m.	1 Person/6 sqm.	2955
•	Staff	-	@10% of Total Residential Population	296
•	Visitors	-	@ 90% of Total Residential population	2659
Total Commercial Population				2955
Total Population (Residential + Commercial)				3003

Site Surroundings:

S. No	Particulates	Name of Places	Distance (Km)	Direction
1.	Nearest Airport	-	-	-
2.	Nearest Railway Station	Dhanbad Junction	3.63	SW
3.	Nearest Bus Stand	Dhanbad Bus Stand	2.67	SE
4.	Nearest State Highway/Any other road	Bhiphore Hirak Road	1.43	N
		SH-13	8.19	NE
5.	Nearest National Highway	NH-18	0.01	S
6.	Nearest School/College	D.A.V. High School	0.18	NW
		Golden Daisy Public School	0.30	N
		P.K. Roy Memorial College	0.86	W
7.	Nearest Masjid/Mandir	New Shiv Mandir	0.29	NW
		Koyla Nagar Masjid	0.84	SSE
8.	Nearest Hospital	JIMS Hospital	0.64	W
		CHD hospital	0.97	SW
9.	Nearest Police Station	Saraidhela Police Station	0.65	SW
10.	Nearest Fire Station	Fire Station Dhanbad	2.29	SW

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11.	State Border		West Bengal	19.60	SSE
12.	National Border		-	-	-
13.	Nearest Pond		Karmik Nagar Talab	0.25	NW
			CCWO Lake	0.64	NE
14.	Nearest River/Nallah/ Canal		Damodar River	14.00	SSW
15.	Wild Life Sanctuary and ESZ		Parasnath and Topchachi Wildlife Sanctuary and ESZ	13.4	N
16	Forest	Reserved/ Protected	Dhangri Reserved Forest	2.86	E
		Any other	Amtal Forest Patch	5.33	SSW
17	Nearest Town/City/ Head Quarters		City- Dhanbad	3.22	SW
18.	Nearest Defence Installation		Cisf unit bcl dhanbad	0.8	E
			CRPF Camp Dhanbad	8.38	SE
19	Historical Importance Place		-		

Water Requirement:

The water requirement will be met by Municipal Supply. The total water requirement for operational phase is approx. 60 KLD. Fresh water requirement is approx. 24 KLD.

Calculations for Daily Water Demand:

S. No.	Particulars	Occupancy/ Area/ No's	Fresh Water Demand		Treated Water Demand	
			lpcd	Quantity	lpcd	Quantity
1	Total Residents	48	70	3.36	30	1.44
2	Commercial	2955	-	-	-	-
	Staff	296	25	7.4	20	5.92
	Visitors	2659	5	13.3	10	26.6
3	Landscape	1436.63	NIL	NIL	1l/sqm	1.43
Total Water Requirement (Residential +Commercial)				24.06		35.39
Total Water Requirement						59.45~60

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Summary of Water and Waste water:

No.	Particulars	In KLD
1	Total Water Requirement	60
2	Fresh Water Requirement	24.06
3	Treated Water	35.39
4	Wastewater Generated (80% of Fresh <i>i.e.</i> 19.2 KLD + 100% Flushing <i>i.e.</i> 33.96 KLD)	53.16
5	STP Capacity (approx. 20% higher than the wastewater generated)	75

Power Requirement:

There is requirement of 2800 kVA power supply. 3 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	Occupancy/ Area/ No's	Kg per capita per day	Waste generated (kg/day)
1	Residents	48	0.5 kg/day	24
2	Commercial	2955	-	-
	Staff	296	0.25 kg / day	74
	Visitor	2659	0.15 kg /day	399
3	Landscape waste (1436.63 m ²)	14.36.63	0.2 kg/acres	0.070
Total Solid Waste Generated				497.07 kg/day

STATUTORY CLEARANCES

1	DFO Forest Distance	Divisional Forest Officer (DFO), Dhanbad Forest Division vide letter no. 2213 dated 24.11.2020 certified that distance of reserved /protected forest is 1000 meter from the proposed project site.
2	DFO wildlife	: DFO, Wildlife Hazaribagh vide letter no. 411, dated 27.02.2023 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 230 dated 14.02.2023 has mentioned the plot no. of the project is not recorded as "Jungle Jhari" in R.S. Khatiyani & Register II.
4	Fire Department	:	A fire advisory has been issued by Fire Department, Jharkhad. Ranchi vide memo no. 4278/Tech./2021, dated 28.12.2021.
5	Building Plan approval	:	Building plan approved by Dhanbad Municipal Corporation vide memo no. DMC/BP/0010/W22/2022, Dated 23.02.2022.
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.
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 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/2022-23/2806/2023/86

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.

Am 03/05/2023
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

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