



Ministry of Environment, Forest & Climate Change
J&K ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

(at) DEPARTMENT OF ECOLOGY, ENVIRONMENT AND REMOTE SENSING

S.D.A. Colony, Bemina, Srinagar-190018 (May-Oct)/ Paryavaran Bhawan, Transport Nagar, Gladni, Jammu-180006 (Nov-Apr)

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M/S ADARSH BUILDESTATE LTD
 (Group Housing Project "Palm Riviera")
 5th Floor Global Business Square Building
 No 32 sec 44, Institutional area, Gurgaon,
 Haryana-122002.

Subject: Grant of Environment Clearance for Group Housing Project "Palm Riviera" on plot measuring 8542.82 sq. m located at khewat no. 145, khata no.322 min., khasra no. 136 min, (Gross Built up area: 31,591.44 sq. m.) (FAR area: 26,127.64 sq. m). Village- Sidhra, Tehsil & District- Jammu, Jammu & Kashmir promoted by Adarsh Buildestate Limited.

Ref: 1. Minutes of the Meetings of JKEAC latest held on 25.02.2020 & 15.07.2020.
 2. Minutes of the Meeting of JKEIAA held on 23.07.2020.

Kindly refer your application received in this office on 03.01.2020 under proposal No: SIA/JK/MIS/134510/2020 regarding Grant of Environment Clearance for Group Housing Project "Palm Riviera" on plot measuring 8542.82 sq. m located at khewat no. 145, khata no.322 min., khasra no. 136 min, Village- Sidhra, Tehsil & District- Jammu, Jammu & Kashmir promoted by M/S Adarsh Builde state Limited.

The project had been listed in one of the recent meetings of the JKEAC during which the case had been considered as a violation case as the project proponent had raised the construction without a valid EC and as per guidelines, the JKEIAA had initiated action and treated the project in terms of MoEF&CC Notification No. 804(E) dated 14th of March, 2017 and Notification No. S.O 1030(E) dated 8th of March, 2018. In the 5th meeting of JKEAC, the forum had recommended the case for grant of EC subject to the condition that the project proponent shall submit a remediation plan, community resource augmentation plan and natural resource augmentation plan equal to the environmental damage caused and the same in addition to CER and CSR be submitted to the JKEIAA/JKEAC prior to grant of such clearance.

After submitting the revised Environment Management Plan & other documents by the project proponent in question, the Committee agreed to the plans proposed by the consultant but desired that the project proponent must strictly spend the funds as per the recommendations made in the 5th JKEAC meeting in consultation with local community representatives and local officers of the concerned line departments with necessary checks and balances to be ensured by the enforcing agencies particularly J&K Pollution Control Board to which the project proponent shall submit a requisite bank guarantee as per the

recommendations made earlier & accordingly, the JKEAC recommended to accord Environmental clearance to the project.

The JKEIAA in its meeting held on 23th July, 2020 decided to uphold the recommendations of the Committee stipulated in the minutes of the meeting held on 25.02.2020 & 15.07.2020 and agreed to accord Environment Clearance for Group Housing Project "Palm Riviera" on plot measuring 8542.82 sq. m located at khewat no. 145, khata no.322 min., khasra no. 136 min, (Gross Built up area : 31,591.44 sq. m.) (FAR area : 26,127.64 sq. m). at Village- Sidhra, Tehsil & District- Jammu, Jammu & Kashmir promoted by Adarsh Build Estate Limited, under Environment Impact Assessment Notification dated September, 2006 as amended from time to time subject to the fulfilment of following specific and General Conditions as stipulated by the JK EAC in the Minutes of the Meeting held on 25-02-2020:-

PART A: SPECIFIC CONDITIONS

1. The Environment Clearance is subject to compliance to all guidelines/Office Memorandums of MoEF&CC, GoI, Orders of Hon'ble Courts of competent jurisdiction, Orders from Hon'ble NGT issued from time to time with respect to cases involving violation of Environment Protection Act, 1986 or any other Law on the subject read with Rules made thereof.
2. This Environmental Clearance is without prejudice to the outcome of any petition lying disposal before any Hon'ble Court of competent jurisdiction.
3. The project proponent shall revise the Environment Management Plan with a budget of Rs2,57,96 000(Two crores fifty seven lacs and ninety six thousand only) at the rate of Rs 2000/= per m² of total violation of 12898m²to be spent over a period of three years under remediation plan, Natural and Community Resource Augmentation Plan to be spent on environmental conservation activities, upgradation of primary educational facilities, health facilities and sanitation facilities within one km radial distance from the project site as cost of environmental damage due to violation of the EIA Notification read with amendments so that it acts as a matter of deterrence against future violations of environmental laws. This amount will be in addition to funds earmarked under CER and CSR. The environmental damage in terms of obstruction to sunlight, damage to air quality caused to the low rise residential /commercial structures within 50 meters of the project site shall be mitigated through maintenance and cleanliness of the link roads, lanes, installation of dust bins, free facility of car parking to the adjacent houses and tree planting and their lifelong maintenance.
4. In accordance with Notification No.S.O 1030(E) dated 8th of March, 2018, the project proponent shall submit a bank guarantee equal to Rs 2,57,96000/=(Two crores fifty seven lacs and ninety six thousand only) with the J&K Pollution Control Board before grant of Environmental Clearance and the same shall be released only after successful implementation of the Remediation plan, Natural and Community Resource Augmentation Plan and on recommendation of the Regional Office of the Ministry of Environment, Forest & Climate Change (MoEF&CC), JK Expert Appraisal Committee(JKEAC) and approval of the JK Environment Impact Assessment Authority.

5. The project proponent shall earmark an amount of Rs 45 lacs to be spent separately under CSR activities under poverty elevation activities, children and women welfare, upgradation of drinking water facility, and development of community parks within radial distance of 2 kms.
6. The project proponent shall earmark an amount of Rs 1.00 crore under Corporate Environment Responsibility to be spent over a period of three years on improvement of landscape and renovation / construction of toilets, painting, furniture and furnishing of class rooms in educational institutions within radial distance of 3kms from the project site.
7. The project proponent shall involve local panchayat/urban body/RWA in identification of works under CSR/CER/EMP and the funds shall be utilized through concerned field functionaries of government departments.
8. The Project Proponent shall ensure that the guidelines issued vide this Ministry's OM No. 19-2/2013-IA.III dated 09.06.2015, are followed for building and construction projects to ensure sustainable environmental management.
9. The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work.
10. 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
9. The width of all internal roads shall be 6 m wide.
10. D.G set shall be at least 6 m away from the boundary.
11. The project proponent shall comply with the conditions of NOC and final Clearance obtained from Fire Department.
12. Before handing over possession of the flats to the public, a Safety audit shall be conducted and clearance obtained from the JK Disaster Management Department.
13. All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.
14. The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the UT of J&K.
15. Temporary toilets will be provided for all construction labour.
16. Suitable toilet fixtures for water conservation shall be provided.
17. Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
18. The rainwater harvesting plan should be incorporated by the CGWA.
19. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
20. A First Aid Room will be provided in the project both during construction and operation of the project.
21. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
22. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the

- necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
23. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 24. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
 25. Any hazardous waste generated during construction phase, should be disposed-off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
 26. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
 27. The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
 28. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 29. Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.
 30. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003. (This is subject to its availability within UT jurisdiction area).
 31. Ready mixed concrete must be used in building construction.
 32. Storm water control and its re-use as per CGWB and BIS standards for various applications.
 33. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 34. Permission to draw ground water shall be obtained from the competent Authority prior to construction/ operation of the project.
 35. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
 36. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
 37. Use of glass may be reduced by up-to 400% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
 38. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

39. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
40. The treated wastewater shall be recycled and reused for flushing and gardening to reduce the demand of fresh water as committed.
41. Solid waste management shall be collected, treated and disposed in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises.
42. The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
43. Parking facility with 6 m clear driveway shall be provided.
44. The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
45. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
46. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
47. Diesel power generating set proposed as source of back-up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. Use low sulphur diesel. The location of the DG set may be decided with in consultation with State Pollution Control Board.
48. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
49. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
50. 30% of the total plot area should be maintained under green cover/open.
51. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5m above the highest ground water table.
52. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.

Power consumption should be reduced by 25% through use of LED lamps. All capacitors should be provided with Harmonic filters to avoid distortion in voltage.

53. Insulation of exposed walls and roof shall be done to minimize heat gains inside the buildings for minimizing air conditioning demand of the buildings.
54. All compliances shall be made with respect to Construction & Demolition Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Plastic Waste Management Rules, 2016 and Electronic Waste Management Rules, 2016.

PART C: GENERAL CONDITIONS

55. A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
56. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
57. Officials from the Regional Office of MoEF&CC, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC should be forwarded to the CCF, Regional office of MoEF&CC, Chandigarh.
58. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
59. The Ministry reserves the right to 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.
60. All other statutory clearances such as the approvals for storage of diesel 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 proponents from the respective competent authorities.
61. The above stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
62. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven

- days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Chandigarh.
63. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil)No.460 of 2004 as may be applicable to this project.
64. The Environment Clearance is valid for a period of 5 years or as per standing instructions conveyed in the Office memorandums of the MoEF&CC from time to time.
65. Any appeal against this 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.
66. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat/ZillaParisad/Municipal Corporation/ Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
67. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectorial parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
68. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
69. The Ministry of Environment, Forest & Climate Change, GoI reserves the right to suspend or withdraw the EC at any point of time if it is satisfied that any of the conditions in the EC are not complied by the project proponent during construction and operational phases.

Sd/-
(Lal Chand) IFS
CHAIRMAN, S.E.I.A.A.

No:JKEIAA/2018/124/611-18

Dated: 06-08-2020.

Copy to the:-

1. Principal Secretary to Govt., Industries & Commerce Department, J&K Govt., Civil Secretariat, for favour of information.
2. Commissioner/Secretary to Government, Forest Ecology & Environment Department, J&K Government Civil Secretariat, for favour of information.
3. Chairman, J&K Pollution Control Board, Jammu. He is requested to properly monitor the Environment clearance conditions and monitoring report thereof may be submitted to this office quarterly failing which EC so issued will be treated as null and void.

4. Addl. Pr. Chief Conservator of Forests (Central) Ministry of Environment Forest & Climate Change, Government of India Bay No.24-25 31-A Dakshan Mark Chandigarh-160030 for favour of information.
5. Secretary Expert Appraisal Committee, J&K for information.
6. Deputy Commissioner, Jammu. He is requested for giving requisite publicity as per procedure & to monitor the compliance of E.C. conditions. In case the E.C. conditions and Pollution control measures are not implemented/installed by the project proponent; the unit may be closed forthwith.
7. Mr. Anil Saproo, P.A., he may also upload the E.C. on departmental website.

Neelgera
06/8/2020

Dr. Neelu Gera, IFS
Pr.CCF/Director, EE&RS
Member-Secretary, JKEIAA