Pro-Active and Responsive Facilitation by Interactive,

and Virtuous Environmental Single-Window Hub





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

To,

The Director OJASSMART HOMES PRIVATE LTD G 127 12th Floor Himalaya House Kasturba Gandhi marg -110001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

EC Identification No.

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UK/MIS/235872/2021 dated 26 Oct 2021. The particulars of the environmental clearance granted to the project are as below.

1.	EC Identification No.	EC21B038UK151189
2.	File No.	EC-08(51)/2021
3.	Project Type	New
4.	Category	B2
5.	Project/Activity including Schedule No.	8(a) Building and Construction projects
6.	Name of Project	PMAY by Ojas Smart Homes Pvt. Ltd
7.	Name of Company/Organization	OJASSMART HOMES PRIVATE LTD
8.	Location of Project	Uttarakhand
9.	TOR Date	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 13/11/2021

(e-signed) Sushanta Kumar Pattnaik **Member Secretary** SEIAA - (Uttarakhand)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

राज्य स्तर पर्यावरण समाघात निर्धारण प्राधिकरण, उत्तराखण्ड, 653, इन्दिरानगर कालोनी सीमाद्वार रोड, देहरादून- 248006 (पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली द्वारा गठित)

दूरभाषनम्बरः 0135-2763576 ईमेलः seiaa.seac.uk@gmail.com



State Level Environment Impact Authority, Assessment 653, Indiranagar Colony, Seemadwar Road Dehradun- 248006 (Constituted by Ministry Environment, Forests and Climate Change Government of India.) Phone No- 0135-2763576 Email- seiaa.seac.uk@gmail.com

Dated- /2 -11-2021

E.C.No-324-8(50)/2021

To,

M/S Ojas Smart Homes Pvt. Ltd. Khasra no. 1840,1841,1842, Village Anekhi Hetampur, Block Bhadrabad District- Haridwar.

Sub: Regarding Environmental Clearance for PM Awas Yojna Affordable Housing Project at Khasra no. 1840,1841,1842, Village Anekhi Hetampur, Block Bhadrabad District-Haridwar.

Kindly refer to your online proposal No SIA/UK/MIS/235872/2021 submitted to SEIAA Uttarakhand regarding aforementioned subject. The details about the project site and proposal for EC as per the documents submitted by the project proponent is as under:

S.No	Parameters	Description	
1.	Proposal for EC	M/S Ojas Smart Homes Pvt. Ltd – PM Awas Yojna Affordable Housing Project.	
2	Total Number of Units	1152 Units 1 bhk (Proposed)	
2.	Proposed site location	Khasra no. 1840,1841,1842, Village Anekhi Hetampur, Block Bhadrabad District- Haridwar Uttarakhand	
3.	Coordinates of Project site	Latitude – 29.962051 N Longitude - 78.026067 E	
4.	Total Plot Area	24299.40 Sq.mtr	
5.	Water requirement (KLD)	Total = 797 KLD (Proposed) Fresh ( 70% of domestic Water) : 549.0 KLD For Flushing ( Recycled) : 235.0 KLD For Horticulture : 13.0 KLD	
6.	Source of water	Borewell Supply	
7.	Waste Water Management	Domestic Water Requirement (854 KLD) Fresh ( 70% of domestic Water) : 549.0 KLD Flushing ( 30% of domestic 256 KLD ) : 235 KLD Total Waste Water Generated : 619 KLD The Waste Water will be treated in STP 700 KLD Capacity and Treated water shall be used in Flushing and in green belt.	
8.	Solid Waste Generation & Disposal	From Residents 5760 (2880 kg /day) From Staff 100 (25 KG/D) Visitors 200 (30 KLD) Landscape Waste ( 2.5 acres) ( 0.5kg/d) Total Waste ( 2936 kg/d) .To be disposed off to the official vendor and organic waste to be converted to compost by using Composting Technology.	
9.	Hazardous Waste Management/E- waste	As per the plan submitted collection storage, transportation and disposal will be done through TSDF as per MSIHC rules.  E-Waste shall be managed by authorised vendors of Pollution Control Board.	
10.	Total Manpower	150 Nos. during operation (Over all staff)	
11.	Electricity/Power requirement	1200 KVA (Sources from UPCL). DG Set-01 No. 180 KVA ( Proposed)	

Page 2 of 5

12.	Land form, Land use and land ownership	Agricultural Land , Agreement for sale made with the owner.
13.	Project cost	Cost for Proposed project activity is ₹ 89.00 Crores.
14.	Corporate Social Responsibility (CSR)	2 % of the project cost.

The SEAC during its meeting held on  $8^{lh} - 9^{lh}$  November, 2021 had undertaken appraisal of the project. This project falls under Schedule B2 & 8(a) enlisted in project /activity as per EIA Notification, 2006 and the proposal is placed under Orange category (B2) requiring prior EC. After due examination of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations earlier, SEAC has recommended the grant of Environmental Clearance for the above project subject to compliance of the EMP and other stipulated conditions. SEIAA during its meeting dated 11th November, 2021 considered the above proposal based on the recommendation of SEAC. After due examination and deliberation, the SEIAA Uttarakhand hereby accords Environmental Clearance for the above project under category B-2 of EIA notification 2006 (as amended from time to time) subject to the strict compliance of the conditions mentioned below:-

#### 1- Pre-Construction Phase

- The project proponent should advertise with basic details at least in two widely circulated local newspapers, within seven (7) days of the receipt of the clearance letter informing that the project has been accorded environmental clearance which is available with the State Environment Impact Assessment Authority, Dehradun and a copy of the same is being sent to the Regional Office of Ministry of Environment and Forest, Government of India located at Pearson Road, FRI Campus, Dehradun.
- A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned Panchayat and the local NGO, if any from whom suggestion/representation, if any, were received while processing the proposal.
- Consent to Establish shall be obtained from Uttarakhand Environment Protection and Pollution Control Board under relevant provisions of Central Air Act and Central Water Act before starting up of any construction activity at the site
- The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies
- The building plan and structural design shall comply with requirements of Seismic Zone IV as outlined in National Building Code

#### 2- Construction Phase

- Consent to Establish shall be obtained from Uttarakhand Environment Protection and Pollution Control Board under relevant provisions of Central Air Act and Central Water Act before starting up of any construction activity at the site
- The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies
- The building plan and structural design shall comply with requirements of Seismic Zone IV as outlined in National Building Code
- The topsoil excavated during construction work shall be used for backfilling/landscape development/green belt development. The same shall not be disposed off outside the boundaries of project site without approval of Competent Authority
- The onsite levelling and dressing should ensure minimal vegetation clearing and soil erosion. If necessary organic mulching should be done to avoid soil erosion. There shall not be any felling of green trees for the purpose of this project
- The disposal of muck should adhere to standards of general safety and health concerns of local people and also it should have no adverse effect on the neighbouring community. The muck shall not be disposed off in adjoining forest areas without meeting requirements of Forest (Conservation) Act, 1980.
- Temporary storage units should be erected in the construction site and transportation of construction materials shall be restricted to non-peak hours. The dust pollution shall be suppressed by regular water sprinkling
- The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site
- All stacking and loading areas should be provided with proper garland drains equipped with baffles to prevent runoff from the site to enter any adjoining water body. Construction spoils including bituminous materials must not be allowed to contaminate watercourse and dumpsites as such materials leach into ground water.
- 2.10 The water requirement during construction phase shall be met from regular water supply/private tankers. There shall be no extraction of ground water and water requirement for the project in operational phase shall be met entirely from private tankers. Construction work requiring water shall not be carried out during 30th April to 15th June in the year

2.11 The soil and groundwater samples shall be tested from accredited agencies and it shall be ensured that they comply with CPCB standards so as to ensure that there is no threat to groundwater quality by leaching of heavy metals and toxic contaminants.

2.12 DG Sets shall be used only as backup power. The capacity of DG sets shall not exceed capacity of 01 DG Set 180 KVA and it should have stack height complying with CPCB norms.

- 2.13 Fixtures of showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices/sensor based control. Dual plumbing system shall be installed separately for fresh water and waste water.
- 2.14 The use of glass may be reduced by upto 40 percent to reduce the electricity consumption and load on air conditioning. If necessary then use of high quality double glass may be encouraged with special reflective coating in windows.
- 2.15 The use of CFL and such other power saving devices shall be maximized. Common areas and landscape areas shall be illuminated with solar lighting system. At least 40 percent of the total power requirement after completion of construction unit shall be met from solar energy.
- 2.16 Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2006 which is proposed to be mandatory for all air-conditioned spaces while non air-conditioned spaces should have appropriate thermal insulation materials. The U values of the roof, external wall and fenestration shall also meet specifications of ECBC, 2006.
- 2.17 Rainwater harvesting for roof top and surface run off should be ensured as per the plan submitted. Before recharging the surface run off, pre treatment must be done to remove suspended matter, oil and other particles. The bore well for rain water recharging should be kept at 5 metres above the highest ground water table.
- 2.18 The storm water management shall be so designed as to avoid discharge of water directly to the forest areas/adjoining locality which may lead to water logging in nearby areas. The storm water shall be put to use for recharging of aquifers and also pond creation within the campus
- 2.19 50 percent of the total project site area shall be converted into green belt. The green belt shall not include kitchen garden, flower pots and grasses/herbs in the area. It shall comprise of tree stand of aesthetic/fruit/timber value. Quality planting material has to be used during plantation as per standards of State Forest Department.
- 2.20 Acoustic enclosures shall be provided with all construction machineries and DG sets on site complying with Noise Levels of CPCB standards. The ambient air quality and noise levels as per CPCB norms shall be ensured through a monitoring system as approved by UEPPCB.
- 2.21 The construction debris may be used for land fill or disposed through authorized vendors. The Hazardous substances generated during construction activity shall be disposed off as required by Hazardous Waste (Management, Handling) Rules, 1989 (as amended from time to time). Efforts shall be maximized for use of low toxicity substitutes and low VOC materials.
- 2.22 The construction work shall be restricted to Sunrise to Sunset period in a day. Any construction activity beyond this period shall be subject to approval of Competent/Designated Authority from time to time.

  2.23 The vehicles used at the construction site should comply with emission norms and noise level standards of CPCB and State Transport Department. They should be operated only during non peak hours.
- 2.24 All necessary efforts shall be made to ensure safety and hygiene of workforce. First Aid facility shall be established and trained manpower to deal with emergency cases shall be engaged. The labour force engaged on site shall be screened for health from time to time.
- 2.25 Adequate drinking water and sanitation facility has to be provided on site for the workforce. Provision should be made for supply of domestic fuel to the workforce so that they do not remain dependent on adjoining forest areas for fuel wood.
- 2.26 The use of plastics during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.
- 2.27 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.
- 2.28 The entire site after construction activities should carry signages of garbage collection points, environment awareness etc.
- 2.29 The proponent shallensure safety measures against river meandering. It shall also undertake river meandering study in the locality and then construct suitable protective structures for river training
- 2.30 EMP shall be submitted within three months with the name of person responsible to SEIAA.

#### 3 - Operation Phase

- 3.1 A STP of capacity 700 KLD shall be installed for treating waste water upto tertiary level. Sewage Treatment Plant shall be complying with parameters of CPCB/UEPPCB guidelines. Treated water should be used for flushing, green belt development, road washing, DG cooling and other miscellaneous purposes
- 3.2 The excess treated waste water may be transported through pipe lines/tankers to adjoining construction sites or industrial areas as the demand arises
- 3.3 The installation of sewage treatment plant should be certified by an independent expert and a report in this regard should be submitted to the UEPPCB. Necessary measures should be made to mitigate the odour problem from STP
- 3.4 Guidelines of Municipal Solid Waste (Management & Handling) Rules, 2000 (as amended from time to time) should be followed for disposal of solid waste. Two bin collection system for bio degradable and non bio degradable waste should be adopted. Bio degradable waste shall be sent to composting pit

and non biodegradable/inert waste disposed off through authorized recyclers. STP sludge shall be dried and used as organic manure

3.5 Energy consumption measures like installation of CFLS/TFLS for the external lighting area should be ensured. The disposal of used CFLS/TFLS should be properly collected and disposed off as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination

3.6 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power

#### 4-Condition for Entire life of project

4.1 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.

4.2 The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy by the Central Government or State Government of Uttarakhand, as may

be applicable to this project.

- 4.3 If the ownership is transferred then fresh Environment Clearance is to be obtained under EIA notification dated 14.09.2006. However, no activity shall be undertaken till the Environment Clearance is transferred in his name and he is lawfully bound to Comply with the conditions of the Environmental Clearance.
- 4.4 All directions of Fire Department shall be complied.

4.5 Provisions shall be made for the integration of Solar Power System.

- 4.6 Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPCCB Uttarakhand.
- 4.7 Two chambered container or two separate container (one for recyclable waste and other for all organic waste) shall be placed at appropriate distance.

4.8 Rest room facilities shall be provided for service worker.

- 4.9 The project proponent shall submit half yearly compliance report of stipulated conditions of Environment Clearance in soft copy through PARIVESH PORTAL given link: <a href="https://parivesh.nic.in.">https://parivesh.nic.in.</a> Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPCCB, Uttarakhand.
- 4.10 Project Proponent shall designate a person responsible for implementing the environmental management plan within a month and inform SEIAA accordingly

4.11 Inner Road/paths should be planted by shade bearing trees on the advice of local D.F.O.

In view of the COVID-19 scenario, social distancing at work-place shall be maintained, and such other conditions and safeguard shall be ensured as directed by Government of India, Government of Uttarakhand and concerned District Magistrate from time to time.

(Sushanta Kumar Pattnaik) Member Secretary, SEIAA, Uttarakhand

No.- 32 4 8(50)/2021 dated- as above

Copy for information and necessary action to-

- 1. APCCF, Regional office (Central) MoEFCC Govt of India, 25 Subhash Road, Dehradun.
- 2. Additional Chief Secretary, Forests & Environment, Government of Uttarakhand, Dehradun.

3. District Magistrate, Haridwar.

4. Member Secretary, UEPPCB, IT Park Dehradun.

D.F.O Haridwa Forest Division, Haridwar.

6. Guard File for uploading in Parivesh Website.

(Sushanta Kumar Pattnaik) Member Secretary, SEIAA, Uttarakhand

Signature Not Verified
Digitally signed by Sushanta
Kumar Pattnaik
Member Secretary



थमको को धाराओं में मुकदमा दर्ज किया गया है।

थाना पैठाणी में क्षेत्र के जाख गांव निकासी प्रवीण गुसाई ने सेना के कंमचारी प्राम पंचायत बांजकांट के सिमड़ी गांव निवासी विष्णु प्रसाद ममगाई द्वारा मारपेंट व जान से मारने की शमकी देने की शिकायत दर्ज करहें हैं। शिकायत में प्रयोग ने बताया कि चाकीसँण बाजार में विष्णु प्रसाद ममगाई ने उनके साथ बाहन आगे-पीछे किए जाने को लेकर झगड़ा किया साथ ही हाथापई को। आरोगों ने जान से मारने की प्रताप सिंह ने बताया कि वि प्रसाद ममगाई के खिलाफ मार्ग्य व जान से मारने की धमकी व की धाराओं में मुकदमा दर्ज व जांच शुरू कर दी गई है। मामले जल्द हो कार्रवाई अमल नाई जाएगी।

सर्वक्रवरण को स्कृतिक किया जात है कि नागे कर्य पूत्र कर जो रणाय जाता कर्या जिसकी र पान गेर एम ही औए कालोन के स्वामी है उत्तर जाता किया देव बहुत हुए एक भूमि एक संस्था १०६६ खंसा में-१७६८ र कार्यों के सम्पान १७६८ किया है १८६८ १० के समार्ग में ४०५७ क्या १८५८ किया १८६८ १० के समार्ग में ४०५७ क्या १८५८ है क्या व्यक्ति १८६० हैं भूमि में ४०५० १२ भाग जानि १८६० हैं में १ स्थाप खाम भूमि गानि १८४७ है। भूमि जो कि विभाग जान भीमान गरिन के जो क्या है। स्वर्थक व जिला सीर्या में अनिक भीड़ कर्यों अपीर अभिकारों कर्योंन्य में उन्ने करात गरिन क्या क्या अपीर वालोक हो है आता में १८६० के सीर्य अपीर अपीर

## PUBLIC NOTICE

General Public is hereby informed that the State Environmental Impact Assessment Authority, Dehradun, U.K. constituted by the Ministry of Environment, Forest & Climate Change, Government of India, has granted Environment Člearance by E C - 324 - 08 (51) dated 13/11/2021 for PMAY affordable housing project at Khasra No. 1840, 1841 & 52, Village Anekhi, Hetampur, Block Bahadrabad, District. Haridwar. The Environment Clearance Certificate is available in the office of State Level Environmental Impact Assessment Authority (SEIAA) Dehradun...

For M/s Ojas Homes Pvt. Ltd. Arjun Mangal



# अखिल भारतीय आयुर्विइ

(पारत सरकार के स्वास्थ्य एवं परिवार कल्वाण मंत्रा वे बसाईट : http://www.a

थः : एकटीएस-15070 (VII)/प्रतिनियुक्ति/2021

## प्रतिनिय्क्ति के आधार पर रिहि

आहेतल भारतीय आयुर्विद्यान सरधान, घटना में प्रतिनिधुक्ति के आधार पर निम्न राज्य / सदाशासित क्षेत्र तरकार / विद्यविद्यालय / केमानिक / स्वायन निकरय / क कमेबारियों से निमीरित प्रथव में दोवत महत्यम के द्वारा आवेदन आमंत्रित किये जाते !

annersanierie		i Al
us (namen us namen na		9450-43 (S
	30: 4113:11	\$69-10 [
03	सहरूक दर्शन विवास	4792-11 [
	7373-41-41-6	2777 14 78
A6.00.	and in which an edition	एनगाए कंग्रल विकित
05	HAN HAN ANDER	7(17 12 (
(36)	witers where the	FF 13.7
07	काबारानक अस्विता (विश्वार)	\$117~11 (
08	(१८७५क अमिन्यत) (एको एवट ४०४)	944-07 (
39	द्वराय अध्यक्षाच्या सम्बद्धार अध्यक्षाची	\$\F\$ = 11
10	वीप्रसामात्री अधिकारी	6999 11 (
inaratina 11	नी एतरा करो। प्रतिपक्षक	#4V-07 (
12	Agus se agus a Grand	\$718-07
13	www.aprace	W 0-10 i
na n	FEET TESTERATE	F. C1 - 5338
15	TO SELLING	7777-11
16	मुख्य विकित्सा समाज रोजा अधिकारी	899-11
A de A de la companya		199
18	पुरस्कालवायम् (वे ४ - १) श्रीकपूर्व वेलस्य	277-07
minocommissiones 133	पुरस्कालकार्यक्ष वर्गन संगा	V-11-11
20	ारा किन्द्रा अध्याती	1987 - 107 (

हारित मध्यम के द्वारा आवश्यक दश्तावको सक्ति निर्धारित प्रक्य में पूर्ण आवेदन के पर पोप्पता आयु तीमा निर्धम एवं शरी इत्यादि को संस्थान की वेदनाईट **www.aiiग.sa;** विद्वापन से संबंधित कोई की परिकार शुद्धि-यह अपडेट जगर कोई ही, तो केवत प्रकारित किया जाएगर।





# उत्तराखण्ड आवास एवं विकास परिषद्,

राजीव गाँधी बहुउद्देशीय कॉम्पलैक्स, पंचम तल, डिस्पेन्सरी रोड़, देहरादून Email id- ukavpddn@gmail.comPhone No. 0135-2651033

संख्या 597 / उ०आ०वि०परि० पत्रा०सं०-००४ (२०१९-२०) दिनांक

नवम्बर, 2021

सेवा में,

Environmental Officer,

State Environment City assessment authority,

Haridwar.

विषय ः

प्रधानमंत्री आवास योजना—सबके लिए आवास (शहरी) के अन्तर्गत प्राप्त ग्राम अनेकीहेतमपुर तहसील एवं जिला हरिद्वार के खसरा नं0— 1840, 1841 एवं 1842 कुल क्षेत्रफल 2.4844 है0 में 1152 ई0डब्लू०एस० हेतु प्रस्तावित आवासीय परियोजना पर आपत्ति/अनापित प्रस्तुत किये जाने के सम्बन्ध में।

महोदय,

प्रधानमंत्री आवास योजना के अन्तर्गत शहरी आवासहीन व्यक्तियों के लिये Public Private Partnership (PPP) मोड में उत्तराखण्ड आवास एवं विकास परिषद द्वारा आवासीय परियोजनायें क्रियान्वित किये जाने भू—स्वामियों/प्राईवेट पार्टनर्स/निजी क्षेत्रों से भागीदारी प्रस्ताव आमन्त्रित किये गये, जिसके क्रम में परिषद में प्राप्त ग्राम अनेकीहेतमपुर तहसील एवं जिला हरिद्वार के खसरा नं0— 1840, 1841 एवं 1842 कुल क्षेत्रफल 2. 4844 हैं0 में 1152 ईण्डब्लू०एसा आवासीय परियोजना का प्रस्ताव प्राप्त हुआ है, जिस पर भारत सरकार से सेद्वान्तिक स्वीकृति प्राप्त हो चुकी है।

अतः सम्बन्धित परियोजना के मानचित्र संलग्न कर आपको इस अनुरोध के साथ प्रेषितः किये जा रहें है कि कृपया उक्त आवासीय परियोजना स्थल पर विद्युत व्यवस्था के सम्बन्ध में अपनी आपित्त / अनापित्त इस कार्यालय को यथाशीघ्र उपलब्ध कराने का कष्ट करें।

भवदीय

संलग्न : उपरोक्तानुसार।

(आनन्द राम ) अधिशासी अभियन्ता

प्रसिलिपि

डायरेक्टर, डेबीके सिस्टम्स, प्रा0लि० को इस आशय से प्रेषित कि उक्त परियोजना से सम्बन्धित दस्तावेज विद्युत विभाग, ज्वालापुर (हरिद्वार) को उपलब्ध कराते हुये आवश्यक कार्यवाही करने का कष्ट करें।

अधिशासी अभियन्ता