



State Level Environment Impact Assessment Authority, Jharkhand
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Letter No.-EC/SEIAA/2022-23/2643/2022/

Ranchi, Date:

To: **Shri Bijay Agarwal (Director),
M/s Pranami Estates Pvt. Ltd,
502, Mangal Kunj Apartment, Vasant Vihar,
Kanke Road, Morabadi, District – Ranchi,
State – Jharkhand, Pin Code - 834008.**

Corrigendum

Sub: Corrigendum of Environmental Clearance for the project “Expansion of proposed Project “Infinity Sapphire Square / Mall of Ranchi” of M/s Pranami Estates Pvt. Ltd. at Ratu Road, Tehsil : Ranchi Sahar, Distt. : Ranchi, Jharkhand” (Proposal No. : SIA/JH/MIS/294388/2022) – regarding.

Ref: Your online application dated – 22.11.2022.

1. This is in continuation of Environmental Clearance issued by the State Level Environment Impact Assessment Authority (SEIAA). Jharkhand vide letter no.- **EC/SEIAA/2022-23/2643/2022/283**, Ranchi, Date : **27.10.2022** and further reference to your online application dated : 22.11.2022 and online application no : **SIA/JH/MIS/294388/2022** requesting for corrigendum of Environmental Clearance with regard to **Parking details**.

2. The State Level Environment Impact Assessment Authority (SEIAA). Jharkhand has accorded the Environmental Clearance vide office letter no. : **EC/SEIAA/2022-23/2643/2022/283**, Ranchi, Date : **27.10.2022** for “Expansion of proposed Project “Infinity Sapphire Square / Mall of Ranchi” of M/s Pranami Estates Pvt. Ltd. at Ratu Road, Tehsil : Ranchi Sahar, Distt. : Ranchi, Jharkhand”. The project proponent has requested to issue the corrigendum of Environmental Clearance w.r.t. inter change of **Parking details**.

3. Your request has been examined by the State Level Expert Appraisal Committee (SEAC). Jharkhand in its 99th meeting held on 07th, 08th, 09th, 10th & 11th December, 2022. based on the information furnished/provided and discussion held, the State Level Expert Appraisal Committee, (SEAC) recommended to issue **corrigendum of earlier Environmental Clearance** issued vide letter no. : **EC/SEIAA/2022-23/2643/2022/283**, Ranchi, Date : **27.10.2015**. as the following:-

“The PA's vide online application no. SIA/JH/MIS /294388 /2022 has requested for necessary correction in Environmental Clearance issued vide letter no. EC/SEIAA/2022-23/2643/2022/283.

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dated 27.10.2022 with regard to correction in Parking details, the revised details is being given below:

Project Category: 8(a) Category B2 – Application for Environment Clearance.

EC Application for: Expansion of proposed project: Total built-up area is 27783.41 sq m. (Existing B.U.A-25819.44 sq.m. and Expansion-1963.97 sq.m).

Expansion of proposed project “Infinity Sapphire Square/ Mall of Ranchi” at Plot No-171- 174 on Ratu Road, Town-Ranchi, Tehsil-Ranchi Sahar, District-Ranchi, Jharkhand by M/s Pranami Estates Pvt. Ltd. Project involves development of 96 no.of commercial shops and cinema hall with 692 seats with ancillary facilities on a plot area of 5487.57 m². Previous Built-up area of the project is 25819.44 for which Environment clearance has been obtained vide letter no. EC/SEIAA/2014-15/523/2014/846 dated 30.04.2015. The project is going for expansion and the total Built-up area of the project after expansion is 27783.41 sq.m. Green area of 823.13 m² (15% of plot area) is being provided.

Project and Location Details:

Parameters	Description
Plot Area	5487.57 sq. m. (approx. 1.35 acre)
Project Cost	INR 59 Crores
Built-up Area (@ 3.32 F.A.R)	27783.41 sq. m.
Green Area (@ 15 % of plot area)	823.13 sq m
Population	1700
Water Requirement	71 KLD
Fresh Water Requirement	21 KLD
Wastewater Generation	55 KLD
STP Capacity	70 KLD
Total Municipal Waste	361 kg/day
Power Requirement	2500 KVA (Jharkhand State Electricity board)
DG Sets	3 no. of DG set of Total 2645 KVA (2*1010 +1*625) kVA
RWH Pits	02 no.







Parking Area	Vehicle Type	No.
	Two Wheelers	70
	Cars	139
	Cycle	100
	Other vehicles (loading & unloading)	1
	Total	310
Connecting road	Road (Adjacent, N direction) SH 2 (0.29 km. N)	
National Highway	NH 39 (8.19.W)	
Nearest Railway Station	Ranchi Junction Railway Station (3.67 km. S)	
Airport	Birsa Munda Airport (6.83 km. S)	
Nearest Hospitals	Nagar Nigamdevkamal (0.17 km. NE) Vivekananda Hospital (1.03km, NW)	
Nearest Water Bodies	Kanke Dam (1.60 km. NE) Ranchi Lake (0.89km. S) Subernekhya River (7.4 km, E) Potpoto River (5.28 km, N) Jumar River (7.52 km. N)	

Plot Details

M.S. Plot No.	Area
171, 172, 173 & 174	135.60 (Decimal)

CO-ORDINATES:

S. No.	Latitude	Longitude
i.	23°22'44.26"N	85°18'52.60"E
ii.	23°22'44.06"N	85°18'53.82"E
iii.	23°22'39.85"N	85°18'53.33"E
iv.	23°22'40.27"N	85°18'51.44"E

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Area Summary:

S. No.	Description	Previous area (sq m)	Proposed area after expansion (sq m)	Expansion area (Previous area-Proposed area)(sq m)
1.	Plot Area	5487.57	5487.57	-
2.	Road widening area	147.52	147.52	-
3.	Net Plot area	5340.05	5340.05	-
4.	Ground Coverage	2663.71 (49.88%)	2812.50(52.66%)	148.79 (2.78%)
5.	FAR Commercial	16222.16 (@2.95)	18222.75 (@3.32)	8662.09
6.	Non-FAR Area including basement area	9597.28	9560.66	-36.62
7.	Built-up Area	25819.44	27783.41	1963.97
8.	Green Area (@of plot area)	639.516 (11.65%)	823.13(15%)	183.61 (3.35 %)
9.	Road + Paved area	2036.98 (37.11%)	1851.94 (33.74%)	-185.04 (-3.31%)
10.	Basement area	7145.92	6641.78	-
11.	Height	32.40	33.90	-
12.	No. of Floors	B1+B2+SB+G+ 6	B1+B2+SB+G+ 6	-
13.	No of shops in commercial area (Carpet area-7954.84)	135	96	-39
14.	No. of Seat in Theater (Cinema Hall)	692	692	-

Statutory Clearances:

1	DFO Forest Distance	:	DFO, Ranchi Forest division vide letter no. 1467, dated 18.04.2022 certified that the distance of reserved/protected forest is more than 250 m from proposed project site.
2	DFO wildlife	:	DFO, Wildlife Ranchi division vide letter no. 372, dated 20.04.2022 certified that national park & sanctuary is not within 10 km from the project site and proposed project is not situated in any ESZ.
3	CO certificate	:	The CO, Shahar, Ranchi vide letter no. 327, dated 09.04.2022 has mentioned the plot no. of the project is not recorded as "Jangle Jhari" in R.S. Khatiyan & Register II.
4	AAI NOC	:	Airport authority of India issued NOC vide NOC ID AAI/ER/NOC(453/I2)/2639-2641, dated 01.10.2012 (Previous) and NOC ID AAI/ER/NOC/(453/I2)-10/184 dated 29.09.2017 (NOC extension).

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5	Fire Department	:	A Fire Advisory has been issued by Fire Department, Jharkhand Ranchi vide letter no. 155, dated 28.04.2014.
6	Building Plan	:	Municipal Corporation has approved building plan vide B.P. no. 2013/1058 dated 06.09.2014 and building plan has been revised vide B.P. case no. BP02/2013/1058(Revision) dated – 18.03.2021
7	CTE from JSPCB	:	Consent to Establish (CTE) issued by JSPCB vide Ref. no. : GJ673, dated 14.12.2015.
8	Previous EC Detail	:	The Environmental Clearance has been issued by SEIAA, Jharkhand vide letter no EC/SEIAA/2014-15/523/2014/846, dated : 30.04.2015
9	Certified Compliance Report	:	Jharkhand State Pollution Control Board has certified the compliance report vide ref. no. 664, dated 25.08.2022.
10	CGWA	:	Ground water will not be used without taking permission from competent authority.

Water and waste water Requirement Details

Category	Population/Area (sq m)/Capacity	Standard (LPCD)	Water Requirement (KLD)	Fresh Water Requirement (KLD)	Recycled Water requirement(KLD)
Domestic					
Staff	1008	45	46	14	32
Visitors	692	15	11	7	4
Total Domestic Water Demand			57	21	36
Landscape	823.13 Sq.m	3ltr/sqm	3	-	3
Fire Fighting			1	-	1
DG/HVAC cooling	2645 (2*1010 +1*625)	0.9l/KVA/hr	10	--	10
Total			71	21	50

Category	Total Quantity (KLD)
Domestic water Req.	21
Flushing water Req.	36
Sewage generation (@90% of the fresh + 100% flushing water requirement)	55
Capacity of STP	70
Recovered water from STP (90% of Waste water)	50
1. Flushing	36
2. Landscaping	3
3. Fire Fighting	1
4. DG/HVAC cooling	10

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Solid Waste Requirement

S. No	Description	Occupancy/Area	kg/capita/day	Total Solid Waste Generation (kg/day)	Recyclable (kg/day)	Non Recyclable (kg/day)
1.	Staff	1008	0.25	252	202	50
2.	Visitors	692	0.15	104	83	21
3.	Landscape waste	0.203 acres	0.2 kg/acres	1	-	1
4.	STP sludge	70KLD	--	4	-	4
Total Waste Generated				361	285	76

ENVIRONMENT MANAGEMENT

Green Belt Development

- Combination of local trees and shrubs are planned within the project site.
- Total green area provided at the site is Green Area (@ 823.13 % of plot area) which will enhance the beauty of the site and help combat air and noise pollution.
- The plant species will be selected on the basis of Guidelines for Developing Green Belts. CPCB March 2000.

Solid Waste Management

During Construction Phase

- Construction yards are proposed for storage of construction material.
- Excavated top soil will be stored in temporary constructed soil bank and will be reused for landscaping of the project.
- Remaining soil will be utilized for refilling/road work/raising of site level at locations.
- There will be "Refuse Containers" at site for the management of domestic waste generated by the construction labourers and these containers will be emptied at least once daily.
- Cement bags, waste paper and packing material (cardboard) will be sold off to recyclers.

During Operation Phase

- The solid waste will be segregated at source & collected.
- Adequate number of colored bins (green, white & Black) separate for bio-degradable, non-biodegradable and Hazardous waste are proposed to be provided at the strategic location within site.
- Bio-degradable (will be composted through organic waste converter).

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- Recyclable wastes will be disposed to govt. or SPCB approved third party vendors.
- Dewatered sludge can be buried underground in a sanitary landfill. It also may be spread on agricultural land in order to make use of its value as a soil conditioner and fertilizer.
- The Hazardous waste generated will be managed as per the Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016.
- Horticultural Waste is composted and used for gardening purposes.

Water Quality Management

During Construction Phase

- The site drainage will be planned in such a way that there is no accumulation of water/wastewater within the project premises or in the vicinity of the site.
- Mobile toilets to be provided for construction Laborers.
- Generated waste water will be collected through tankers and dispose to septic tank for treatment.

During Operation Phase

- STP of capacity i.e. 70 KLD is proposed for treatment of wastewater.
- Treated waste water would be reused for Horticulture, DG/HVAC cooling, flushing, fire fighting.
- Use of water efficient plumbing fixtures to conserve water.
- Approx. 21 KLD of fresh water is required during operational phase of the project.

Air Quality Management

- Warehouse/stock yard will be provided for storage of construction material
- Covering of stored construction materials with tarpaulin covers which will be resold to authorized construction material handling agency for reuse.
- Covering of trucks carrying construction materials.
- Dust suppression by water sprinkling.
- Adequate maintenance of construction equipment & vehicles.
- Wheel wash facility at the entry/exit of the site to prevent dust emissions.
- Periodical Ambient Air Quality Monitoring.
- PUC Certified vehicles.
- Glow signs Speed Limits to 20 kmph to reduce emissions on site will be displayed at the important junctions.

Energy conservation

Solar Power generation will be at least 10% of the total power requirement.”







4. The recommendation of SEAC, Jharkhand in this regard has been examined by the State Level Environment Impact Assessment Authority, Jharkhand in its 100th meeting held on 21st and 22nd December, 2022 and decided **corrigendum of Environmental Clearance** to the said project proposal as recommended by SEAC alongwith all other terms and conditions of earlier EC letter no. **EC/SEIAA/2022-23/2643/2022/283**, Ranchi, Date : **27.10.2022** shall remain the same.

5. This issues with the approval of competent Authority.

Yours Sincerely,

Sd/-

**Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand**

Memo No: **EC/SEIAA/2022-23/2643/2022/355**

Ranchi. Date: *29/12/2022*

Copy to:

1. Additional Chief Secretary, Department of Forests, Environment & Climate Change, Govt. of Jharkhand.
2. Deputy Commissioner, Ranchi, District- Ranchi, Jharkhand.
3. Divisional Forest Officer, Ranchi Forest Division, Ranchi, Jharkhand.
4. Divisional Forest Officer, Wildlife Division, Ranchi, Jharkhand.
5. Director IA Division, Monitoring Cell, MoEF and Climate Change, Indira Paryavaran Bhavan, Jorbag Road, Aliganj, New Delhi – 110003.
6. Integrated Regional Office, Ranchi, Ministry of Environment, Forest and Climate Change, 2nd Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
7. Member Secretary, Jharkhand State Pollution Control Board, Ranchi.
8. Secretary, Jharkhand State Expert Appraisal Committee, Ranchi.
9. Website.
10. Guard file.

As 29/12/2022
**Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand**

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