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File No: EC/SEIAA/2026-27/5029/2026

State Environment Impact Assessment Authority (SEIAA), Jharkhand

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **08/10/2026**

To,

Chandan Kumar
MOTI INFRAHEIGHTS PRIVATE LIMITED
House No. 1862/A, Near Jay Shree Green City, Argora, Pundag Road, Ranchi, Jharkhand, 834002. , RANCHI, JHARKHAND, , 834002
motiinfra@gmail.com

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 Expansion of Residential Project “Pearl The Central Park” submitted to Ministry vide proposal number SIA/JH/INFRA2/586452/2026 dated 03/08/2026.

2. The particulars of the proposal are as below:

(i) TOR Identification No.	TO26B3812JH5418846N
(ii) File No.	EC/SEIAA/2026-27/5029/2026
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Expansion of Residential Project “Pearl The Central Park”
(vii) Name of Company/Organization	MOTI INFRAHEIGHTS PRIVATE LIMITED
(viii) Location of Project (District, State)	RANCHI, JHARKHAND
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) 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 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 SEIAA Appraisal Committee of SEIAA in the meeting held on 08/09/2026. 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 08/09/2026, 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 SEIAA Appraisal Committee hereby decided to grant Terms of Reference for instant proposal of M/s. Chandan Kumar 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.

Copy To

1. The Member Secretary, CGWA, 18/11 Jamnagar House Man Singh Road, Central, Delhi, cgwa@nic.in
2. The Member Secretary, CPCB, Central Pollution Control Board Cbd-Cum-Office Complex East Arjun Nagar Delhi – 32, New Delhi, Delhi, mscb.cpcb@nic.in

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 Acquisition And R&r

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

3. Land Environment

S. No	Terms of Reference
3.1	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.

Additional Terms of Reference

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Residential Township (Built-up Area)	Residential Township (Built-up Area)	148889.2	555983.03	704872.23	Sq.m	Not Applicable

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State Level Environment Impact Assessment Authority, Jharkhand

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

E-mail: msseiaa.jhk@gmail.com / website: www.jseiaa.org

Letter No.- **EC/SEIAA/2026-27/5029/2026/** Ranchi, Date:

To: **M/s Moti Infraheights Pvt. Ltd.,**
Shri Chandan Kumar,
Director,
Pearl The Central Park,
Near Moti Fuel Centre, Argora, Pundag Road,
District : Ranchi, Jharkhand : 834002.

Sub: Prescribing of ToR to **"Expansion of Residential Project "Pearl the Central Park" of M/s Moti Infraheights Pvt. Ltd., Village : Argora, Thana : Argora, Distt. : Ranchi, Jharkhand (Proposal no.: SIA/JH/INFRA2/ 586452/2026) - regarding.**

Ref: Your application no.: MIPL/26-27/0342, Dated : 11.08.2026.

Sir,

It is in reference to the project **"Expansion of Residential Project "Pearl the Central Park" of M/s Moti Infraheights Pvt. Ltd., Village : Argora, Thana : Argora, Distt. : Ranchi, Jharkhand"** submitted by you for seeking Terms of Reference (ToR).

This is an expansion project which has been taken for appraisal on 26.08.2026.

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

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

- **Existing plot area: 36,436.14 sq.m**
- **Phase-I infrastructure constructed comprises 705 dwelling units including 234 LIG/ EWS units, along with basement parking, internal circulation roads, landscaping and associated infrastructure facilities with a built-up area of 148,889.20 sq.m.**
- **Proposed Phase-II infrastructure includes additional residential towers, EWS housing, basement parking, internal circulation roads, landscaping, utility services and supporting infrastructure facilities.**
- **Total Existing Built-up Area (Existing Phase-I): 148,889.20 sq.m.**
- **Proposed Additional Built-up Area (Phase-II): 555,983.03 sq.m.**
- **Total Built-up Area (Post Expansion): 704,872.23 sq.m.**
- **Total Plot Area: 135,367.50 sq.m.**
- **Total Project Cost: 500 Crore (As per Existing EC- 97.0 Crore).**

- Expansion of Residential Project "Pearl The Central Park"at Mauza – Mauza–Argora, Khata Nos. 79, 84, 80, 113, 41, 27, 18, 77, 15, 124, 34, 88, 188, 206, 116, 83, 158 and 197. Plot Nos. 889, 890, 891, 893, 894, 895, 898, 897, 1055, 1054, 1053, 900, 899, 901, 966, 1051, 1050, 1052, 970, 1048, 1047, 1046, 968, 967, 964, 963, 965, 903, 902, 904, 905, 906, 907, 908, 909, 910, 962, 959, 960, 961, 957, 958, 953, 932, 933, 952, 951, 950, 974, 975, 972, 973, 2594, 2595, 2600, 2599, 2596, 2597, 2590, 2591, 2592, 2578 and 914, Thana–Argora, Tehsil–Argora, District–Ranchi, State–Jharkhand.
- Built-up Area: 704,872.23 sq.m.

Project and Location details

Parameters	Descriptions
Total Plot Area	135,367.50Square Meter(33.45 Acre)
Total Built-up Area	704,872.23 Square Meter
Project Cost	INR 500 Crores
Proposed FAR	3.5
Total Green Area (@ 15.27% of plot area)	20,669.70 Square Meter
Population	25252 Persons
Water Requirement	2378 KLD
Fresh Water Requirement	1663 KLD
Wastewater Generation	2045 KLD
STP	Total Capacity : 2100 KLDSTP of Capacity(3*300 KLD+1*550 KLD+1*650 KLD)
OWC Capacity	5000 kg/Day
Total Municipal Waste	11,570 kg/day
Power Requirement	Maximum power demand for the project during operation phase is estimated to be 20000 kVA whereas during construction phase 4500 kVA. Source of power will be state Electricity Board.
DG Sets	5 no. of DG set of Total 1500 KVA
RWH Pits	Approx. 13 Nos.

Parking Area	146,000Square Meter
No. of Car Parking	4606 cars

Surroundings of the Project Site:

S. No.	Features	Description
1	**Nearest Habitation**	• Pearl Crest Apartment (80 m, NE) • Argora (Project site is located in Argora) • Kuenartali (300 m, SE) • Pundag (900 m, W) • Dugdugiyatoli (500 m, NW)
2	**Nearest City**	• Ranchi (project site is located in Ranchi city)
3	**Nearest school/ college**	• Vikas Public School (160 m, W) • Institute of Science and Management (225 m, NW) • Prabhat Primary School (1.4 km, ESE)
4	**Nearest water body**	• ArgoraTalab (0.80 km, NE) • Ranchi Lake (3.40 km, NE) • Kanke Dam (5.00 km, NNE) • Chota Dam (4.60 km, SW) • Dhurwa Dam (5.60 km, SW)
5	**Nearest Road**	• Pundag Road (0.02 km, North) • Harmu Road (0.80 Km, East) • NH 39 (4.30 Km, SW)
6	**Nearest Hospital**	• Radha Rani Mission Hospital (200 m, E) • Devkamal Hospital (1.2 km, E)
7	**Nearest Railway Station**	• Argora Railway Station (2.55 km, East)
8	**Nearest Airport**	• BirsaMunda Airport (3.15 km, SW)
9	**Nearest Temples**	• MaaMaha Kali Mandir, (0.03 km, North) • Shri Shiv Shakti Mandir (0.40 km, East)

CO-ORDINATES

1	Longitude	85°17'16.65"E
2	Latitude	23°20'47.63" N

AREA STATEMENT

S. No.	Description	Existing Details as per EC	Proposed Details	Total Development after Expansion
1	Plot Area (sq.m)	36,436.14 (9 Acre)	98931.36 (24.45 Acre)	135,367.50 (33.45 Acre)
2	Ground Coverage (sq.m)	8,340.99 (22.89% of Plot Area)	30985.78 (31.32%)	39,326.77(29.05%)
3	FAR Area (sq.m)	125,704.68 (@ 3.45 FAR)	348,284.45@ 3.5 FAR	473,989.13@ 3.5 FAR
4	Non-FAR Area (sq.m)	23,184.51	207,698.59	230,883.10
5	Built-up Area (sq.m)	148,889.20	555,983.03	704,872.23
6	Basement Area (sq.m)	21,500.00 (Basement-1 + Basement-2)	130,000 (Basement-1 + Basement-2)	151,500(Basement-1 + Basement-2)
7	Parking Area (sq.m)	18,644.00	127,356	146,000
8	No. of Car Parking	806 Nos.	3800	4606
9	Green Area (sq.m)	5,830.00 (16.00% of Plot Area)	14839.70(15% of plot area)	20,669.70 (15.27% of Plot Area)
10	No. of Dwelling Units Excluding LIG & EWS	705 Nos.	2198	2903
11	No. of EWS Units	234 Nos.	448	682
12	No. of LIG Units		210	210
13	**Total Nos. of Dwelling Including LIG**	**939**	**2856**	**3795**

	& EWS			
14	Height (m)	44.32 m	44.32 m	44.32m
15	No. of Floors	2 Basements + Ground + 13 Floors	2 Basements + Ground + 13 Floors in all blocks except LIG Blocks with 14 Floors	2 Basements + Ground + 14 Floors
16	No. of Towers/Blocks	6 Blocks (A, B, C, D,E,CLUB HOUSE,)	30 Blocks (E1, F, G,H,J (AMENITY AT GROUND FLOOR),K,L,M,N,P1 ,P2,P3,Q,R(AMENITY AT GROUND FLOOR),S,T,U,V,W, X,Y1,Y2,Y3,Y4,Z1,Z 2,Z3,Z4,Z5& Commercial)	35 Blocks (A,B,C,D,CLUB HOUSE, E1, F, G, H, J (AMENITY AT GROUND FLOOR),K,L,M,N,P 1,P2,P3,Q,R(AMEN ITY AT GROUND FLOOR),S,T,U,V,W ,X,Y1,Y2,Y3,Y4,Z1, Z2,Z3,Z4,Z5 & Commercial)

Total Built-up Area Breakup Details: (Square Meter)

Floor	Total Built-up Area (sq.m)
Basement Floor Area	130,000.00
Ground Floor Area	27,424.05
1st Floor Area	31,021.01
2nd Floor Area	31,021.01
3rd Floor Area	31021.01
4th Floor Area	31,021.01
5th Floor Area	31,014.44
6th Floor Area	31,014.44
7th Floor Area	31,014.44
8th Floor Area	31,014.44

9th Floor Area	30,914.44
10th Floor Area	30,914.44
11th Floor Area	30,914.44
12th Floor Area	30,914.44
13th Floor Area	26,759.42
Existing Built-up Area	148889.20
Total Built-up Area (Including Parking)	**704872.23**

STATUTORY CLEARANCES

1	Land Docs	:	A part of land is owned by the Project Authority and rest is acquired on development agreement.
2	DFO Territorial	:	DFO, Ranchi Forest Division vide letter no. 708, dated 28.02.2022 and letter no. 2056, dated 01.07.2026 certified that the distance of reserved/protected forest is more than 250 m from project site.
3	DFO Wildlife	:	DFO, Wildlife Ranchi division vide letter no. 250, dated 16.03.2022 and letter no. 478, dated 25.06.2026 certified that proposed project site is out side Eco Sensitive Zone of Palkot Wildlife Sanctuary.
4	CO certificate	:	The CO, Argora, Ranchi vide letter no. 421(ii) dated 03.08.2022 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in Khatiyan.
5	AAI NOC	:	Airport authority of India issued NOC vide NOC ID no. RANC/EAST/B/ 042622/668391, dated 26.05.2022 valid up to 25.05.2030.
6	Building Plan approval	:	Earlier the Building plan was approved for an area of 148564.46 SQM vide letter number RMC/GH/1528/W36/2022 dated 18.10.2023, The rest remaining area (5,56,307.77 Sqm.) is currently on conceptual plan.
7	Fire Department	:	Fire Advisory has been issued by Fire Department, Jharkhand, Ranchi, vide memo no. 3961/Tech./2022, dated 16.10.2022.

8	Consent to Establish (CTE)	:	CTE issued by JSPCB vide Ref. No. JSPCB/HO/RNC/CTE-14226214/2023/99, dated 07.02.2023.
9	Previous Environmental Clearance (EC)	:	Previous EC granted by SEIAA, Jharkhand vide letter no. EC/SEIAA/2022-23/2629/2022/241, dated 02.09.2022.

POPULATION DETAILS

S. No.	Category	No. of Units/Area sqm.	Standard	Population
As Per Existing EC, Population				
1	Main Residents	939 Dwelling Units	@ 5 persons / DU	4695
2	Visitors	–	-	235
3	Staff	–	-	94
	Total	-	-	5024
Proposed Population				
4	Residents (EWS 1 BHK)	448 Dwelling Units	@ 4 persons / DU	1792
5	Residents (LIG 2 BHK)	210 Dwelling Units	@ 5 persons / DU	1050
6	Residents (2 BHK)	78 Dwelling Units	@ 5 persons / DU	390
7	Residents (3 BHK)	1688 Dwelling Units	@ 6 persons / DU	10128
8	Residents (3 BHK+Servant)	136 Dwelling Units	@ 7 persons / DU	952
9	Residents (4 BHK)	163 Dwelling Units	@ 7 persons / DU	1141
10	Residents (4 BHK+Servant)	109 Dwelling Units	@ 8 persons / DU	872
11	Residents (5 BHK)	24 Dwelling Units	@ 8 persons / DU	192
	Total Residents	3795 Dwelling Units		16517
12	Visitors	–	@ 10% of residents	1652
13	Staff	–	@ 5% of residents	826
-	Commercial Area	12325.98 sqm	1 person/ 10sqm	1233
14	Visitors	–	@ 90% of population	1110
15	Service Staff	–	@ 10% of population	123
	Total Population			**25252 persons**

WATER REQUIREMENT DETAILS

Category	Population/Area (sq m)/Capacity	Standard (LPCD)	Water Requirement -KLD	Fresh Water Requirement -KLD	Recycled Water requirement-KLD
Domestic					
Residents	16517	100	1652	1156	496
Staff	949	45	43	30	13
Visitors	2762	15	41	29	12
As Per Existing EC Population	5024	-	642	448	194
Total Domestic Water Demand			**2378**	**1663**	**715**
Landscape	20,669.70sqm	5 l/day	103	-	103
DG Cooling/ miscellaneous	-	-	15	-	15
Fire Fighting	--	--	8	--	8
Total			**2504**	**1663**	**841**

WASTE WATER CALCULATIONS

Category	Total Quantity (KLD)
Fresh water Req.	1663
Flushing water Req.	715
Sewage generation (@80% of the fresh water consumption + 100% flushing water)	2045
Capacity of STP	**2100** KLD (3*300 KLD+1*550 KLD+1*650 KLD)

Recovered water from STP (90% of Waste water)	1841
1. Flushing	715
2. Landscaping	103
3. DG Cooling	15
4. Fire Fighting	8
5. Discharge to Sewer/Car washing/ Road Washing	1000

SOLID WASTE GENERATION

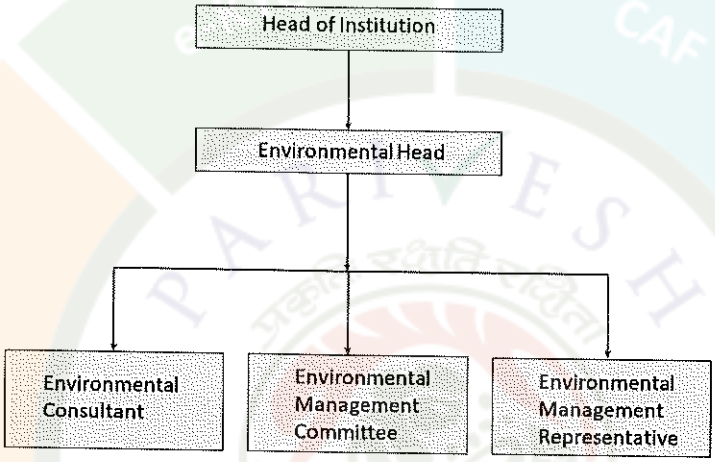
S. No	Description	Occupancy/Area	kg/capita/day	Total Solid Waste Generation (kg/day)	Recyclable (kg/day)	Non-Recyclable (kg/day)
1.	Residents	21212	0.5	10606	4242	6364
2.	Staff	1043	0.25	262	105	157
3.	Visitors	2997	0.15	450	180	270
4.	Landscape waste	20669.7	--	82	82	0
5.	STP sludge	2045 KLD Sewage	--	170	170	0
Total Waste Generated				**11570**	**4779**	**6791**

EMP Cost – Approx. cost during Operational Phase

S. No.	Activity	Capacity/ Area/Nos./parameters	Capital Cost (Lacs)	Annual Recurring Cost (Lacs)
1.	STP	2100 KLD	80	20
2.	Landscaping & planting trees	20669.70 sq m	20	5
3.	Solid waste Management (OWC-5000kg/day)	Municipal waste- 11570 kg/day	60	15

4	RWH Pit Installation	13 pits	80	20
5	Energy Saving	5 %	20	4
6	Environmental Monitoring*	Air, water, soil and noise	-	1
Total			**260**	**65**

ORGANIZATION STRUCTURE



ENVIRONMENT MANAGEMENT

Green belt development

- Total green area proposed is 20,669.70 sq.m (approximately 15.27 % of the total plot area).
- Initiation of the green belt during the construction phase itself.
- This green belt and greenery developed around the project periphery would cover approximately 15% of the plot area.
- Approximately 1692 trees are proposed within the residential campus.
- Native and pollution tolerant species shall be planted.
- Treated wastewater shall be utilized for irrigation of landscaped areas.
- The plant species will be selected on the basis of Guidelines for Developing Green Belts, CPCB March 2000.

Environment Monitoring Programme

S. No.	Description	Locations	Duration	Budget
1.	Ambient Air Quality	Project Site	Half yearly	20000

2.	Groundwater (Portability testing)	Project site	Half Yearly	7500
3.	Ambient Noise	Project site	Half Yearly	7000
4.	Soil quality	Project site	Half Yearly	8000
5.	Surface water	Outlet of STP	Half Yearly	7500

Suggested Monitoring Program for Project

S. No.	Type	Locations	Parameters	Period and Frequency
1.	Ambient Air Quality	Project Site	Criteria Pollutants: SO_2, NO_2, $PM_{2.5}$ & PM_{10}	Half yearly (24 hr average samples) during construction phase and annual during operation phase.
2.	Groundwater (Portability testing)	Project site	Drinking water parameters as per IS 10500.	Half Yearly
3.	Ambient Noise	Project site	dB (A) levels	Half Yearly (Hourly day and night time L_{eq} levels) during construction phase and every year during operation phase.
4.	Potable water quality	Drinking water supply	As per IS 10500 potable water standards	Half Yearly
5.	Soil quality	Project site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity.	Half Yearly
6.	Waste Characterizati	Municipal waste	Physical and Chemical	Daily

	on		composition	
7.	Treated water	Outlet of STP	BOD, MPN, coliform count, etc.	Monthly

Solid Waste Management

During Construction Phase

- Designated construction material storage areas shall be provided within the project site. These would be segregated as recyclable/ reusable and discarded materials.
- Excavated topsoil shall be stored separately and reused for landscaping and green belt development.
- Remaining excavated soil shall be utilized for backfilling, site levelling, and internal road development, to the extent feasible.
- Separate waste collection bins/containers shall be provided for collection and segregation of waste generated by construction workers.
- Construction and Demolition (C&D) waste shall be managed in accordance with the Construction and Demolition Waste Management Rules and applicable guidelines.
- Recyclable materials such as steel scrap, cement bags, cardboard, plastic, oil and packaging materials shall be collected separately and handed over to authorized recyclers.
- Adequate housekeeping practices shall be maintained throughout the construction period.

During Operation Phase

- Waste shall be segregated at source into biodegradable, recyclable, sanitary, biomedical (where applicable), domestic hazardous, and other waste streams as per the applicable Solid Waste Management Rules, 2026.
- Color-coded bins shall be provided at appropriate locations throughout the campus for segregation and collection of different categories of waste.
- Horticultural waste shall be composted and reused for landscaping and green belt development.
- Recyclable waste such as paper, plastic, glass, metal, and cardboard shall be handed over to authorized recyclers.
- STP sludge generated from sewage treatment plants shall be utilized as manure for horticulture and landscaping activities, wherever feasible.
- Domestic hazardous waste shall be stored separately and disposed of through authorized agencies in accordance with applicable regulations.
- The overall solid waste management system shall ensure environmentally sound collection, segregation, storage, processing, transportation, recycling, and disposal of waste in compliance with statutory requirements.

Water Quality Management

During Construction Phase

- Water requirement will be met through water tankers.
- Mobile toilets shall be provided for construction workers.
- Wastewater arising from the project shall be disposed of conforming to standards of CPCB by septic tanks/ soak pits.
- Proper site drainage and housekeeping shall be maintained.

During Operation Phase

- STP of total capacity 2100 KLD(3*300 KLD+1*550 KLD+1*650 KLD) will be provided.
- Approximately 1841 KLD treated wastewater will be reused for flushing, landscaping, HVAC cooling, DG cooling and fire-fighting.
- Dual plumbing system will be adopted.
- Rainwater harvesting pits will be provided for groundwater recharge.

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 at site and haulage road.
- 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.
- Provision of stacks with DG sets as per CPCB norms and usage if low sulphur fuel in DG sets
- Initiation of the green area development in construction stage itself
- Glow signs Speed Limits to 20 kmph to reduce emissions on site will be displayed at the important junctions.

Energy conservation

- Energy efficient lifts will beinstalled at the site
- Solar street lights will be provided in ratio of 1:3
- CFL/LED Lighting Fixtures for internal lighting.
- Energy Efficient Motors and Pumps.
- BEE Star Rated Electrical Equipment.
- Copper Bus Bars in Electrical Panels.
- Heat Reflective Roof and Wall Coatings.
- Approximately 5% of total energy demand met through solar energy.
- No fenestration provided on the west facing side of the building. West facing will be blocked

- All windows of all rooms open to outside so as the day light enters in all the flats

Undertaking

- An undertaking that no ground water will be used without any prior approval from CGWA
- E-waste shall be handed over only to authorized recyclers.
- Solid waste shall be managed as per applicable Solid Waste Management Rules 2026.
- Approximately 5 % of total energy consumption shall be met through renewable energy.
- The project shall comply with all applicable environmental regulations and statutory requirements.

Baseline monitoring period March, 2026 to May, 2026.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its **134th** meeting held on **23rd, 24th, 25th, 26th and 27th August, 2026,** 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 **134th** meeting held on **08th, 09th & 10th September, 2026.**

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

A. Specific Conditions:

1. **The directions proscribed and prescribed in the Office Memorandum No. FC-11/119/2020-FC, Dated : 17th May, 2022 of MoEF&CC shall be strictly adhered to.**
2. **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.**
3. **Certified Compliance Report (CCR) should be obtained from Regional Office, Ranchi, MoEF&CC, Govt. of India and to be submitted alongwith application for consideration of final EC.**

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.
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.

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/2026-27/5029/2026/** 178 Dated: 16.09.2026

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.

16/9/26

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

Signature Not Verified

Digitally Signed by : Smt Smitha Pankaj
Member Secretary, SEIAA

Date: 09/10/2026