



File No: EC/SEIAA/2025-26/3686/2025

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), JHARKHAND)



Dated 07/07/2025



To,

EKANSH BACHCHAN
EKANSH BACHCHAN
B/2, ASHOK VIHAR, RANCHI JHARKHAND, Ranchi , RANCHI, JHARKHAND, 834002
admin@mauryahomes.in

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Residential cum Commercial project "Royal Palms" submitted to Ministry vide proposal number SIA/JH/INFRA2/532332/2025 dated 01/05/2025.

2. The particulars of the proposal are as below :

(i) TOR Identification No.	TO25B3813JH5671270N
(ii) File No.	EC/SEIAA/2025-26/3686/2025
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Residential cum Commercial project "Royal Palms"
(viii) Name of Company/Organization	EKANSH BACHCHAN
(ix) Location of Project (District, State)	RANCHI, JHARKHAND
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 09/06/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 09/06/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant Terms of Reference for instant proposal of M/s. EKANSH BACHCHAN under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

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Annexure 1

Standard Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Project Details

S. No	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

S. No	Terms of Reference
2.1	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

S. No	Terms of Reference
	flood plain of any river.

3. Land Acquisition And R&r

S. No	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

4. Environmental Monitoring And Management

S. No	Terms of Reference
4.1	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.
4.2	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	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.
4.5	Examine baseline environmental quality along with projected incremental load due to the project.

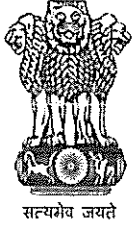
Additional Terms of Reference

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
NA	NA	4.26	Hectares (Ha)	Road	



State Level Environment Impact Assessment Authority, Jharkhand

Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004

E-mail: msseiaa.jhk@gmail.com/chr-seiaa.jhr@gov.in

website: www.jseiaa.org

Letter No.- EC/SEIAA/2025-26/3686/2025/

Ranchi, Date:

To: M/s Loyala Maurya Estates Pvt. Ltd.,
Shri Ekansh Bachchan,
Director,
S/o Rahul Shrivastava,
B/2, Ashok Vihar Ranchi,
District - Ranchi, Jharkhand - 834002.

Sub: Prescribing of ToR to "Residential cum Commercial Project "Royal Palms" of M/s Loyala Maurya Estates Pvt. Ltd. at Mouza : Pundag, Town : Ranchi, District : Ranchi, Jharkhand" (Proposal No : SIA/JH/INFRA2/532332/2025) - regarding.

Ref: Your application no.: Nil, Dated : 30.04.2025.

Sir,

It is in reference to the project "Residential cum Commercial Project "Royal Palms" of M/s Loyala Maurya Estates Pvt. Ltd. at Mouza : Pundag, Town : Ranchi, District : 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 09.05.2025.

Project Sector: 8(b) Township and Area Development Project, Category: B1.

Application for Terms of Reference (ToR) as per EIA notification, 2006.

ToR Application for: Proposed Residential cum Commercial project "Royal Palms", 59, 65, 62, 60, 75, 78, 79, 80, 81, 67, 70, 71, 72, 73, 74, 76, 118, 119, 92, 93, 94 khata no. 56, 106, 263, 491, 290, 247, 178, 92, 108 on Muza Pundag, Town-Ranchi, District-Ranchi, Jharkhand.

Built-up Area: 2,24,916 sq. meter

Signature

Signature

Signature

PROJECT and LOCATION Details:

Parameters	Description
Total Plot Area	10.53 Acre or 42616 Square meter
Project Cost	INR 330 Crores
Built-up Area (@3.0 F.A.R)	2,24,916 sq. m.
Green Area (@ 20% of plot area)	8523.20 Square Meter
Population	3939
Water Requirement	414 KLD
Fresh Water Requirement	254 KLD
Wastewater Generation	389 KLD
Treatment facility if waste water	STP of 400 KLD
Total Municipal Waste	1827 kg/day
Power Requirement	Maximum power demand for the project during operation phase is estimated to be 5000 kVA respectively. Source of power will be Jharkhand State Electricity Board.
DG Sets	2 no. of DG set of (2 * 1010 KVA)= 2020 kVA
RWH Pits	20 nos.
Parking Number	Car -799 Scooter-900
Nearest Road	Argora Road (approx 0.31 km, East)
Nearest Railway Station	Ranchi Junction Railway station (approx 8.0 km, East)
Nearest Airport	Birsa Munda Airport (Ranchi), (approx 8.41 km, SE)
Nearest Hospitals	Raj Hospital (approx 3.03 km ,East)
Nearest Water Bodies	Dhurwa Dam (approx, 6.50 km, South)

CO-ORDINATES

Point in Image	Latitude	Longitude
A	23°21'14.71" N	85°15'04.94"E
B	23°21'14.13"N	85°15'06.69"E
C	23°21'21.11"N	85°15'08.54"E

D	23°21'25.16"N	85°15'10.15"E
E	23°21'19.37"N	85°15'10.94"E
F	23°21'16.76"N	85°15'11.72"E
G	23°21'22.24"N	85°15'12.77"E
H	23°21'24.47"N	85°15'14.11"E
I	23°21'21.67"N	85°15'14.56"E
J	23°21'21.54"N	85°15'14.97"E
K	23°21'27.14"N	85°15'15.76"E
L	23°21'28.90"N	85°15'16.20"E
M	23°21'26.66"N	85°15'17.00"E
N	23°21'25.60"N	85°15'18.44"E
O	23°21'28.31"N	85°15'19.42"E

LAND DETAILS

Khata no.	Plot no.
6, 106, 263, 491, 290, 247, 178, 92 & 108	118, 119, 59, 65, 62, 60, 75, 78, 79, 80, 81, 67, 70, 71, 72, 73, 74, 76, 92, 93 & 94

AREA STATEMENT

S. No.	Description	Proposed area after expansion (sq m)
1.	Plot Area	42616
2.	Net Plot area	42616
3.	Ground Coverage (@33 %	14063.28
4.	FAR @3.091	131726
5.	Non-FAR Area including basement area	93190
6.	Built-up Area	2,24,916
7.	Green Area (20%)	8523.2
8.	Green belt (15 %)	6392.4
9.	Area of Internal Road	10010
10.	Pavement Area	2500
11.	Height	40meter

Statutory Clearances:

1	Land Docs	:	Joint development agreement.
2	DFO Territorial	:	DFO, Ranchi Forest Division vide letter no. 85, dated 09.01.2025 certified that the distance of reserved / protected forest is more than 250 meters from project site.

Signature

Signature

Signature

3	DFO Wildlife	:	DFO, Wildlife Division, Ranchi vide letter no. 962, dated 05.12.2024 certified that proposed project site is out side Eco Sensitive Zone of Palkot Wildlife Sanctuary.
4	CO certificate	:	The CO, Nagri, Ranchi vide letter no. 137 (ii), dated 30.01.2025 has mentioned the plot no. of the project is not recorded as "Jaugle - Jhari" in R.S. Khatiyani.
5	AAI NOC	:	Airport authority of India issued NOC vide NOC ID no. RANC /EAST /B/ 060822/676382, dated 23.06.2022 valid up to 22.06.2030.
6	Building Plan approval	:	Conceptual Plan submitted.
7	Fire Department	:	Fire Advisory has been issued by Fire Department, Jharkhand, Ranchi, vide memo no. 2724/Tech./2020, dated 14.12.2020.

Water Requirement Details

Category	Population/Area (sq m)/Capacity	Standard (LPCD)	Water Requirement (KLD)	Fresh Water Requirement (KLD)	Recycled Water requirement(KLD)
Domestic (Residential)					
Residents	3295	100	330	231	99
Staff	165	45	8	6	2
Visitors	329	15	5	3	2
Domestic (Hotel)					
Residents	86	180	16	11	5
Staff	55	45	3	2	1
Visitors	9	15	2	1	1
Total Domestic Water Demand			364	254	110
Landscape	8523.2 Sq.m	3ltr/sqm	25	-	25
DG Cooling		0.9l/KVA/hr	15	-	15

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Fire Fighting			10	-	10
Total			414	254	160

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

Wastewater Calculations

Category	Total Quantity (KLD)
Domestic water Req.	414
Flushing water Req.	160
Sewage generation (@90% of the fresh + 100% flushing water requirement)	389
Capacity of STP	400
Recovered water from STP (90% of Waste water)	350
1. Flushing	160
2. Landscaping	25
3. Fire Fighting	15
4. DG Cooling	10
5. Discharge to Sewer/Road/Car washing	140

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	3381	0.5	1690	1352	338
2.	Staff	220	0.25	55	44	11
3.	Visitors	338	0.15	51	41	10
6.	Landscape waste	8523.2 SQM i.e 2.10 acres	0.2 kg/acres	0.42	0.42	--

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7.	STP sludge	389 KLD	--	30	30	--
Total Waste Generated				1827	1468	359

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 8523.2 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. 400 KLD or STP is proposed for treatment of wastewater.

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- Treated waste water would be reused for Flushing, Landscaping, Road Washing & Misc
- Use of water efficient plumbing fixtures to conserve water.
- Approx. 254 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 least 5 % of the total power requirement.

Undertaking

- An undertaking that 350 KLD recycles wastewater generated at Residential cum commercial project “Royal Palm” of M/s Loyala Maurya Estate Pvt. Ltd at plot no. 118,119,59,65,62,60,75,78,79,80,81,67,70,71,72,73,74,76,118,119,92,93,94, khata no 56,106,263,491,290,247,172,92,108 at Muza Pundag, Town-Ranchi, District-Ranchi, Jharkhand
- An undertaking that 5000 kVA Power requirement in Residential cum commercial Project Royal Palm” located in Ranchi City of M/s Loyala Maurya Estate Pvt. Ltd at plot no. 118,119,59,65,62,60,75,78,79,80,81,67,70,71,72,73,74,76,118,119,92,93,94, khata no 56,106,263,491,290,247,172,92,108. at Muza Pundag, Town-Ranchi, District-Ranchi, Jharkhand.
- An undertaking that no ground water will be used with any prior approval from CGWA.

SEAC, Jharkhand has recommended the ToRs in its 123rd meeting held on 07th, 08th, 09th, 10th and 11th May, 2025 for undertaking detailed EIA / EMP study and SEIAA, Jharkhand has approved the ToRs in its 123rd meeting held on 09th & 10th June, 2025.

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

A. Specific Conditions:

1. In compliance of OM no. F.No. IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024 of MoEF&CC, Govt. of India plantation of saplings shall be carried out in the earmarked green belt area as the part of tree plantation campaign “*Ek Ped Ma Ke*

Naam” and the details of the same shall be uploaded in the MeriLiFE Portal (<https://merilife.nic.in>). 10% of the total green belt proposed shall be allocated under this clause.

2. Ground water to be drawn for use in the project only after obtaining permission from the Competent Authority.
3. Environment management system including organization structure to be drawn to ensure compliance of EC conditions stipulated based on principles of Continual Improvement and periodical management review.
4. All raw material to be stored only under covered shed.
5. PAs to offset (upto20%) consumption of conventional energy sources by promoting use of solar energy, passive energy utilization, optimum fenestration, shading effect and heat islands.
6. Developers to offsets energy consumption by solar generation of not less than 05 % of connected load.
7. Trees should be developed & maintained not less than 15% of project area.
8. Organic Waste Converter (OWC) to be installed of sufficient capacity such that all organic waste (bio degradable) generated is composted at source only.
9. Developers/Company to install STP of sufficient capacity such that all the sewer produced is treated and reused.
10. Developers/Company to install Rain water harvesting structures such that all the roof top water runoff is harvested including usage within the premises only on 100% basis.
11. Developers/Company to conduct and submit carbon footprint and carbon sequestration study report including mitigation measures as a part of EC compliance.
12. Water runoff originating from open non constructed areas of project premises to be harvested /guided in such a way that it does not create water logging condition outside.
13. Sufficient number of EV fast charging stations to be installed.
14. MSW Collection centre should be located in isolated and preferably unmanned area. Movement of the vehicle carrying waste should be under tarpaulin covered condition only. Route of vehicle should be such that it avoids residential areas as far as practical.

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15. ISO 14k EMS system standard to be followed for implementation of EMPs with MRM in place for feedback to Sr. management.

B. 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.

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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 towards 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.
25. 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.

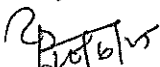
Sd/-
Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

Memo No.-EC/SEIAA/2025-26/3686/2025/ 151

Dated: 20.06.2025

Copy to:

1. Member Secretary, Jharkhand State Pollution Control Board, Ranchi for information and necessary action.
2. Regional Office, Ministry of Environment, Forest and Climate Change, Govt. of India, 2nd Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
3. Member Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand



