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**State Level Environment Impact Assessment Authority, Rajasthan**  
4, Institutional Area, Jhalana Doongri, Jaipur-302004  
Phone: 0141-2705633, 2711329 Ext. 361

File No. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project / Cat. /(362)/13-14 Jaipur, Dated:

**30 APR 2013**

To,  
Senior Regional Manager,  
RIICO (Rajasthan State Industrial  
Development & Investment Corporation) Ltd.,  
Road No. 2, MIA,  
Udaipur – 313 002

**Sub:** EC for development of Kaladwas Industrial Area (Extension) of RIICO located on SH-32 in Villages-Kaladwas, Dakan Kotra, Phanda and Biliya, Tehsil-Girwa, District-Udaipur.

Sir,

This has reference to your application dated 07.04.2011 seeking environmental clearance for the above project under Environment Impact Assessment Notification 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the Environment Impact Assessment Notification 2006 on the basis of the mandatory documents enclosed with the application viz. the questionnaire, Environment Management Plan and additional clarifications furnished in response to the observation of the State Level Expert Appraisal Committee Rajasthan, in its meeting held on 18.06.2012, 20.02.2014 and 11.03.2014

**2. Brief details of the Project:**

1.	Item No. in the list of Schedule / Category:	8(b) B1			
2.	Location of Industry/Project	Villages-Kaladwas, Dakan Kotra, Phanda and Biliya, Tehsil-Girwa, District-Udaipur			
3.	Total Area	1. Govt. Land	13.07 ha.		
		2. Panchyat Land & Charagah	14.33 ha.		
		3. Private Land	222.78 ha.		
		<b>Total Land</b>	<b>250.18 ha.</b>		
4.	Area Analysis	Area Statement of the proposed Kaladwas Industrial Area - Extension.			
		S. No.	Description	Area in Acres	Area in (%)
		1.	Area under industrial Plots	261.43	42.29
		2.	Area under Residential Plots	93.85	15.29
		3.	Area under Roads & Parking	173.89	28.12
		4.	Area under Services	06.07	0.98
		5.	Area under Open Land	26.34	4.26
		6.	Area under Commercial Plots	28.55	4.62
		7.	Area under Reserved for J.V.V.V.L	9.37	1.52
		8.	Area under Reserved for School	1.09	0.18
		9.	Area Reserved for Hospital	0.97	0.16

		10.	Area under Community Centre	1.00	0.16			
		11.	Area under Green Buffer	15.66	2.53			
		Total Area Under Scheme		618.22 (250.18 ha)	100 %			
5.	Schedule of plots	Details of Industrial Area						
		Type	Size	Area(m <sup>2</sup> )	Nos.	Set Backs	Area(m <sup>2</sup> )	
						Front	Side I	
						Side II	Rear	
		SP	As per site	38.07 Acre	01	70	25	25
		SP	As per site	30.91 acre	01	70	25	25
		SP2	As per site	21.29 Acre	01	45	20	20
		A	80.00 m*125.00m	10,000	08	12	7	7
		C	As per site	7608	01	12	7	7
		E	50m *80m	4000	21	8	4	4
		E1	40m x 75m	3000	20	8	3	3
		F	30m x 50m	2000	38	5	3	3
		G	30m x 50m	1500	75	5	3	3
		G1	25m x 40m	1000	54	5	3	2.50
		H	20m x 35m	700	11	4	3	2
		H1	20m x 25m	500	36	3	3	1.50
		TOTAL NUMBER OF PLOTS			267			
		Details of Commercial Plots						
		Type	Size	Area (m <sup>2</sup> )	Nos	Set Backs		
						Front	Side I	Side II
						Rear		
		CP-7	25m x60m	1500	3	12	6	6
		CP-8	As per site	1350	01	9	4.5	4.5
		CP-3	20m x35m	700	13	7.5	7.5	3
		CP-2	20m x25m	500	28	7.5	3	3
		CP-4	16m x25m	400	18	6	3	3
		CP	16m x25.50m	360	14	6	3	3
		CP-9	12m x20m	240	21	4.5	3	3
		C[-1	12m x15m	180	54	4.5	-	2.5
		Cp-5	11m x15m	165	11	3	-	2.5
		S6	10m x15m	150	51	3	-	2.5

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S5	10m x15m	120	51	3	-	-	2.5
Total Number of Plots			318				

D. Details of Shops

Type	Size	Area(m <sup>2</sup> )	Nos.
S7	6.00m x12.00m	72	73
S	5.00m x10.00m	50	116
S4	3.00m x7.50m	22.50	180
S1	3.00m x6.60m	18	186
S2	3.00m x4.50m	13.50	135
S3	3.04m x3.04m	9.24	133
Total Number of Shops			823

Type	Size	Area (m <sup>2</sup> )	Nos.	Set Back			
				Front	Side I	Side II	Rear
RA	23.5 x43	1000	130	9	4.5	4.5	4.5
RB	23 x43	989	19	9	4.5	4.5	4.5
RB/1	22.50 x40	900	23	9	4.5	4.5	4.5
RC	15 x35	525	31	7.5	3	3	3
RC/1	18 x27	486	30	6	3	-	3
RD	15 x30	450	24	6	3	-	3
RD/1	15 x27	405	24	6	3	-	3
RE	15 x25	375	31	6	3	-	3
RE/2	12 x27	324	32	6	3	-	3
RE/3	12 x25	300	48	4.5	3	-	3
RF	10 x25	250	18	4.5	3	-	3
RF/1	10 x25	200	59	4.5	-	-	2.5
RF/2	9 x19.50	175.5	44	3	-	-	2.5
RG	9 x18	162	143	3	-	-	2.5
RG/1	7.50 x18	135	39	3	-	-	2.5
RG/2	8 x15	120	124	3	-	-	2.5
RG/3	7.50 x15	112.5	105	3	-	-	2.5
RH	6 x15	90	222	3	-	-	1.5
RH/1	6 x12	72	188	3	-	-	1.5
RH/2	5 x11	55	27	3	-	-	1.5
RH/3	5 x9	45	67	3	-	-	1.5

6.	Expected Cost	Rs. 14,467.48 Lacs
7.	Water Requirement & Source	<del>20-30 KLD Construction phase, 2810 KLD during operational phase</del>
8.	Fuel & Energy	5 MVA from AVVNL, No Power back-up provided by RIICO in the Industrial Area
9.	Environment Management Plan	New Project TOR for EIA Study. 1. Waste water generated from individual industries during

		<p>Operation Phase will be treated in their allotted premises only RIICO will not arrange any facility for wastewater treatment. However, drainage system will be provided. Open surface drains of length 68.0 km will be provided by RIICO.</p> <p>2. 5% of the project area with the project site will be developed as Green Area by RIICO only. Besides, individual industries will also provide green area in their own plot as per RSPCB Consent Condition.</p>
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3. The SEAC Rajasthan after due considerations of the relevant documents submitted by the project proponent and additional clarifications/documents furnished to it have recommended for Environmental Clearance with certain stipulations. The SEIAA Rajasthan after considering the proposal and recommendations of the SEAC Rajasthan hereby accord Environmental Clearance to the project as per the provisions of Environmental Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

#### **PART A: SPECIFIC CONDITIONS**

##### **I. CONSTRUCTION PHASE**

- i. Consent to Establish" shall be obtained from RPCB before start of any construction work at the site.
- ii. The PP shall submit the following documents to RPCB at the time of applying for CTE:
  - ✓ Details of re-cycling plant with its process.
  - ✓ Certificate from Structural Engineer for seismic safety.
  - ✓ Copy of an efficient Electrical plan submitted to RVPNL for technical clearance to power supply and distribution scheme.
  - ✓ Review the "Sag" of electrical conductors crossing the Land/space of the project vis-à-vis the Sag-Temperature Chart of the AVVNL to ensure safety of the habitants in the project area and to work out an effective/suitable disaster management action plan.
- iii. RIICO, Kalladwas Industrial Area Udaipur, should be associated with Mock Drill for Hazard Management, as mandatory requirement.
- iv. For conservation of electricity and to reduce energy losses the management shall ensure that the electrical voltage is stepped down from 132 KV to 33/11 KV and distributed at this level and finally brought to 440 volts. The PP shall ensure obtaining prior permission from the SE, AVVNL regarding power demand of 2 MVA.
- v. For better environmental safeguards, the PP shall provide sufficient number of transformers of adequate capacities for environmentally sound power distribution.
- vi. The P.P. shall inform the RSPCB at the time of applying for CTE regarding investment on the various activities to be taken up under proposed Environment Management Plan. The details of the plan should be submitted to the RPCB at the time of applying for CTE.
- vii. That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry / unit / project proponent. That the grant of this E.C. is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry / unit / project proponent.
- viii. The PP shall ensure that, the Green Roof Technology is implemented and put in place.
- ix. The PP shall provide a System for composting of MSW within the campus and its use/disposal.
  - x. The PP shall provide a System for DMW management.
- xi. The PP shall take measures to ensure 10% reduction of overall power demand which shall be met by solar system including the provision of solar water heating /chilling etc.

- xii. The PP shall review and specify employment opportunities (direct /indirect numbers) to local persons.
- xiii. The PP shall ensure implementation of fire fighting plan as approved by the UNN, Udaipur.
- xiv. Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- xv. All required sanitary and hygienic measures shall be in place before starting construction activities. The safe disposal of waste water and solid waste generated during the contraction phase shall be ensured.
- xvi. Adequate drinking water facilities shall be provided for construction workers at the site.
- xvii. Provisions shall be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the laborers.
- xviii. All the laborers engaged for construction shall be screened for health and adequately treated before engaging them to work at the site.
- xix. For disinfection of waste water, appropriate tertiary treatment shall be given.
- xx. All the topsoil excavated during the construction shall be stored for use in horticulture/landscape development within the project site.
- xxi. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of the people, only in approved sites with the approval of competent authority.
- xxii. Soil and ground water samples will be tested to ascertain that, there is no threat to the ground water quality by leaching of heavy metals and other toxic contaminants.
- xxiii. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they do not leach into the ground water.
- xxiv. The diesel generator sets to be used during the construction phase shall be low- sulphur-diesel type and shall conform to Environment (Protection) Rules for air and noise emission standards.
- xxv. Vehicles hired for bringing construction material and laborers to the site shall be in good conditions and shall conform to applicable air and noise emission standards and shall be operated during non-peak/approved hours.
- xxvi. Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase.
- xxvii. Fly ash shall be used as building material in the construction as per the provisions of Fly Ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- xxviii. Ready mixed concrete must be used in building construction.
- xxix. Storm water control and its re-use as per CGWA and BIS standards for various applications.
- xxx. Water demand during construction shall be reduced by the use of pre-mixed concrete, curing agents and other best practices.
- xxxi. Permission to draw ground water, if any, shall be obtained from the CGWA/CGWB prior to construction/ operation of the project.
- xxxii. Separation of grey and black water shall be done by the use of dual plumbing line for separation of grey and black water.
- xxxiii. Treatment of 100% grey water by decentralized treatment shall be done.
- xxxiv. Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators of pressure reducing devices or sensor based control.
- xxxv. Use of glass may be reduced by up to 40% to reduce the electricity consumption and load in air-conditioning. If necessary, use high quality double glass with special reflective coating windows.
- xxxvi. Roof shall meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxxvii. Adequate measures shall be taken to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxxviii. Opaque walls shall meet prescriptive requirement as per Energy Conservation Building Code for all air-conditioned spaces, whereas, for non- air-conditioned spaces, by use of appropriate thermal insulation material to fulfill the requirement.

- xxxix. A First Aid Room will be provided in the project both during construction and operation of the project.
- xl. Any hazardous waste generated during construction phase shall be disposed off as per applicable rules and norms with necessary authorization of the Rajasthan Pollution Control Board.
  - xli. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc as per National Building Code 2005 including protection measures from lightning etc.
  - xl.ii. Regular supervision of the above and other measures for monitoring shall be in place throughout the construction phase, so as to avoid nuisance to the surroundings.
  - xl.iii. Approved plan from competent Authority, should be obtained.
  - xl.iv. Guidelines issued by concerned ministry for water scarce area ,should be followed.
  - xl.v. Ground water table to be shown along with source. Besides, permission of competent authority is obtained for withdrawal of ground water.
  - xl.vi. The PP shall abide by the provisions relating MSW handling and management rules.
  - xl.vii. Review and revise the requirement of DG set capacities for 100% power back up through to optimization of power back up in case of power failure and emergency.
  - xl.viii. No "A" category projects( as per schedule of EIA Notification Dtd 14<sup>th</sup> Sept. 2006) would be allowed in the Industrial area. All "B" Category units should be zero discharge units and should have their own self sufficient ETP. The treated waste water should be reused in their own process/premises. Any violation by Industry in this regard would be the responsibility of RIICO for taking action.
  - xl.ix. As proposed, the CETP (if and whenever provided) for units other than "B" category industries would also be based on zero discharge status. Such CETP would take separate EC. The location of the CETP would be such that the waste water from the connected industries can be conveniently collected and brought to it and the treated water can be conveniently sent back to them for reuse.
    - 1. The water requirement during operational phase has been stated to be 2810 KLD. For which, the necessary permission of water supply from CGWA should be submitted to RSPCB at the time of applying for CTE. At the time of applying for CTE the PP should get it confirmed from RSPCB that no illegal bore well exists in the proposed site.
    - ii. Potable water supply from suitable legal source should be ensured by RIICO prior to allotment to the Industries.
    - iii. Use of Sensor based urinals/tabs for commercial areas will be made.
    - liii. For Horticulture, sprinkler system will be followed.
    - liv. For Landscaping, use of native species will be there.
    - lv. A copy of the EIA /EMP Report of this Project shall be submitted by the consultant to the Q.C.I.

## **II OPERATION PHASE**

- i. An independent expert shall certify the installation of the Sewage Treatment Plant (STP) and a report in this regard shall be submitted to the RPCB, before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Rajasthan State Pollution Control Board.
- ii. For conservation of electricity and to reduce energy losses the management shall ensure that the electrical voltage is stepped down from 33 KV to 11 KV and distributed at this level and finally brought to 440 volts.
- iii. Rain Water harvesting (RWH) for roof run-off and surface run-off, as plan submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The RWH plan shall as per GOI manual
- iv. The solid waste generated shall be properly collected & segregated before disposal to the City Municipal Facility. The in-vessel bio-conversion technique may be used for composting the organic waste.
- v. Any hazardous waste including biomedical waste shall be disposed of as per applicable Rules & norms with necessary approvals of the Rajasthan State Pollution Control Board.
- vi. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open space inside the plot shall be suitably landscaped and covered with vegetation of indigenous variety.

- vii. As proposed the PP would provide five no. of peizometric wells at locations indicated in the site map and quarterly monitoring of these wells water would be started before allotment of plots to the industries.
- viii. The D. G. sets with acoustic enclosures to be operated with stack height as per RPCB norms.
- ix. Incremental pollution loads on the ambient air quality noise and water quality shall be periodically monitored after commissioning of the project.
- x. Application of solar energy shall be incorporated to illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments shall be provided.
- xi. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking shall be fully internalized and no public space shall be utilized.
- xii. Ambient air quality monitoring stations shall be set up in consultation with RPCB in the down wind direction as well as where maximum ground level concentration of PM<sub>10</sub> & PM<sub>2.5</sub>, SO<sub>x</sub>, NO<sub>x</sub>, CO, CO<sub>2</sub>, are anticipated.
- xiii. A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency shall be prepared incorporating details about building materials & technology, R & U Factors etc. Quantify energy saving measures.
- xiv. Proper system of channelizing excess storm water shall be provided.
- xv. The power factor shall be maintained near unity.
- xvi. A balance sheet certified by a Authorized Financial Expert to clearly indicate the provision made / amount spent for EMP/ERP/CSR/ Safety/ Legal Obligations etc to be enclosed in the six monthly report to be submitted to RPCB/SEIAA.
- xvii. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xviii. Re-cycled water to match standards for cooling water system.
- xix. Adequate measures shall be taken to prevent odor from solid waste processing and STP.
- xx. Use of Sensor based urinals/tabs for commercial areas will be made.
- xxi. For Horticulture, sprinkler system will be followed.
- xxii. For Landscaping, use of native species will be there.
- xxiii. There will be no restriction of movement for the villagers.
- xxiv. Trees and shrubs of local species shall be planted to allow habitat for birds with appropriate distance from the boundary.
- xxv. All commitments made during the public hearing and during the presentation at SEAC should be adhered to in a phased manner.
- xxvi. The SEIAA, Rajasthan reserve the right to add new conditions, modify/ annual any condition and/or to revoke the clearance if implementation of any of the aforesaid condition/other stipulations imposed by competent authorities is not satisfactory. Six monthly compliance status report of the project along with implementation of environmental measures shall be submitted to MoEF, Regional Office, Lucknow, SEIAA, Rajasthan & RPCB, Jaipur.

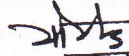
**GENERAL CONDITIONS**

- i. The environmental safeguards contained in Form 1-A shall be implemented in letter and spirit.
- ii. Six monthly monitoring reports shall be submitted to Rajasthan and Rajasthan State Pollution Control Board.
- iii. Officials of the RPCB, who would be monitoring the implementation of environmental safeguards, shall be given full cooperation facilities and documents/data by the PP during their inspection. A complete set of all the documents submitted to SEIAA, Rajasthan shall be forwarded to the DoE, Rajasthan and Rajasthan State Pollution Control Board.
- iv. In case of any change(s) in the scope of the project, the PP requires a fresh appraisal by SEIAA/SEAC, Rajasthan.
- v. The SEIAA/SEAC, Rajasthan reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act-1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- vi. All the other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire department, Civil Aviation Department, Forest Conservation Act, 1980 and

Wildlife (protection) Act, 1972 etc. shall be obtained, as may be applicable, by PP from the competent authority.

- vii. The PP shall ensure advertising in at least two local news papers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environmental clearance and copies of the clearance letters are available with SEIAA, Rajasthan and the Rajasthan State Pollution Control Board and may also be seen on the website of the Board at www.rpcb.nic.in. The advertisement shall be made within 7(seven) days from the date of issue of environmental clearance and a copy shall also be forwarded to the SEIAA, Rajasthan and Regional Office, Jaipur(S) of the Board.
- viii. These stipulations would also be enforced amongst the 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' 06.
- ix. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the proponent, if it was found that construction of the project has been started without obtaining environmental clearance.
- x. Environment clearance is subject to final order of the Honb'le Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition(Civil) No. 460 of the year 2004 as may be applicable to this project.

Yours faithfully,

  
29/04/2014  
(Yogendra Kumar Dak)  
Member Secretary,  
SEIAA Rajasthan

**Copy to following for information and necessary action:**

1. Secretary, Ministry of Environment and Forest, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
2. Addl. Chief Secretary, Environment Department, Rajasthan, Jaipur.
3. Smt. Alka Kala, Chairman, SEIAA, Rajasthan, 69-A, Bajaj Nagar Enclave, Jaipur
4. Shri Moti Lal Daima, Member, SEIAA, Rajasthan, 48/9, Moti Path, Mansarovar, Jaipur.
5. Member Secretary, Rajasthan State Pollution Control Board, Jaipur for information & necessary action and to display this sanction on the website of the Rajasthan Pollution Control Board, Jaipur.
6. Secretary, SEAC Rajasthan.
7. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5<sup>th</sup> Floor, Sector 'H', Aliganj, Lucknow-226 020.
8. Environment Management Plan- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
9. Nodal Officer (Departmental Website), Department of Environment, Government of Rajasthan, Jaipur with the request to upload the copy of this environmental clearance on the website.

M.S. SEIAA (Rajasthan)