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/2023-24/2938/2023/** Ranchi, Date:

To: **M/s Big Realtors JV,**
Shri Akash Adukia,
Gandhi Nagar Kanke Road, Misirgonda Alias Pahargona,
District - Ranchi, Jharkhand - 834008.

Sub: Prescribing of ToR to **"Proposed Residential and Commercial Project "Illika Paradise" of M/s Big Realtors JV at Village : Jagarnathpur and Kalyanpur, Tehsil : Namkum, Distt. : Ranchi, Jharkhand" (Proposal No : SIA/JH/INFRA2/444580/2023) - regarding.**

Ref: Your application no.: Nil, Dated : 18.09.2023.

Sir,

It is in reference to the project **"Proposed Residential and Commercial Project "Illika Paradise" of M/s Big Realtors JV at Village : Jagarnathpur and Kalyanpur, Tehsil : Namkum, Distt. : Ranchi, 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 new project which has been taken for appraisal on 22.09.2023.

Project Category: 8(b) Townships and Area Development projects : Category B1 – Application for Terms of Reference

TOR Application for: Proposed Residential project: Total built-up area 2, 21, 589 sq m.

Project is classified as Category 8(a) as per EIA Notification as the built up area is less than 1,50,000 m^2 and development area is less than 50 ha.

PROJECT and LOCATION Details:

Parameters	Description
Plot Area	44,515.4sq.m (4.45 ha / 11.00 acres)

Project Cost	INR 400Crores
Built-up Area (@3.45F.A.R)	221589sq. m.
Green Area (@ 20% of plot area)	8903.14sq m
Population	6677
Water Requirement	695KLD
Fresh Water Requirement	443 KLD
Wastewater Generation	355 KLD
STP Capacity	400 KLD
Total Municipal Waste	3285kg/day
Power Requirement	Maximum power demand for the project during operation phase is estimated to be 2800 kVA respectively. Source of power will be Jharkhand State Electricity Board.
DG Sets	3 nos. of DG sets of total capacity 750kVA (3*250)
RWH Pits	14nos.
Parking Area	9815sq.m
Connecting road	Dhurwa Road (Adjacent, North)
National/State Highway	NH 39 (approx. 5 km, SSW)
Nearest Railway Station	Ranchi Junction (approx. 6.10 km, NE)
Airport	Birsa Munda Airport (approx. 3.1 km, South)
Nearest Hospitals	Paras Bliss - Mother & Child Hospital (approx. 1.15km , WNW)
Nearest Water Bodies	HEC Talab (approx 2.88 km, SSW) Dhurwa Dam (approx 4.50 km, WSW) Ranchi Lake (approx 7.20 km, NNE)

CO-ORDINATES

Points	Latitude	Longitude
A	23°18'19.31"N	85°17'49.28"E
B	23°18'21.47"N	85°17'49.11"E
C	23°18'21.46"N	85°17'58.52"E
D	23°18'12.67"N	85°18'3.21"E
E	23°18'12.80"N	85°17'56.97"E
F	23°18'18.88"N	85°17'56.86"E
Centre	23°18'18.57"N	85°17'58.17"E

Khata no.& Plot no. of the project :

Plot no. 22	
Khata no.	**Plot no.**
15	1254 (P)
3	1258 (P), 1259 (P), 1260 (P) & 1701 (P)
73	1261 (P), 1262 (P), 1263 (P), 1264, 1280 (P) & 1703 (P)
156	1265 (P) & 1267 (P)
75	1368 (P) & 1369 (P)
167	1370
10	1371 (P), 1374 (P), 1375 (P), 1376 (P), 1679 (P) & 1683 (P)
72	1672 (P), 1691, 1692 (P) & 1700
171	1678 (P)
168	1680
54	1681 (P), 1698 & 1699
8	1682 (P)
56	1690 (P)
23	1693
130	1694 (P), 1705 (P) & 1708 (P)
108	1695, 1696, 1697 & 1729
129	1702 (P)
58	1704 (P)
7	1713 (P)
38	153 (P)

STATUTORY CLEARANCES :

1	DFO Forest Distance		DFO, Ranchi Forest division vide letter no. 4273, dated 27.12.2018 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
2	DFO wildlife	:	DFO, Wildlife Ranchi vide letter no. 836, dated 10.09.2022 certified that the proposed project site is outside Eco Sensitive Zone of Palkot Wildlife Sanctuary.
3	CO certificate	:	The CO, Namkum (Ranchi) vide letter no. 29 (ii), dated 07.01.2019 has mentioned the plot no. of the project is not

			recorded as "Jangle Jhari" in R.S. Khatiyan.
4	Fire Department	:	Project Authority undertake that after getting permission from Fire Department same should be submitted to SEIAA/SEAC.
5	Building Plan approval	:	Conceptual Plan submitted.
6	AAI	:	Airport Authority of India issued a height clearance NOC vide its NOC ID –RANC/EAST/B/071322/683099, dated 05.01.2023 valid up to 04.01.2031.

AREA STATEMENT :

S. NO.	DESCRIPTION	AREA (SQ M)
A.	**Total plot area**	**44515.4**
B.	Permissible Ground Coverage (@ 35% of plot area)	15,580
C.	Proposed Ground Coverage (@ 31.7 % of plot area)	14,105
D.	**Proposed FAR (@ 3.45)**	146900.88
E.	Non FAR Area (Strain case, Lift, Balcony, Ramp, Accessory Use, 2 Basement Parking)	74689
F.	**Built-up Area (D+E)**	**221589**
G.	Green Area (@20% of plot area)	8903.14
H.	Paved area(@ 38.6 % of plot area)	17205
I.	Open Area	4302.4
J.	Height (m)	70 m
K.	No of Dwelling Units	1100

Water and waste water Requirement Details

Category	Population/Area (sq m)/Capacity	Standard (LPCD)	Water Requirement (KLD)	Fresh Water Requirement (KLD)	Recycled Water requirement (KLD)
Domestic					
Residents	6240	100	624	437	187
Staff	125	45	6	2	4

Visitors	312	15	5	4	1
Total Domestic Water Demand			**635**	**443**	**192**
Landscape	8903.14 sqm	6ltr/sqm	54	-	54
Fire Fighting			1	-	1
DG cooling	750KVA(1*250-+1*250+1*250)	0.9 l/kVA/hr	5	-	5
Total		-	**695**	**443**	**252**

(D.G. sets operation period is 8 hrs.)

Wastewater Calculations

Category	Total Quantity (KLD)
Domestic(fresh) water Req.	**443**
Flushing water Req.	**192**
Sewage generation (@80% of the Domestic + 100% flushing water requirement)	355
Capacity of STP	400
Recovered water from STP (90% of Waste water)	320
1. Flushing	192
2. Landscaping	54
3. Fire Fighting	1
4. DG cooling	5
5. Sewer	68

Solid Waste Requirement

S. No	Description	Occupancy/Area	kg/capita/day	Total Solid Waste Generation (kg/day)	Recyclable (kg/day)	Non-Recyclable (kg/day)
1.	Residents	6240	0.5	3120	2496	504
2.	Staff	125	0.25	32	26	6
3.	Visitors	312	0.15	47	38	9
5.	Landscape waste	1.31 acres	2.74 kg/acres	1	1	-
5.	STP sludge	400 KLD	--	85	85	-
Total Waste Generated				**3285**	**2560**	**519**

ENVIRONMENT MANAGEMENT

Green Belt Development

- Combination of local trees and shrubs are planned within the project site.
- Total green area provided at the site is 8903.14 sq m (20% of the plot area) which will enhance the beauty of the site and help combat air and noise pollution.
- The plant species will be selected on the basis of Guidelines for Developing Green Belts, CPCB March 2000.

Solid Waste Management

During Construction Phase

- Construction yards are proposed for storage of construction material.
- Excavated top soil will be stored in temporary constructed soil bank and will be reused for landscaping of the project.
- Remaining soil will be utilized for refilling/road work/raising of site level at locations.
- There will be "Refuse Containers" at site for the management of domestic waste generated by the construction labourers and these containers will be emptied at least once daily.
- Cement bags, waste paper and packing material (cardboard) will be sold off to recyclers.

During Operation Phase

- The solid waste will be segregated at source & collected.
- Adequate number of colored bins (green, white & Black) separate for bio-degradable, non-biodegradable and Hazardous waste are proposed to be provided at the strategic location within site.
- Bio-degradable (will be composted through organic waste converter).
- Recyclable wastes will be disposed to govt. or SPCB approved third party vendors.
- Dewatered sludge can be buried underground in a sanitary landfill. It also may be spread on agricultural land in order to make use of its value as a soil conditioner and fertilizer.
- The Hazardous waste generated will be managed as per the Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016.
- Horticultural Waste is composted and used for gardening purposes.

Water Quality Management

During Construction Phase

- The site drainage will be planned in such a way that there is no accumulation of water/wastewater within the project premises or in the vicinity of the site.
- Mobile toilets to be provided for construction Laborers.
- Generated waste water will be collected through tankers and dispose to septic tank for treatment.

During Operation Phase

- STP of capacity i.e. 400KLD is proposed for treatment of wastewater.
- Treated waste water would be reused for Horticulture, DG/HVAC cooling, flushing, fire fighting.
- Use of water efficient plumbing fixtures to conserve water.

- Approx. 443 KLD of fresh water is required during operational phase of the project.

Air Quality Management

- Warehouse/stock yard will be provided for storage of construction material
- Covering of stored construction materials with tarpaulin covers which will be resold to authorized construction material handling agency for reuse.
- Covering of trucks carrying construction materials.
- Dust suppression by water sprinkling.
- Adequate maintenance of construction equipment & vehicles.
- Wheel wash facility at the entry/exit of the site to prevent dust emissions.
- Periodical Ambient Air Quality Monitoring.
- PUC Certified vehicles.
- Glow signs Speed Limits to 20 kmph to reduce emissions on site will be displayed at the important junctions.

Energy conservation

- Energy will be conserved via solar power & LED of at least25% of the total power requirement.

Undertaking

- An affidavit stating that no construction work.
- An undertaking that 320m^3/day recycles waste water generated atProposed Residential and Commercial Project "Illika Paradise" located in Ranchi Smart City at Plot No. 22, Halka No.-01 – Mauza (village) and Thana No. Jagarnathpur-244; Halka No. 04, - Mauza (village) and Thana No.- kalyanpur-245, Block - Namkum -04, District – Ranchi, Jharkhand.

An undertaking that 2800 kVA Power requirement in Proposed Residential and Commercial Project "Illika Paradise" located in Ranchi Smart City at Plot No. 22, Halka No.-01 – Mauza (village) and Thana No. Jagarnathpur-244; Halka No. 04, - Mauza (village) and Thana No.- kalyanpur-245, Block - Namkum -04, District – Ranchi, Jharkhand.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its **108th** meeting held on **19th, 20th, 21st, 22nd, 23rd, 24th and 25th September, 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 **109th** meeting held on **27th & 28th September, 2023**.

The TORs prescribed for undertaking detailed EIA study are as follows:

A. Standard Conditions :

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site.Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine base line environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) ground water,(c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations,(g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding areas. Any obstruction of the same by the project.
6. Submit the details of the tree felling for the project.
7. Submit the present land use and permission required / obtained for any conversion such as forest, agriculture land etc.
8. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E (P) Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation, treatment and disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption and energy efficiency.
15. 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.
16. 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.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Submit details of a comprehensive Disaster Management Plan including emergency evacuation and fire during natural and man-made disaster.

21. Details of litigation pending or any notice received against the project, if any, with direction / order passed by any Court of Law against the Project should be given.

22. The cost of the Project (capital cost and recurring cost) the damage cost of already opened land as well as the cost to wards implementation of EMP should be clearly spelt out.

23. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measures, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in /Manual / Townships".

24. 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. 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.

2. 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/2023-24/2938/2023/** 308 Dated: 06/10/2023

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.

06/10/2023
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand