



File No: EC/SEIAA/2026-27/4088/2026

State Environment Impact Assessment Authority (SEIAA), Jharkhand

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated: 16/06/2026

To,

ALOK SARAWGI

ALOK SARAWGI

S/o Gobind Ram Sarawagi, Sarawgi House, Kanke Road, lake avenue, near reliance mart, misirgonda alias pahargonda, ranchi university, RANCHI, JHARKHAND, 834008
alok@panchwatibuilders.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Expansion of Residential Project at Ranchi Smart City submitted to Ministry vide proposal number SIA/JH/INFRA2/576561/2026 dated 23/04/2026.

2. The particulars of the proposal are as below:

(i) TOR Identification No.	TO26B3812JH5108841N
(ii) File No.	EC/SEIAA/2026-27/4088/2026
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Name of Project	Expansion of Residential Project at Ranchi Smart City
(vii) Name of Company/Organization	ALOK SARAWGI
(viii) Location of Project (District, State)	RANCHI, JHARKHAND
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 02/06/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 02/06/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant Terms of Reference for instant proposal of M/s. ALOK SARAWGI under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Copy To

N/A

Annexure 1

Standard Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Project Details

S. No	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

S. No	Terms of Reference
2.1	Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

3. Land Acquisition And R&r

S. No	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

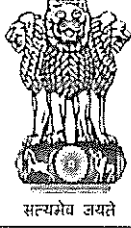
Additional Terms of Reference

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Residential Units (Flats) with associated facilities (Club House, Shops, Utilities)	Residential Units (Flats) with associated facilities (Club House, Shops, Utilities)	3.035	0	3.035	Hectares (Ha)	Not Applicable



State Level Environment Impact Assessment Authority, Jharkhand

Nursery Complex, Near Dhurwa Bus Stand, Dhurwa, Ranchi, Jharkhand-834004

E-mail: msseiaa.jhk@gmail.com / website: www.jseiaa.org

Letter No.- EC/SEIAA/2026-27/4088/2026/

Ranchi, Date:

To: M/s Big Realtors JV,
Shri Alok Kumar Sarawgi,
Sarawgi House, Kanke Road, Lake Avenue,
Near Reliance Mart, Misirgonda Alias Pahargonda,
District : Ranchi, Jharkhand : 834008.

Sub: Prescribing of ToR to "Expansion of Residential Project located at Ranchi Smart City of M/s Big Realtors JV at Village : Jagarnathpur, Tehsil : Namkum, Distt.: Ranchi, Jharkhand" (Proposal No : SIA/JH/INFRA2/576561/2026) - regarding.

Ref: Your application no.: Nil, Dated : 23.04.2026.

Sir,

It is in reference to the project "Expansion of Residential Project located at Ranchi Smart City of M/s Big Realtors JV at Village : Jagarnathpur, Tehsil : Namkum, Distt.: Ranchi, Jharkhand" submitted by you for seeking Terms of Reference (ToR).

This is an expansion project which has been taken for appraisal on 25.04.2026.

Project Sector: 8(b) Townships and Area Development Projects , Category: B1.

Application for Terms of Reference (ToR) as per EIA notification, 2006.

- Existing residential project has been granted EC by SEIAA vide letter no - EC/SEIAA/2023-24/3061/2023/462 Dated – 01/11/2023, Jharkhand
- Consent to Establish has been obtained Ref No: JSPCB/HO/RNC/CTE-18006843/2024/205 Dated: 2024-04-2024
- Existing buildup area 1,49,000 square meter under 8(a) category.
- Proposed buildup area is 1,93,700.0 Square meter under 8(b) category.
- Existing Plot Area: 30351.40 Square Meter
- Proposed Plot Area: 30351.40 Square Meter
- Existing Project Cost: 275 Crores
- Total Project Cost After Expansion: 325 Crores

Expansion of Residential Project located in Ranchi Smart City of M/S Big Realtors JV at Plot No. 25. R.S. Plot No.1269 to 1281, 1284 to 1289, 1291, 1292, 1297, 1298, 1299, 1301, 1358, 1359, 1363 to 1369, 1372 to 1374, 1377, 1378, 1654, 1665, 1666, 1667, 1669, 1670, 1671,

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1674, 1675, 1677, 1678, Khata No.3, 7, 8, 10, 18, 28, 38, 63, 68, 72, 73, 75, 94, 129, 137, 156, 157, 158, 165, 167, 169 and 171 Halka No.-01 – Mauza (village) and Thana No. Jagarnathpur-244; Block - Namkum, District – Ranchi, Jharkhand.

Built-up Area: 1, 93,700 sq. m (Post Expansion)

Project Details:

S. NO.	DESCRIPTION	AREA (SQ M) (As per Existing EC)	AREA (SQ M) (Expansion)
A.	Total plot area	30,351.40	30351.40
B.	Permissible Ground Coverage (@ 35% of plot area)	10,623.00	10,623.00
C.	Proposed Ground Coverage (@ 35 % of plot area)	10,623.00	10,623.00
D.	Proposed FAR Area	1,06,230.00 (@3.5)	1,38,100.00 (@4.55)
E.	Non FAR Area (Staircase, Lift, Balcony, Ramp, Common area, Accessory Use, 2 Basement)	42770.00	55,600.00
F.	Built-up Area (D+E)	1,49,000.00	1,93,700.00
G.	Green Area (@16% of plot area)	4856.22	4856.22
H.	Paved Area @40% of the plot area	12140.56	12140.56
I.	Open Area	3035.14	3035.14
J.	Height	70 M	70 M
K.	No of Dwelling units	750	620
L.	Total Population	3612	3208
M.	Water Requirement	396	306
N.	Wastewater Generation	297 KLD	266 KLD
O.	STP	300 KLD	300 KLD
P.	Soid Waste Generation	1760 kg/day	1498 kg/day

PROJECT CONNECTIVITY

S. No.	Features	Description
1.	Nearest Habitation	• Dhurwa (580 m, WNW) • Birsa Nagar (1.65km, West) • Jagarnathpur (700 m, ENE)
2.	Nearest City	• Ranchi (Project site lies within Ranchi District)_
3.	Nearest School/College	• DAV Public School (920 m, West) • St. Thomas School (1.29 km, WNW) • Nirmala College (3.56 km, NE)
4.	Nearest Hospital	• HEC Plant Hospital (1.69 km, West) • Paras HEC Hospital (1.99 km, WNW)

		• Summer Hospital & Research Centre (1.98 km, ESE)
5.	Nearest water body	• HEC Talab (2.78 km, SSW) • Dhurwa Dam (4.12 km, WSW) • Kanke Dam (9.63 km, North)
6.	Nearest Road	• 45m Wide Sector Road (Adjacent, South) • Dhurwa Road (320 m, WNW) • NH 39 (4.56 km, SW)
7.	Nearest Railway Station	• Ranchi Junction (6.21 km, NE) • Hatia Railway Sta 1 KM ENE
8.	Nearest Airport	• Birsa Munda Airport (2.95 km, ENE)
9.	Temples	• Jagarnathpur Temple (1.00 km, WNW) • Shri Durga Mata Mandir (1.57 km, WSW)

LAND DETAILS

Ranchi Smart CityPlot no.	25
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Khat aNo.	RS	
	Plot no.	
3	1284	Part
3	1289	Part
7	1291	Part
7	1292	Part
8	1665	Part
8	1666	Part
10	1286	Part
10	1372	Part
10	1373	Part
10	1374	Part
10	1377	Part
10	1667	Part
18	1287	Full
28	1285	Part
38	1274	Full
63	1288	Part
68	1272	Full
68	1275	Full
68	1276	Full
68	1277	Full
68	1278	Part

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68	1297	Part
68	1298	Part
68	1299	Part
72	1669	Full
72	1670	Part
72	1671	Part
73	1279	Part
73	1280	Part
73	1365	Part
73	1366	Part
73	1367	Part
75	1363	Part
75	1364	Full
75	1368	Part
75	1369	Part
94	1359	Part
129	1378	Part
129	1654	Part
129	1674	Part
137	1273	Part
137	1301	Part
156	1271	Full
157	1270	Full
158	1269	Part
165	1358	Part
165	1677	Part
167	1675	Part
169	1281	Part
171	1678	Part

CO-ORDINATES

Point	Latitude	Longitude
A	23°18'24.17"N	85°17'52.16"E
B	23°18'25.20"N	85°18'3.34"E

AREA STATEMENT

S. NO.	DESCRIPTION	AREA (SQ M) (Expansion)
A	Total plot area	30351.40
B	Permissible Ground Coverage (@ 35% of	10,623.00

	plot area)	
C	Proposed Ground Coverage (@ 35 % of plot area)	10,623.00
D	Proposed FAR Area @4.55	1,38,100.00
E	Non FAR Area (Staircase, Lift, Balcony, Ramp, Common area, Accessory Use, 2 Basement)	55,600.00
F	Built-up Area (D+E)	1,93,700.00
G	Green Area (@16% of plot area)	4856.22
H	Paved Area @40% of the plot area	12140.56
I	Open Area	3035.14
J	Height	70 meter
K	No of Dwelling units	620

STATUTORY CLEARANCES

1	Land Docs	:	Owned land :M/s Big Realtors JV
2	DFO Wildlife	:	DFO, Wildlife Ranchi vide letter no. 736 dated 24.08.2022 certified that the proposed project site is outside Eco Sensitive Zone of Palkot Wildlife Sanctuary.
3	DFO Territorial	:	DFO, Ranchi Forest Division vide letter no. 4273, dated 22.12.2018 certified that the distance of reserved / protected forest is 1300 meter from proposed project site.
4	CO certificate	:	The CO, Namkum, Ranchi vide letter no. 29 (ii), dated 07.01.2019 has mentioned the plot no. of the project is not recorded as "Jungle Jhari" in R.S. Khatiyani & Register II.
5	AAI NOC	:	Airport Authority of India NOC for height clearance vide NOC Id- RANC/EAST/B/062823/766501, dated 08.08.2023 valid upto 07.08.2031.
6	Previous Environmental Clearance	:	Previous Environmental Clearance granted by SEIAA, Jharkhand vide letter no. EC/SEIAA/2023-24/3061/2023/462, dated 01.11.2023.
7	Consent to Establish (CTE)	:	CTE issued by JSPCB vide ref. no. JSPCB / HO / RNC/ CTE-18006843 / 2024 / 205, dated 24.04.2024.
8	Building Plan approval	:	Conceptual Plan submitted.
9	Baseline Data generation period	:	March to May 2026

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Population Detail

S. No.	Category	No of DU/Area (sq m)	Standard	Population
Residential				
1.	Residents	620	4.5 person/unit	2790
2.	Staff	--	2790@5%	139
3.	Visitors	--	2790@10%	279
	Total Residential Population			3208
4	Total Population			3208

Water Requirement Details

Category	Population/Area(sqm)/Capacity	Standard(LPC D)	Water Requirement-KLD	Fresh Water Requirement-KLD	Recycled Water requirement-KLD
Domestic					
Residents	2790	100	279	195	84
Staff	139	45	6	4	2
Visitors	279	15	4	3	1
Total Domestic Water Demand			289	202	87
Landscape	4856.2 sqm	3 l/day	15	0	15
Fire Fighting	--	--	2	--	2
Total			306	202	104

Wastewater Calculations

Category	Total Quantity (KLD)
Fresh water Req.	202
Flushing water Req.	104
Sewage generation (@80% of the fresh + 100% flushing water requirement)	266
Capacity of STP 300 KLD or CSTP of Ranchi Smart City	300
Recovered water from STP (90% of Waste water)	239

1. Flushing	104
2. Landscaping	15
3. Fire Fighting	2
4. Discharge to Sewer/Road/Car washing	118

Solid Waste Generation

S. No	Description	Occupancy/ Area	kg/capita /day	Total Solid Waste Generation (kg/day)	Biodegrad able (kg/day)	Non- Biodegradable (kg/day)
1.	Residents	2790	0.5	1395	558	837
2.	Staff	139	0.25	35	14	21
3.	Visitors	279	0.15	42	17	25
5.	STP sludge	266 KLD	--	26	26	-
Total Waste Generated				1498	615	883

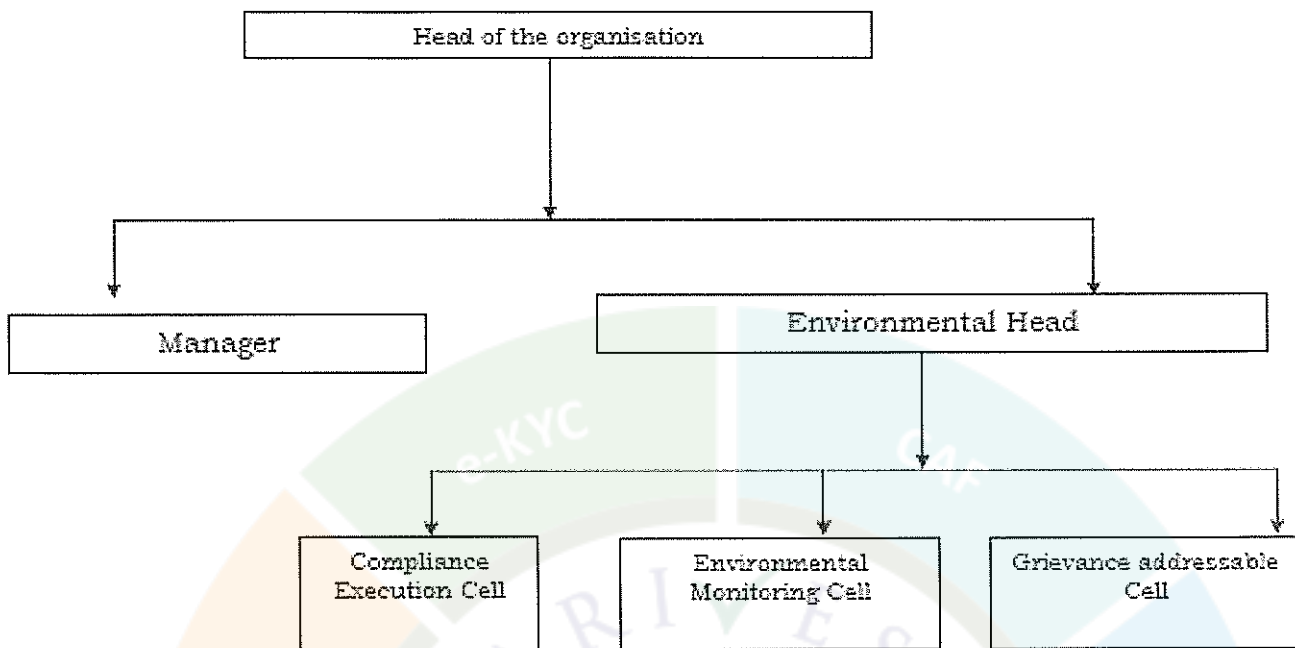
EMP Cost – Approx. Budget Operational Phase:

S. No.	Activity	Capacity/ Area/Nos./parameters	Capital Cost (Lacs)	Annual Recurring Cost (Lacs)
1.	STP	300 KLD	60	10
2.	Landscaping & planting trees	4856.22 sq m	10	2
3.	Solid waste Management	Municipal waste-1498kg/day	18	2
4	RWH Pit Installation	6 pits	10	2
5	Energy Saving	16 %	10	4
6	Environmental Monitoring*	Air, water, soil and noise	-	2
Total			108	22

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Organization Structure

ENVIRONMENT MANAGEMENT

Green Belt Development

- Combination of local trees and shrubs are planned within the project site.
 - Total green belt provided at the site is 4856.22 sqm (16.0 % of the net 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.

Environment Monitoring Programme

Sl. No	Description	No. Monitoring Stations	Duration	Budget
1	Air	4 Stations	6 Monthly	20000
2	Soil	2 Stations	6 Monthly	8000
3	Surface Water	2 Stations	6 Monthly	7500
4	Ground Water	2 Stations	6 Monthly	7500
5	Noise	4 Stations	6 Monthly	7000

Solid Waste Management

During Construction Phase

- Construction yards are proposed for storage of construction material.

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- 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 collected and segregated at source.
- 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).
- Non-Biodegradable wastes will be disposed to govt. or SPCB approved third party vendors.
- Sludge generated from STP will be used as fertilizer for green belt development.
- The Hazardous wastewill 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.

During Operation Phase

- STP of capacity i.e. 300 KLD of STP is proposed for treatment of wastewater.
- Treated waste water would be reused for Flushing, Landscaping, Road Washing & Misc
- Use of water efficient plumbing fixtures to conserve water.
- Approx. 202 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.

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Energy conservation

- Energy will be conserved via solar power and LED at least 16% of the total power requirement.

Undertaking

- -An undertaking that no ground water will be used without any prior approval from CGWA
- An undertaking that at least 16 % of total power requirement will be provided by solar energy.

Based on the information contained in the documents submitted and the presentation made before the State Level Expert Appraisal Committee (SEAC) during its 131st meeting held on 24th, 25th, 26th, 27th and 28th April, 2026, the Committee recommends issuing of TORs for consideration of SEIAA for undertaking detailed EIA / EMP study and alongwith following specific condition as recommended by SEAC. SEIAA, Jharkhand has approved the ToRs in its 131st meeting held on 02nd & 03rd June, 2026.

The TORs prescribed for undertaking detailed EIA study are as follows:

A. Specific Conditions:

1. In compliance of OM no. F.No. IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024 of MoEF&CC, Govt. of India plantation of saplings shall be carried out in the earmarked green belt area as the part of tree plantation campaign “*Ek Ped Ma Ke Naam*” and the details of the same shall be uploaded in the MeriLiFE Portal (<https://merilife.nic.in>). 10% of the total green belt proposed shall be allocated under this clause.
2. Permission shall be obtained for discharge of the excess effluent water to the concerned authority.

B. Standard Conditions :

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine base line environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) ground water, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding areas. Any obstruction of the same by the project.
6. Submit the details of the tree felling for the project.

7. Submit the present land use and permission required / obtained for any conversion such as forest, agriculture land etc.
8. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of E (P) Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation, treatment and disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road / rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Submit details of a comprehensive Disaster Management Plan including emergency evacuation and fire during natural and man-made disaster.
21. Details of litigation pending or any notice received against the project, if any, with direction / order passed by any Court of Law against the Project should be given.
22. The cost of the Project (capital cost and recurring cost) the damage cost of already opened land as well as the cost towards implementation of EMP should be clearly spelt out.
23. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measures, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".
24. Any other rules / guidelines / orders issued by any competent authority shall be applicable to the project at the time of consideration of the projects for grant of EC.

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C. Specific Conditions :

1. Funds allocation for Corporate Environment Responsibility (CER) shall be made as per Ministry's O.M. No. 22-65/ 2017-IA.III dated May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be incorporated in EIA/EMP report.
2. The Prescribed ToRs is valid as per O.M. F. No. IA3-22/10/2022-IA.III[E177258], dated 08.06.2022 of MoEF & CC, Govt. of India.

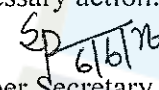
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Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand

Memo No.-EC/SEIAA/2026-27/4088/2026/ 60

Dated: 08.06.2026

Copy to:

1. Member Secretary, Jharkhand State Pollution Control Board, Ranchi for information and necessary action.
2. Regional Office, Ministry of Environment, Forest and Climate Change, Govt. of India, 2nd Floor, Jharkhand State Housing Board (HQ), Harmu Chowk, Ranchi, Jharkhand – 834002.
3. Member Secretary, SEAC, Jharkhand, Ranchi for information and necessary action.


Member Secretary
State Level Environment Impact
Assessment Authority, Jharkhand