राज्य स्तर पर्यावरण समाघात निर्धारण प्राधिकरण, उत्तराखण्ड, 653, इन्दिरा नगर कालोनी सीमाद्वार रोड, देहरादून– 248006
(पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली द्वारा गठित)
दूरभाष नम्बरः 0135–2763576
ईमेलः seiaa.seac.uk@gmail.com

सत्यमेव जयते

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

E.C.No- 57 -8(14)/2019 Dated- 9 -10-2019

To,

M/s Hare Krishna Tourism Development Ltd,
Khasra Plot No-166kha,
Village – Mauza Malsi,
Dehradun.

Mob-9582279254
Email- d.bhandari@gaursonsindia.com

Sub: Regarding Environmental Clearance for Mallplex cum Hotel Project at Khasra No.- 166 Kha, Village- Malsi, Tehsil-Pargana Central Doon, District- Dehradun.

Sir,

This has reference to your proposal No SIA/UK/MIS/103507/2019 on dated 24th June, 2019, submitted to the SEIAA for grant of Environmental Clearance (EC) in the terms of the provisions under the Environment (Protection) Act, 1986.

The project site being located within the territorial limits of Doon Valley where provisions of Doon Valley Notification, 1989 are applicable and the proposal is categorized as Orange category (B2) schedule 8 (a). The proposal for environmental clearance is for Mallplex cum Hotel Project at Khasra No.- 166 Kha, Village- Malsi, Tehsil-Pargana Central Doon, District- Dehradun was considered by the State Expert Appraisal Committee in its meeting held on 6h September, 2019. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

S. No.	Details	Reply
1	New Or Ongoing Project	New
2	Cost Of The Project	Rs. 100 Crores
	Cost of Proposed CER	2% of Project cost. (Rs 2 Crore)
3	Built Up Area	80,359.80
4	Total Water Requirement	387 KLD
5	Domestic Water Requirement	253 KLD
6	Flushing Water Requirement	177 KLD
7	Waste Water Generated	238 KLD
8	STP Capacity	320 KLD
9	DG Sets	3 no. each of 4500 KVA
10	Total Solid Waste Generated	1,862 kg/day
11	Proposed parking	1607 ecs

The SEAC after due consideration of relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of Environmental Clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly the SEIAA hereby accords necessary Environmental Clearance for the project under category B-2 of EIA notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

1- Pre-Construction Phase

1.1. 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 25 Subhash Road, Dehradun.

1.2. A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned Panchyat.

1.3. 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

1.4. The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before start of work 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.

1.5. The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code.

1.6. All prescribed interventions as per various conditions of this EC may be incorporated appropriately in the DPR of the project.

2- Construction Phase

2.1 No further expansion or modifications in the plan shall be carried out without the prior approval of competent authority.

2.2 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 the State Government/Accredited Agency.

2.3 The building plan and structural design shall comply with requirements of Seismic Zone –IV as outlined in National Building Code.

2.4 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.

2.5 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.

2.6 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.

2.7 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.

2.8 The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site.

2.9 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 these may 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 4500X 3 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 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.

2.15 One third 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.

2.16 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.

2.17 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.

2.18 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.

2.19 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.

2.20 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.

2.21 The use of plastic during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.

2.22 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.

2.23 The entire site after construction activities should carry signages of garbage collection points, environment awareness etc.

2.24 STP shall be installed for treating waste water upto permissible standards and complying with parameters of CPCB/UEPPCB guidelines.

2.25 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.

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

2.27 Solar panel/energy should be encouraged/installed in the premises.

2.28 The project proponent shall ensure compliance to provisions of the all Acts, Rules, Regulations and Guidelines from time to time in force, as applicable to the project.

2.29 The project proponent shall also submit six monthly reports on the status of the stipulated E.C. conditions including results of monitored data in soft copy to this Authority and regional office of MoEF&CC, Govt of India. Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPCCB, Uttarakhand.

2.30 Water tanker shall be used for construction work.

2.31 No debris should be sent out of the premises during construction phase.

3 – Operation Phase

3.1 STP of proposed capacity of 320 KLD and 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.

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 Two chambered container or two separate container (one for recyclable waste and other for all organic waste) shall be placed at appropriate distance.
4.6 Toilet (Rest room) facilities shall be provided for service workers.
4.7 Project Proponent shall nominate a person responsible for implementing the environmental management plan within a month and inform SEIAA accordingly.
4.8 Inner Road/paths should be planted by shade bearing trees on the advice of local D.F.O.

SEIAA accords Environmental Clearance to the project proponent along with the stipulation as mentioned above subject to following :-

a) The distance of the project from Mussoorie Wild Life Sanctuary may be ascertained and wild life clearance be obtained, if required.
b) Estimation of the Muck likely to be generated by excavation for foundation of the structure be calculated and the area for its dumping along with mitigation measures may be submitted.
c) Project Proponent should submit the detail of the toilets to be constructed for catering to the shoping complex and basement for parking staff.
d) Project Proponent should implement the green belt development plan in consultation with State Forest and Horticulture Department.
e) Project Proponent should increase the capacity of proposed Solar Power Panels upto maximum extent i.e., 20 %, if possible, of the total power requirement.
f) Project Proponent should increase the cost of EMP upto Rs1.0 Crore.

(G.S. Pande)
Member Secretary,
SEIAA, Uttarakhand

No.- 57 8(14)/2019 dated- as above
Copy for information and necessary action to-

1) Secretary, Ministry of Environment, Forests and Climate Change, GoI, Indira Paryavaran Bhawan, Aliganj, Jor Bagh Road, 3rd Floor, Vayu Wing, New Delhi.
2) Principal Secretary, Environment and Forests, Government of Uttarakhand, Dehradun.
3) APCCF, Regional office (Central) MOEFCC, 25 Subhash Road, Dehradun.
4) Principal Chief Conservator of Forests (Wildlife)/Chief Wild Life Warden, Dehradun.
5) **Member Secretary, UEPPCB, Dehradun.**
6) Guard File.

(G.S. Pande)
Member Secretary,
SEIAA, Uttarakhand