

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

CHHATTISGARH

Government of India

Ministry of Environment and Forests

Commercial Complex,
Chhattisgarh Housing Board Colony,
Kabir Nagar,
Raipur (C.G.)

E-mail: seiaacg@gmail.com

No. 41 /SEIAA-CG/ EC/ Bldg Const /RYP/293

Raipur, Date 17/4/2013

To,

M/s G.T. Homes,
G.T. Shopping Plaza – Near Avnti Bai Chowk,
Vidhansabha Marg Raipur,
District – Raipur (C.G.)

Sub: Building & Construction Project Of 31320.92 sqm Built-Up Area On 23733 sqm Plot Area, Plot No. D-7, Sector-30, N.R.D.A. Raipur, Village Nawagaon, District – Raipur – Environment Clearance Regarding

Ref: Your letter no. nil dated 21/07/2012 and subsequent correspondence ending letter dated 18/01/2013.

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The undersigned is directed to refer to your communication dated 21/07/2012 and 18/01/2013 regarding the subject mentioned above. The case was discussed in the 89th, 92nd and 95th meeting of SEAC, Chhattisgarh held on 25/08/2012 29/09/2012 and 18/01/2013 respectively.

Project proponent presented the case in the 95th meeting of SEAC, Chhattisgarh held on 18/01/2013. It was noted that total area of the plot is 23733.00 Sq.Mts. Built-up Area is 31320.92 sqm height of Building as approved by NRDA is 18 meters. ROW Proposed is 24 Mts. wide road. Latitude of site is 21° 7'50.53"N and Longitude is 81°46'58.53"E. Total Water Demand will be 289 KLD. Total Waste Water generation will be 210 KLD. Solid Waste Generation will be 0.995 TPD. Water supply source will be NRDA, similarly sewage treatment and solid waste disposal will be done in NRDA utility. Power Demand is 1.7 MW. Power would be drawn from CGSEB. The maximum demand would be 1700 KW Provided by NRDA. 50 KVA DG set shall be provided as a backup source for common area by the developer. Low sulphur content fuel (HSD: sulphur content: 0.05%) will be used which will help to contain the emissions within the permissible range. Open area will be 1186.65 sqm, area for amenity will be 1186.65 sqm, ground coverage for flat will be 6407.91 sqm and ground coverage for amenity will be 355.99 sqm ground coverage for club will be 334.00 sqm area for underground tank, S.T. and transformer will be 2149.74 sqm. Total construction area will be 31320.92 sqm. Total podium parking area will be 20896.92 sqm and open parking will be 439.9 sqm. The entire building shall be provide with a centralized fire suppression system comprising over head water storage tanks, dedicated fire pumps on terrace, hose reels, wet riser, yard hydrants and sprinkler system as per National Building code. Each Floor will have fire hydrant station and each lobby shall be provided with one set extinguisher. An independent fire hydrant ring main is proposed to run around the buildings. Green belt will be developed as per approved plan by NRDA. Rain water harvesting will be developed in the building as per approved plan.

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After deliberation, committee unanimously decided to recommend for grant of environmental clearance to M/s G.T. Homes, Plot No. D-7, Sector-30, N.R.D.A. Raipur for building height up to 18 meter only as approved by NRDA subject to term and condition as mentioned in the minutes of the meeting. For further increase in height of building, fresh reference should be made by project proponent to SEIAA, Chhattisgarh.

SEIAA, Chhattisgarh perused the application submitted by the project proponent in the 25th meeting held on 15/03/2013. After deliberation, SEIAA, Chhattisgarh unanimously accepted the recommendation of SEAC, Chhattisgarh and decided to grant environmental clearance to M/s G.T. Homes, Plot No. D-7, Sector-30, N.R.D.A. Raipur for building height up to 18 meter only as approved by NRDA subject to term and condition as mentioned in the minutes of the meeting. For further increase in height of building, fresh reference should be made by project proponent to SEIAA, Chhattisgarh.

Accordingly, environmental clearance is hereby accorded for built-up area 31320.92 sqm of building height up to 18 meter only as approved by NRDA at Village -Bhatagaon, Tehsil and District- Raipur (C.G.) subject to the terms and conditions mentioned below:-

1. Construction camp and temporary labour sheds shall be located away from the construction site. Construction camps shall be provided for construction personnel to avoid indiscriminate settlement of construction workers and labourers.
2. Provision of drinking water, wastewater disposal, solid wastes management and primary health facilities shall be ensured for labour camps. Proper sanitation facilities shall be provided at the construction site to prevent health related problem. Domestic as well as sanitary wastes from construction camps shall be cleared regularly. Provision shall be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during construction phase shall be ensured.
3. Water usage during construction shall be optimized to avoid any wastage.
4. Adequate safety measures shall be adopted to the construction workers.
5. All the labourers to be engaged for construction works shall be screened for health and adequately treated before issue of work permits. The contractor shall ensure periodic health check-up of construction workers. A first Aid room shall be provided in the project both during construction and operation of the project.
6. Provision shall be made for the supply of kerosene or cooking gas /pressure cooker to the labourers during construction phase.
7. As far as practicable, re-use of debris of demolished existing buildings/houses/structures at existing site is recommended with a special care for handling and disposal of asbestos waste, if any.
8. Earth material generated from excavation shall be reuse to the maximum possible extent as filling material during site development. The construction debris and surplus excavated material shall be disposed off by mechanical transport in suitable pre-identified dumping areas to avoid land degradation and water logging due to

indiscriminate dumping. Dumping areas shall be biologically reclaimed through topsoil cover and plantation.

9. A soil erosion and sedimentation control plan shall be prepared prior to construction. The soil erosion, sediment control and storm water practices shall be incorporated depending upon the site characteristics to control soil erosion and loss of topsoil during construction.
10. Disposal of muck including excavated material during construction phase shall not create any adverse effects on the neighboring communities and disposed off taking the necessary precautions for general safety and health aspects.
11. Low sulphur diesel type diesel generator sets should be used during construction phase. Diesel generator sets during construction phase shall have acoustic enclosures and shall conform to Environment (Protection) Rules, 1986 prescribed for air and noise emission standards.
12. All Vehicles/equipments deployed during construction phase shall be ensure in good working condition and shall conform to applicable air and noise emission standards. These shall be operated only during non-peaking hours.
13. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Equivalent noise levels shall be ensured during construction phase and closely monitored during construction phase. Adequate measures shall be provided to maintain ambient air quality and noise levels during construction phase, so as to conform to the stipulated standards by CPCB/CECB. Fortnightly monitoring of ambient air quality (PM₁₀, PM_{2.5}, SO₂ and NO_x) shall be done.
14. The protective equipments such as earplugs etc. shall be provided to construction personnel exposed to high noise levels. Stationary construction equipments generating noise shall be placed away from inhabited areas and silence zones. Construction activities carried out near residential area shall be scheduled to daytime only. Only limited necessary construction shall be done during nighttime. No unloading of construction materials shall be done at night. Vehicular noise and use of horns shall be controlled through enforcement of laws and public awareness. Use of pressure horns shall be strictly prohibited. To reduce noise level, the roads shall be designed to have more rows of plantation.
15. Construction spoils, including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they shall not leach into the ground water. If necessary, oil trap shall be installed where heavy machineries are deployed.
16. Proper and prior planning, sequencing and scheduling of all major construction activities shall be done. Construction material shall be stored in covered godowns / sheds. Truck carrying soil, sand and other construction materials shall be duly covered to prevent spillage and dust emission. Adequate dust suppression measures shall be

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- undertaken to control fugitive dust emission. Regular water sprinkling for dust suppression shall be ensured.
17. Use of Ready-Mix concrete is recommended for this project. Water demand during construction shall be reduced by use of pre-mix concrete, curing agents and other best practices.
 18. Accumulation/stagnation of water shall avoid ensuring vector control.
 19. Regular supervision of the above and other measures shall be in place all through the construction phase so as to avoid disturbance to the surroundings.
 20. Use of fly ash based bricks/blocks/tiles/products shall be ensured. Blended cement with fly ash shall be used. The provisions of Ministry of Environment and Forests, Government of India Notification No. 763(E) dated 14/09/1999 [amended notification no. SO 979 (E) dated 27/08/2003] regarding use of Fly ash must be complied with. Soil borrow area should be filled up with ash with proper compaction and covered with topsoil kept separately. Fly ash/pond ash shall be used for low-lying areas filling. In embankments / road construction etc. ash shall be utilized as per guidelines of Ministry of Environment and Forests, Government of India/ Central Pollution Control Board/ Indian Road Congress etc. concerning authorities. The use of perforated brick / hollow blocks / fly ash based lightweight aerated concrete etc. shall also be ensured so as to reduce load on natural resources.
 21. Construction shall conform to the requirements of local seismic regulations. The project proponent shall obtain permission for the plans and designs including structural design, standard, safety, adequacy of firefighting equipments, protection measures for lightning and specifications of all construction works from concerned authority.
 22. Reduce the use of glazed surface as per National Building Code 2005. Roof of the various buildings shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
 23. Use of energy efficient construction materials to achieve the desired thermal comfort shall be incorporated. The provisions of National Building Code 2005 shall be strictly followed.
 24. Modern electrical power transmission & distribution system shall be installed.
 25. Street lighting shall be energy efficient. The High Pressure Sodium Vapour (HPSV) Lamps & Compact Fluorescent Lamps (CFL) along the building network system shall be provided. High intensity, high mast lights to be installed at intersections, parking areas, vehicles stops and major pedestrian movement areas as per the specifications and guidelines prescribed by the Bureau of Indian Standards. Solar energy may be used for outdoor lighting.
 26. Reduce hard paving-onsite (open area surrounding building premises) and/or provide shade on hard paved surfaces to minimize heat island effect and imperviousness of the site.
 27. No untreated/treated wastewater shall be discharge in the any water bodies under any circumstances.

28. All the construction and preparatory activities shall be carried out during dry seasons only.
29. Water shall be supplied by NRDA, Raipur as per agreement.
30. Water saving practices such as usage of water saving devices / fixtures, low flow flushing systems, sensor based fixtures, auto control walls, pressure reducing devices etc. shall be adopted.
31. Lay out of proposed buildings and roads etc. shall be made in such a way that it shall cause minimum disturbance to existing flora and fauna. Appropriate green belt shall be developed to compensate the habitat loss of trees for site clearing. The project proponent must obtain permission for tree cutting from competent authority as per prevailing Act/Rules (if any). Plantation along the side of the roads and in the open spaces shall be developed to act as sinks of air pollutants. Adequate plantation programme along the roads and open spaces shall be planned. The plantation of trees shall be completed in the construction stage. The plantation programme shall be drawn to confirm the natural climate conditions.
32. Sewage generated from buildings shall be routed to sewage treatment plant of NRDA, Raipur through sewerage lines laid down by NRDA, Raipur.
33. Rainwater from open spaces shall be collected and reuse for landscaping and other purposes. Rooftop rainwater harvesting shall be adopted for the buildings. Every building shall have rainwater-harvesting facilities.
34. All mandatory approvals and permissions as required shall be obtained.
35. Unskilled construction labourers shall be recruited from the local areas. Construction materials shall be procured locally as far as possible.
36. The ground water shall not be abstracted without prior permission from the competent authority in the project area.
37. Regular supervision of the above and other measures for monitoring shall be in place all through the construction phase, so as to avoid disturbance to the surroundings.
38. All municipal solid wastes generated for the buildings shall be segregated, collected, transported, treated and disposed as per provisions of the Municipal Solid Wastes (Management and Handling) Rules, 2000 (As amended) through NRDA, Raipur.
39. Public awareness programmes of benefit of living a clean and healthy life by proper management of solid wastes shall be organized regularly.
40. All hazardous wastes (if any) shall be segregated, collected, transported, treated and disposed as per provisions of the Hazardous Materials (Management Handling and Tran boundary Movement) Rules, 2008.
41. This environmental clearance is valid for building height up to 18 meter only as approved by NRDA, Raipur. For any increase in building height

beyond 18 meter project proponent shall obtained fresh environmental clearance from SEIAA, Chhattisgarh.

42. After approval of the competent authority appropriate fire fighting system shall be adapted.
43. The environmental safeguards and mitigation measures contained in the application shall be implemented in letter and spirit.
44. All the conditions, liabilities and legal provisions contained in the Environmental Clearance shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity.
45. The project proponent shall make financial provision in the total budget of the project for implementation of the above-mentioned conditions and for suggested environmental safeguard measures. The funds earmarked for the environmental protection measures shall not be diverted for other purposes.
46. Six monthly monitoring reports shall be submitted to the SEIAA, Chhattisgarh; Regional Office, Ministry of Environment and Forests, Government of India, Bhopal and Chhattisgarh Environment Conservation Board, Raipur, who shall be monitoring the implementation of environmental safeguards, shall be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents shall submit to State Level Environmental Impact Assessment Authority, Chhattisgarh.
47. In the case of any change(s) in the scope of the project, the project shall require a fresh appraisal by the SEIAA.
48. The issuance of this letter does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local laws or regulations.
49. All other statutory clearances from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent. Project proponent shall obtain statutory clearances / licenses/ permissions from concerned Central Government/State Government Departments, Boards, Bodies and Corporations etc. Project proponent shall follow direction issued by Central Government/ State Government, Central Pollution Control Board/Chhattisgarh Environment Conservation Board from time to time regarding control of water & air pollution and for environmental conservation before start of any construction activity.
50. The State Level Environmental Impact Assessment Authority, Chhattisgarh reserves the right to amend the above conditions and add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act. 1986, to

ensure effective implementation of the suggested safeguard measures in a time-bound and satisfactory manner.

51. Chhattisgarh Environment Conservation Board shall display a copy of the clearance letter at the Regional Office, District Trade and Industries Centre and Collector's Office / Tehsildar's Office for 30 days.
52. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

[Handwritten Signature]

Member Secretary
State EIA Authority, Chhattisgarh
Raipur (C.G.)

Endt. No. / SEIAA-CG/ EC/ Bldg Const /RYP/293 Raipur, Date / /2013

Copy to:-

1. The Principal Secretary, Department of Environment, Mantralaya Chhattisgarh, Raipur-492001
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-Cum-Office Complex, East Arjun Nagar, Delhi – 100 032.
3. The Chairman, Chhattisgarh Environment Conservation Board, Commercial Complex, Chhattisgarh Housing Board Colony, Kabir Nagar, Raipur (C.G.).
4. Director, Ministry of Environment & Forests, Government of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
5. The Chief Conservator of Forests (C) Regional Office (WZ), Ministry of Environment & Forests, Kendriya Paryavaran Bhawan, Link Road No.-3, E-5, Arera Colony, Bhopal.

Member Secretary
State EIA Authority, Chhattisgarh
Raipur (C.G.)

[Handwritten Signature]