



State Level Environment Impact Assessment Authority, Jharkhand
Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834 004
E-mail: msseiaa.jhk@gmail.com/chr-seiaajhr@gov.in
website: www.jseiaa.org

Letter No. - EC/SEIAA/2022-23/2620/2022/

Ranchi, Date:

To: Shri Rajiv Upadhyay
M/s Anaadi Group,
Panchmukhi Enclave, Obariya Road,
Hatia, District – Ranchi,
Pin Code - 834003 (Jharkhand).

Corrigendum

Sub: Corrigendum of Environmental Clearance for the project “Residential Building “Panchmukhi Enclave” of M/s Anaadi Group at Mauza : Hatia, Thana no. : 248, Distt. : Ranchi, Jharkhand” (Proposal No. : SIA/JH/MIS/289046/2022) – regarding.

Ref: Your online application dated – 13.09.2022.

1. This is in continuation of Environmental Clearance issued by the State Level Environment Impact Assessment Authority (SEIAA), Jharkhand vide letter no.-EC/SEIAA/2022-23/2620/2022/205, Ranchi, Date : 02.08.2022 and further reference to your online application dated : 13.09.2022 and online application no : SIA/JH/MIS/289046/2022 requesting for corrigendum of Environmental Clearance with regard to change of building blocks.

2. The State Level Environment Impact Assessment Authority (SEIAA), Jharkhand has accorded the Environmental Clearance vide office letter no. : EC/SEIAA/2022-23/2620/2022/205, Ranchi, Date: 02.08.2022 for “Residential Building “Panchmukhi Enclave” of M/s Anaadi Group at Mauza : Hatia, Thana no. : 248, Distt. : Ranchi, Jharkhand”. The project proponent has requested to issue the corrigendum of Environmental Clearance w.r.t. mentioning correct building blocks.

3. Your request has been examined by the State Level Environment Impact Assessment Authority (SEIAA), Jharkhand in its 98th meeting held on 17th & 18th October, 2022. based on the information furnished/provided and discussion held, the State Level Expert Appraisal Committee, (SEAC) recommended to issue Corrigendum of earlier Environmental Clearance vide its 97th meeting held on 14th, 15th, 16th, 17th and 18th September, 2022 as the following:-

04x

6
4

1

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

Anaadi Group is proposed to develop a Group housing project “**Panchmukhi Enclave**” on the total land area measuring **6097.95 m²** located at Khesra No. 1590, Khata No. 209, Thana No.248, Mauza : Hatia, Anchal : Namkum, Distt. : Ranchi, Jharkhand. The total build up area is **25723.67m²**.

Salient Features of the Project

Sl. no.	Particulars	
1.	Latitude	23°16'56.42"N
2.	Longitude	85°19'11.15"E
3.	Plot Area	6097.95 Sqm.
4.	Proposed Ground Coverage (@32.18%)	1962.63 Sqm.
5.	Proposed Built-up Area	871.79 Sqm.
6.	Total (Existing + Proposed)	19981.04 Sqm.
7.	Proposed Parking Area	5742.63 Sqm.
8.	Total Built-up Area	25,723.67 <i>Note: Existing Built-up Area: 19981.04 Sq.m in under construction for which EC was not required.</i>
9.	Total Parking Proposed (ECS)	Four wheeler: 181 ECS Two wheeler: 179 Nos.
10.	Total Green cover @20%	1220 Sqm. Greenbelt area: 914.69 Sqm. @ 15% Green cover: 307.53 Sqm. @ 5%
11.	Rain Water Harvesting Pits (with size)	4 (12.57 Cumec / hour)
12.	STP Capacity	150 KLD
13.	Maximum Height of the Building (m)	~30 m.
14.	Power Requirement	1000 KVA (Source: The source of power will be supplied by Jharkhand State Electricity

02/11

25

11

Sl. no.	Particulars		
			Board.)
15.	Power Backup (DG sets)		2 x 200 KVA
16.	Total Water Requirement		~145 KLD
17.	Fresh / Domestic Water Requirement		~92 KLD
18.	Reuse of Recycled Water		~53 KLD
19.	Waste Water Generated		~122 KLD
20.	Solid Waste Generated (Operational)		~488 Kg/day
21.	Biodegradable Waste (Operational)		~293Kg/day
22.	Non-Biodegradable Waste (Operational)		~195 Kg/day
23.	Number of Tower (Residential Building)		04
24.	Basement		01
25.	Stories		B+G+9 (Maximum) Max. Height of the Building: 30 m.
26.	R+U Value of Material used (Glass)		U-value-5.6 w/m ² R-value- 0.17 w/m ²
27.	Total Cost of the project:		36.98 Cr.
28.	EMP Budget		During Construction: Capital: 19.5 Lakhs Recurring: 20.25 Lakhs During Operation: Capital: 78 Lakhs Recurring: 21Lakhs
29.	Construction Phase:	i) Power Back-up	50 KVA each
		ii) Water Requirement & Source	Fresh water – 9 KLD Treated wastewater-12 KLD Source: Tanker Water
		iii) STP (Modular)	20 KLD
30.	Connectivity	Hatia Railway Station	Approx. 3.19km. NW
		Birsa Munda Airport	Approx. 3.90km.SW
31.	CER Cost		37 Lakhs

64

65

h

Detailed Area Statement

Particulars	Area (Sqm.)
Plot Area	6097.95
Existing Built-up Area	19109.25
Proposed Built-up Area	871.79
Total (Existing + Proposed)	19981.04
Proposed Parking Area	5742.63
Total Built-up Area	25,723.67
Ground Coverage @ (32.18%)	1962.63
Green Cover @ 20%	1220 Sqm. Greenbelt area: 914.69 Sqm. @ 15% Green cover: 307.53 Sqm. @ 5%

Details of Site Surroundings and Connectivity

Sl. No.		Description	Distance & Direction
1.	Nearest Railway Station	Hatia Railway Station Balasiring Railway Station	Approx. 3.19Km, NW Approx. 4.23Km, WSW
2.	Airport	Birsa Munda Airport	Approx. 3.90km, NNE
3.	Roads	Ranchi Ring Road Khunti Road Obariya Rd	Approx. 2.25km, SSW Approx. 1.11 km, West Adjacent to the project site
4.	Water bodies	Subarnarekha River Dhruwa Dam Ranchi Lake Batam Talab Hesag Talab Kadru Talab Argora Talab Chhat Talab	Approx. 0.20 km, NW Approx. 6.34 km, West Approx. 9.25 km, North Approx. 6.85 km, North Approx. 10.33km, NNE Approx. 7.67 km, North Approx. 7.97km, NNW Approx. 8.38 km, NE
5.	Nearest School, Hospital & Temple	Schools Govt. High School, Hatia Vidya Mandir School, Hatia Vidhya Memorial Public School, Hatia Hospitals Summer Hospital & Research Centre Pvt. Ltd., Karma Chowk Division Railway Hospital, Ranchi	Approx. 1.11 km, NW Approx. 0.52 km, NW Approx. 0.80 km, WNW Approx. 2.30 km, NW Approx. 2.93 km, NW

34

35

36

Sl. No.		Description	Distance & Direction
		Government Health Centre, Tupudana List of Temples: Sri Durga Mandir	Approx. 1.64 km. SW Approx. 0.68 km. NW
6.	Nearest Densely	Hatia Rajeev View Colony Oberiya Choybasatoli	Approx. 1.47 km. WNW Approx. 0.76 km. West Approx. 1.38 km. East Approx. 0.78 km. WNW
7.	Nearest Town	Ranchi	Approx. 6.90 km. NNW

Details of Building Blocks

Building Blocks	3BHK	2BHK	Shop	Community Hall	Total units	No. of Floors	Total Built-up Area (Sq.m)
Block-A	24	0	3	0	27	B+G+8	3967.35
Block-B	36	18	0	0	54	B+G+9	9973.52
Block-C	45	0	0	0	45	B+G+9	6354.02
Block-D	36	0	0	1	37	B+G+9	5428.78
Total	141	18	3	1	163	--	25723.67

Calculation of Population

Description	No. of units / Area in Sqm.	Unit Population	Population
Main Dwelling Units (Residential) 3 BHK	141	6	846
Main Dwelling Units (Residential) 2 BHK	18	5	90
Shop	3	6	18
Community Hall	1	250	250
Visitors (15% of the residential population)	...	...	181

Parking Details

S. No.	Parking Type	Prop No. / ECS
1.	Car Parking	157
2.	Two Stackcar	6
3.	Visitors car parking	17
4.	Ambulance	1
5.	Two wheeler parking	179

674

537

12

Calculation of Green Area

Total Plot Area	6097.95Sqm.
Total green cover	1220 Sqm. Green belt area: 914.69 Sqm. @ 15% Green cover: 307.53 Sqm. @ 5%
Total No. of Trees will be Planted@ 1 tree per 80 Sqm. of Plot Area	76 Nos.

Details of Water Requirement

S. No.	Description	No. of units/Area in Sqm	Unit Population	Population	Unit water consumption (lpcd)	Total water required (kl)	Fresh water required (kld)	Flushing (kld)	Total Wastewater (kld) (80% of domestic + 100% Total flushing)
1	Main Dwelling Units (Residential) 3BHK	141	6	846	135 (90+45)	114	76	38.07	98.87
2	Main Dwelling Units (Residential) 2BHK	18	5	90	135 (90+45)	12	8.1	4.05	10.53
3	Shop	3	6	18	45 (25+20)	1	0.45	0.36	0.72
4	Community Hall	1	250	250	45 (25+20)	11	6.25	5	10
5	Visitors (15% of the residential population)	...	...	181	15 (5+10)	3	0.90	1.806	2.5260
	Subtotal -I					141.13	92	49.286	122.65
	Reuse of treated water								
1	Green cover	1220 Sqm.	...	...	3 liter/sqm of green area	4			
	Subtotal II					4			
	Grand Total I+II					145.13			

STATUTORY CLEARANCES:

1	DFO Forest Distance	:	DFO, Ranchi Forest Division vide letter no. 1466, dated 18.04.2022 certified that the distance of reserved / protected forest is more than 250 m from proposed project site.
---	---------------------	---	--

02/4

5/3

16

2	DFO Wild Life	:	DFO, Wildlife Ranchi Division vide letter no. 252, dated 16.03.2022 certified that the National Park & Sanctuary is not within 10 km from project site and proposed project is not situated in any ESZ.
3	CO certificate	:	The CO, Namkum (Ranchi) vide letter no. 1078(ii), dated 21.05.2022 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyani & Register II.
4	AAI NOC	:	Airport Authority of India has issued NOC vide letter no RANC/EAST /B/101920/ 503584, dated 22.10.2020.
5	Fire Department	:	A Certificate from Fire Department, Jharkhand, Ranchi vide letter no. 526 dated 28.10.2016.
6	Building Plan	:	RRDA has approved building plan vide case no. RRDA/GH/0340 /2019/ALT1, dated 28/07/2021.

4. The Authority examined the recommendation of SEAC with regard to issue of corrigendum Environmental Clearance in the 98th meeting held on 17th & 18th October, 2022 and decided to issue corrigendum Environmental Clearance to the project **"Residential Building "Panchmukhi Enclave" of M/s Anaadi Group at Mauza : Hatia, Thana no. : 248, Distt. : Ranchi, Jharkhand"** as recommendation mentioned above.

5. All other terms & conditions mentioned in the letter no : EC/SEIAA/2022-23/2620/2022/205, Ranchi, Date : 02.08.2022 shall remain the same.

6. This issues with the approval of competent Authority.

Yours Sincerely,

Sd/-

Member Secretary

State Level Environment Impact
Assessment Authority, Jharkhand

Memo No: EC/SEIAA/2022-23/2620/2022/281

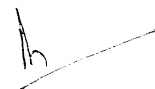
Ranchi, Date: 27/10/2022

Copy to:

1. Additional Chief Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand.
2. Deputy Commissioner, District - Ranchi, Jharkhand.
3. Divisional Forest Officer, Ranchi Forest Division, Ranchi, Jharkhand.
4. Divisional Forest Officer, Wildlife Division, Ranchi, Jharkhand.
5. Director IA Division, Monitoring Cell, MoEF and Climate Change, Indira Paryavaran Bhavan, Jorbag Road, Aliganj, New Delhi – 110003.







6. Ministry of Environment, Forest and Climate Change, 2nd Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
7. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
8. Secretary, Jharkhand State Expert Appraisal Committee, Ranchi.
9. Website.
10. Guard file.

An 27/10/2020
Member Secretary

**State Level Environment Impact
Assessment Authority, Jharkhand**

RA

\$
27
10