



सत्यमेव जयते

File No.: SEIAA 64 CON 2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Level Expert Appraisal Committee(SEAC),
KARNATAKA)



Dated 08/07/2024



To,

Mr. Dinesh Kejrwal
keya homes private limited
M/s . KEYA HOMES PVT LTD #17, Regent Court, Ground Floor, 80ft road, Koramangala 4th block,
Bengaluru , BENGALURU URBAN, KARNATAKA, 560034
nayan@keyahomes.in

Subject: Grant of Standard Terms of Reference (ToR) to the proposed Project under the EIA Notification 2006-
and as amended thereof-regarding.

Sir/Madam,

This is in reference to your application submitted to SEAC vide proposal number
SIA/KA/INFRA2/473781/2024 dated 02/07/2024 for grant of Terms of Reference (ToR) to the project
under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) ToR Identification No.	TO24B3801KA5196767N
(ii) File No.	SEIAA 64 CON 2024
(iii) Clearance Type	Fresh ToR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential development plan with club house
(viii) Name of Company/Organization	keya homes private limited
(ix) Location of Project (District, State)	BENGALURU URBAN, KARNATAKA
(x) Issuing Authority	SEAC
(xii) Applicability of General Conditions	NO

3. The **SEAC** has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after detailed examination hereby decided to grant Standard Terms of Reference to the instant proposal of **M/s.keya homes private limited** under the provisions of the aforementioned Notification.

4. The brief about products and by products as submitted by the Project proponent in Form-1 (Part A, B) and Standard Terms of Reference are annexed to this letter as Annexure (1).
5. The Ministry reserves the right to stipulate additional TORs, if found necessary.
6. The Standard Terms of Reference (ToR) to the aforementioned project is under provisions of EIA Notification, 2006 and as amended thereof. 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.
7. The granted letter, all the documents submitted as a part of application viz. Form-1 Part A and Part B are available on PARIVESH portal which can be accessed by scanning the QR Code above.

Copy To

N/A

Annexure 1

Standard Terms of Reference for conducting Environment Impact Assessment Study for Building / Construction and information to be included in EIA/EMP report

1. Statutory compliance

Sr. No.	Terms of Reference
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

2. Water quality monitoring and preservation

Sr. No.	Terms of Reference
2.1	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
2.2	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
2.3	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3. Energy Conservation measures

Sr. No.	Terms of Reference
3.1	Outdoor and common area lighting shall be LED.
3.2	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

4. Waste Management

Sr. No.	Terms of Reference
4.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

Additional Terms of Reference

ACTIVITY 8(b)- TOWNSHIP AREA & DEVELOPMENT PROJECTS STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT I. Project Details i. Need and benefits of the project. ii. 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]. iii. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out. II. Land Environment iv. 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. III. Land acquisition and R&R i. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities. IV. Environmental Monitoring and Management ii. Examine baseline environmental quality along with projected incremental load due to the project. iii. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health. iv. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act. v. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters. vi. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan. V. Drainage vii. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project. VI. Forest viii. Submit the details of the trees to be felled for the project, if any . ix. Submit the present land use and permission required for any conversion such as forest, agriculture etc. VII. Water Environment x. Ground water classification as per the Central Ground Water Authority. VIII. Water Management xi. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart. xii. Rain water harvesting proposals should be made with due safeguards for ground water quality. xiii. Maximize recycling of water and utilization of rain water. Examine details. xiv. Examine soil characteristics and depth of ground water table for rainwater harvesting. xv. Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation. IX. Waste Management xvi. Examine details of solid waste generation treatment and its disposal. xvii. Construction &

Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism. X. Energy Requirements xviii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project. xix. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency. xx. 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. XI. Road and Traffic xxi. 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. xxii. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic. xxiii. Examine the details of transport of materials for construction which should include source and availability. XII. Disaster Management Plan xxiv. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016. XIII. Court Cases xxv. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given. XIV. Miscellaneous xxvi. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Residential development Project with club house	Product	170306.68	SQMT	Road	NA