



State Level Environment Impact Assessment Authority, Jharkhand

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

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Letter No.- EC/SEIAA/2017-18/2040/2017/

Ranchi, Date:

To: **Shri S. K. Sahu,**
Project Director (Technical),
Jharkhand Urban Infrastructure Development
Company Limited (JUIDCO),
Pragati Sadan, 3rd Floor, Kutchery Chowk,
Opposite Jaipal Singh Stadium,
Ranchi – 834001.

Sub: Prescribing of ToR to “**Proposed Civic Tower Building Construction Project of Jharkhand Urban Infrastructure Development Company Ltd (JUIDCO) at Ranchi Smart City, HEC Campus, Ranchi, Jharkhand**” regarding..

Ref: Your application no.: 3076 Dated: 23.04.2018.

Sir,

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.

The salient feature of project is given in table given below :

Name of the project	Proposed Civic Tower Building Construction Project of Jharkhand Urban Infrastructure Development Company Ltd (JUIDCO) at Ranchi Smart City, HEC Campus, Ranchi.		
Name of applicant	Sri S.K. Sahu (Project Director)		
Category of the project	8 (a)		
Project location	Mauza – Latma, Block – Namkum, Dist.- Ranchi, Khata no. – 141 & 31, Plot no. – 1184 (P,) 1185 (P), 1186 (P), 1294 (P), 1299 (P), 1300 (P), 1301 (P), 1302 (P), 1305 (P), 1306 (P), 1308 (P), 1309 (F), 1310 (P), 1311 (P), 1312 (F), 1313 (F), 1314 (F), 1315 (P), 1325 (P), 1326 (P) & 1344 (P)		
Total land area	6.75 Acres		
Total plot area	12,480 Sq.m.		
Total built up area after expansion	40,469 Sq.m.		
Proposed construction area	45,469 Sq.m.		
	No. of floors	Built up area (Sq. m)	No. of users

Block wise built up area	Basement 2	9735.75	Parking and services
	Basement 1	9735.75	Parking and services
	Ground floor, 1 st and 2 nd Floor	2632.50 each	Shops & Food court
	3 rd Floor	1770	Office space
	4 th Floor	1374	Office space
	5 th -10 th Floor	1361 each	Office space
	11 th – 15 th Floor	1358 each	Office space
	Total	45,469	As above
New / Expansion / Modernization	New project		
Nearest Airport	Birsa Munda Airport – 3.0 KM		
Maximum Height of the Building	70 m above ground level.		
Water requirement	Construction Phase	During Operation Phase	
	Drinking water for labour & staff = 3-5 KLD by water tankers. By water tankers : 60-70 KLD (Depending upon the activity)	Source : Ground water & Treated Waste Water Fresh Water (Domestic) : 201 KLD Recycle water (Flushing) : 65 KLD	
	Total water demand at operation stage will be 266 KLD.		
Power requirement	Source : JSEB Construction Phase : 40 KVA Operation Phase : 2080 KVA For D.G. Sets : 2x1000 KVA		

The proponent has initiated the project work without prior approval of environmental clearance and as such the committee after detailed deliberation the proposal in the terms of the provisions of the MoEF & CC notification S.O no. 804 (E), dated 14.03.2017, confirmed the case to be violation of the Environment (Protection) Act, 1986 and recommended for the issue of specific & standard terms of reference and to conduct the public hearing for undertaking EIA and Assessment of environment Quality damage cost & prepare EMP.

The PP in the light of violation of E (P) Act, will submit an "Undertaking" for complete suspension of project work (prohibited activity) till EC be granted by SEIAA.

The State Govt. / SPCB to take action against the project proponent under the provisions of section 19 of the Environment (Protection) Act, 1986.

SEAC, Jharkhand has suggested the ToRs in its 63rd meeting dated 07th 08th and 09th January, 2019 and SEIAA, Jharkhand has approved the ToRs in its meeting held on 22nd January, 2019.

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

A. Standard Conditions :

1. Examine baseline environmental quality along with projected incremental load due to the project.
2. 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.
3. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
4. Submit the details of the trees to be felled for the project.
5. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
6. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E (P) Act.
7. Ground water classification as per the Central Ground Water Authority.
8. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
9. Rain water harvesting proposals should be made with due safeguards for ground water quality Maximize recycling of water and utilization of rain water. Examine details.
10. Examine soil characteristics and depth of ground water table for rainwater harvesting.
11. Examine details of solid waste generation treatment and its disposal.
12. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
13. 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.
14. 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.
15. A detailed traffic and transportation study should be made for existing and projected gatherings in different time & period.
16. Examine the details of transport of materials for construction which should include source and availability.
17. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
18. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
19. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
20. 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.



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

B. Specific Conditions :

1. The State Govt. / SPCB to take action against the project proponent under the provisions of section 19 of the Environment (Protection) Act, 1986.
2. Examine the nala / river flowing on northern side of both the sites and management plan to maintain the flow of ecology of the system.
3. The project proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant of EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority.
4. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
5. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
6. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
7. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.
8. 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.
9. After preparing the draft EIA (as per the generic structure prescribed in Appendix- III of the EIA Notification, 2006) covering the above mentioned issues, the proponent will get the public hearing conducted and take further necessary action for obtaining environmental clearance in accordance with the procedure prescribed under the EIA Notification, 2006.
10. The prescribed TORs would be valid for a period of three years for submission of the EIA / EMP reports, as per the O.M. No. J-11015/109/2013-IA.II(M) , dated 12.01.2017.

Sd/-

Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.

Memo No.-EC/SEIAA/2017-18/2040/2017/63

Dated: 07/02/2019.

Copy to:

1. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
2. Member Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand.