

Case No. - 4931/2016 Sh. Suresh Kumar CEO, Gwalior Development Authority, Vikas Bhawan , 1 Ravi Nagar Gwalior (MP)- 474002 Construction of affordable Housing Project “Atal Ashray Yojna”, at Survey No. – 322, 323, 324,325, 326, Vill. – Jazderua Kalan,Th.- Gwalior, Distt. - Gwalior, M.P. Total Project Area – 24750 Sqm., Build up Area – 37124 Sqm.

The project is a construction project falls under Category 8(a) of Building and Construction Project (As per EIA notification dated 14th September 2006 and amended to the date) and involves environmental clearance on the basis of Form 1, Form 1A and Conceptual plan. Application was forwarded by SEIAA to SEAC for appraisal and necessary recommendations.

Site Specific details

Particulars	Details
Location	Environment Clearance of Affordable Housing Project “Atal Ashray Yojna” at Survey No. 322, 323, 324, 325, 326 at Village- Jaderua kalan, District- Gwalior, Madhya Pradesh, India.
Type of Project	Building and large construction project
Category	B, Type- 8(a)
Elevation (m)	194 m above mean sea level
Latitude and Longitude	26°15'23.35"N, 78°14'15.32"E
Current status of land	Residential Landuse as per GDA Master Plan, 2021
Type of facilities	Housing with basic Facilities
Nearest Highway	Outer circular road: 800 m (S) NH-3(Mumbai-Agra) : 11 km (S) NH-92 (Bhongaon- Gwalior): 2.5 km (W)
Nearest railway station	Birla nagar railway station: 5 km (W) Gwalior junction railway station: 7 km (W)
Nearest airport	Raj mata Vijayraje Scindia air terminal : 4 km
Rivers/Lakes	Morar River : 450 m (E) Shank River : 18 km (W)
Seismic zone	Seismic Zone-II as per BIS 2002 map.

Defense installations	Gwalior Cantonment Area: 3.5 km (S) Maharajpur Air Force Station: 4 km (S)
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Area Statement

S. No	Items	Details
1.	Type of Building	Residential
2.	Net plot Area	24,750 sq mt
3.	Ground Coverage	Permissible: 7,425 sq mt (30%) Proposed: 7,209 sq mt (29.1%)
4.	FAR	Total Permissible FAR (@ 1.50) = 37,124 m² Proposed FAR: 37,124 m² For Residential Development = 23092.9 m ² For convenient shops, health center and school building= 14032.1m ²
5.	Built up area (as per MoEF)	37,124 m²
6.	Total open area	17,541 sq mt (70.9% of net plot area)
7.	Internal roads and Paved area	5,680 sqm (23% of net plot area)
8.	Green Area	Proposed: 2,780 sq mt (11.23 % of net plot area)
9.	No. of Trees (Required-1 Tree/100 sqm of open area)	Required: 175 Trees Proposed: 200 Trees
10.	Number of floors	G + 3 floors
11.	Parking facilities	Not Required
12.	Power requirement & source	1500 kVA Source : Madhya Pradesh KshetraVidyutVitrان Company Limited
13.	Power Backup	1 DG set of 50 KVA
14.	Water Requirement and Source	Fresh Water Demand : 406 KLD Recycled Water: 24 KLD Total Water Demand : 430 KLD Source: Ground water
15.	Total Dwelling Units	576 Units (EWS Unit 192 LIG Unit 384)
16.	Estimated Population	Residential – 2880 (@5 person per unit)

	(fixed + floating)	School – 200 Health Center – 160 Convenient Shops – 20 Visitors – 288
17.	Height of the Building	G + 3 (12 m approx.)

Case No. - 4976/2016 Shri Anurag Shrivastav, Executive Engineer, M.P. Housing and Infrastructure Development Board, Housing Board Plaza, Shopping Complex, A.B. Road, Indore (MP)-452011 Prior Environment Clearance for proposed High Rise Development (Apparel Park & Residential Block) Land Area-12747.60 sq.mt., Built-up Area-53157.6 sq.mt., at Khasra No.-148, 148/1653 & 151/1654, Village-Snehlaganj, Tehsil-Indore, District-Indore (MP)For Building Construction. Env. Con.Mantras Green Resources Limited, Nasil. Case forwarded by SEIAA vide letter No. 11281-82/ dtd. 16-02-16 rec. 19/02/16

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Sr. No.	Particular	Commitment On
1.	Name of Project	Proposed High Rise Development (Apparel Park & Residential Block) by Madhya Pradesh Housing and Infrastructure Development Board
2.	Name, contact number & address of Proponent	Shri. Anurag Shrivastav Executive Engineer , Dn.Indore, Housing Board, Plaza (Shopping Complex), A.B Road, Indore, Madhya Pradesh.

3.	Name, contact number & address of Consultant	<p>Mrs. Vaishali H.Tambat Executive Director Mantras Green Resources Ltd. Address: Flat no. 104, A wing Shantidham, Infront of Triveni Gardens, Adharwadi Jail Road, Adharwadichowk, Kalyan (W) -421301. Maharashtra, India. Mobile Number: 9867851056 Email ID: vaishali@mantrasresources.com</p>
4.	Accreditation of consultant (NABET Accreditation)	<p>Sr. No. 104 in List of Accredited Consultant Organizations/ Rev. 39/08 March, 2016 for Building and large construction projects including shopping malls, multiplexes, commercial complexes, housing estates, hospitals, institutions etc.</p>
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	<p>Apparel Park (Commercial) and Residential Blocks</p>
6.	Location of the project	<p>The project is located at KH. No. 148, 148/1653 & 151/1654, Snehalataganj, Indore Tehsil, & District, Madhya Pradesh</p>
7.	Whether in Corporation / Municipal / other area	<p>Indore Municipal Corporation</p>
8.	IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with	<p>Approvals Received :</p> <ul style="list-style-type: none"> • Building Layout Sanction by Deputy Director, Town and Country Planning Indore(M.P.) vide letter no. 10210 dated 29.12.2015 • High rise clearance vides letter No. 6381/ High rise/ NGN/2015 dated 7.8.15 for height 24.0 mt and 42.0

	local planning rules & provision)	<p>mt.</p> <ul style="list-style-type: none"> • Water NOC vide Letter No. 4897/15-16 Dated 28.12.2015 • Solid waste Disposal NOC vide letter no. 2294 dated 19.10.2015 from Health Officer, Nagar Palik Nigam, Indore • Sewerage NOC from Drainage Department , Nagar Palik Nigam, Indore vide Letter No. 1556 Dated 18.1.2016 																														
9.	Note on the initiated work (If applicable)	No. Work is not initiated at site Ref Declaration Letter by MP Housing and Infrastructure Development Board, Indore, Madhya Pradesh																														
10.	Area Statement	<p>The Area Statement for proposed project :</p> <table border="1"> <thead> <tr> <th>Sr</th> <th>Items</th> <th>Details (in Sq.mt.)</th> </tr> </thead> <tbody> <tr> <td>.</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Total Plot Area (Sq. m)</td> <td>12,747.60</td> </tr> <tr> <td>2</td> <td>Area under Road Widening</td> <td>969.00</td> </tr> <tr> <td>3</td> <td>Net Planning Area</td> <td>11,778.60</td> </tr> <tr> <td>4</td> <td>Permissible Ground Coverage (30% of net plot Area)</td> <td>3,533.58</td> </tr> <tr> <td>5</td> <td>Permissible FAR (on net planning area X 2)</td> <td>23,557.20</td> </tr> <tr> <td>6</td> <td>On area under Road widening (969.00 X 2 X 2)</td> <td>3876.00</td> </tr> <tr> <td>7</td> <td>Open Area(10%)</td> <td>1,180</td> </tr> <tr> <td>8</td> <td>Total permissible Built-Up</td> <td>27,433.20</td> </tr> </tbody> </table>	Sr	Items	Details (in Sq.mt.)	.			1	Total Plot Area (Sq. m)	12,747.60	2	Area under Road Widening	969.00	3	Net Planning Area	11,778.60	4	Permissible Ground Coverage (30% of net plot Area)	3,533.58	5	Permissible FAR (on net planning area X 2)	23,557.20	6	On area under Road widening (969.00 X 2 X 2)	3876.00	7	Open Area(10%)	1,180	8	Total permissible Built-Up	27,433.20
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12.	No. of building & its configuration(s)	<p>The project involves the construction:</p> <table border="1"> <thead> <tr> <th>Items</th> <th>Details (in Sq.mt.)</th> </tr> </thead> <tbody> <tr> <td>Base ment</td> <td>2 basement common to both buildings</td> </tr> <tr> <td>Resid ential</td> <td> <p>Block A : Stilt + 14 Floors + Service Floor – 3 BHK (98 Flats)</p> <p>Block B: Stilt + 14 Floors + Service Floor – 2 BHK (94 Flats)</p> <p>Height : 42.0 mtrs.</p> </td> </tr> <tr> <td>Com merci al</td> <td> <p>Apparel Park (Proposed Readymade Garment Manufacturing Park) in Gr. Floor to 5th Floor and upper residential Floor up to 7th Floor</p> <p>Height : 24.0 mtrs</p> </td> </tr> </tbody> </table>	Items	Details (in Sq.mt.)	Base ment	2 basement common to both buildings	Resid ential	<p>Block A : Stilt + 14 Floors + Service Floor – 3 BHK (98 Flats)</p> <p>Block B: Stilt + 14 Floors + Service Floor – 2 BHK (94 Flats)</p> <p>Height : 42.0 mtrs.</p>	Com merci al	<p>Apparel Park (Proposed Readymade Garment Manufacturing Park) in Gr. Floor to 5th Floor and upper residential Floor up to 7th Floor</p> <p>Height : 24.0 mtrs</p>							
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13.	Occupancy	Residential: 1238 nos.															

		<p>Commercial: 577 nos.</p> <p>Total: 1815 nos.</p>
14.	Height of the building(s)	<p>Maximum height of Residential building = 42.0 m.</p> <p>Maximum height of Apparel Park: 24.0 m.</p>
15.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	<p>36.0 mt existing wide road and 7.5 mt road all around the building.</p>
16.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	<p>Turning radius for easy access of fire tender movement is 7.5 m.</p>
17.	Total Water Requirement	<p>Total Water Requirement: 226 KLD</p> <p>Domestic Water Requirement: 115 KLD</p> <p>Flushing : 79 KLD</p> <p>Gardening: 1 KLD</p> <p>Car wash, Road Cleaning and Misc: 32 KLD</p> <p>Total Sewage Generated: 182 KLD</p> <p>Treated Water available for recycling : 163 KLD</p> <p>Recycled Water for Flushing and Gardening: 112 KLD</p> <p>Excess treated sewage drained to sewer line: 51 KLD</p> <p>During construction phase, sewage will be treated and disposed through septic tanks followed by soak pits.</p> <p>The wastewater in operation phase will be treated up to tertiary level in a STP of 220 KLD capacity and 112 KLD treated sewage will be used for toilet flushing and horticulture and excess will be disposed to existing sewer</p>

		line.				
18.	Rain Water Harvesting (RWH)	Type of Area	Area (in m²)	Coefficient of run-off	Peak rainfall intensity during one hour of rainfall (in m)	Rain water harvesting potential/hour (in m³)
		Roof-top area	3076.26	0.8	0.025	61.5
		Green Area	1180	0.1	0.025	3.0
		Paved area	3876	0.6	0.025	58.1
		Total storm water load on the site with per hour retention is				122.6
		Considering 15 minutes retention time, total storm water load				30.7
		Taking the radius as 0.6m and effective depth as 1.2 m, volume of a RWH pit (πr^2h)				9.0
		Hence no. of pits required in approx = Total storm water load considering 15 minutes retention time / Volume of a RWH pit				3
19.	Storm water drainage	<ul style="list-style-type: none"> Natural water drainage pattern: The storm water will be collected and conveyed through network of open drain system along the internal road as well as compound wall. Quantity of storm water: 0.74 m³/hr 				

