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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
ODISHA, BHUBANESWAR**

(Constituted under the EP Act, 1986 and EIA Notification, 2006 by the MoEF & CC, Govt. of India)
SRF-2/1, Unit-IX, Bhubaneswar-751022, Tel: 0674-2541029, E-mail-seiaaorissa@gmail.com

Letter No B349/SEIAA

Dt. 12.10.2021

SEIAA File No.116281/09-MIS/09-2019

To

Sri Kumud Ranjan Mishra, Director
Altrade Constructions Pvt. Ltd.
Plot No. A/143, Aishwarya Palace (2nd Floor),
Saheed Nagar, Bhubaneswar-751007

Sub. Application of M/s Altrade Construction Pvt. Ltd. for Environmental Clearance of proposed construction of 'B+G+6 Multistoried Residential Apartment Building' with total built up area-24273.99 Sqmt at-Ghatika, Bhubaneswar, Dist-Khordha of Sri Kumud Ranjan Mishra-Environmental Clearance reg.

Ref: Your online application dated 18.09.2019 for issue of EC vide File No: SIA/OR/MIS/116281/2019.

Sir,

This has reference to your online application seeking environmental clearance for the above mentioned project. The proposal falls under category "B" or activity 8 (a)'Building & Construction projects' in the schedule of EIA Notification, 2006 as amended from time to time. The proposal has been appraised on the basis of the documents enclosed with the application, such as Form-1, Form-IA, Conceptual Plan (EMP) and clarifications furnished to SEAC in response to their observations.

The Project Proposal in nutshell:

1. This is a proposal for Environmental Clearance of M/s Altrade Construction Pvt. Ltd for proposed construction of 'B+G+6 Multistoried Residential Apartment Building' over an area of 1.80 acres with total built up area-24273.99 Sqmt at-Ghatika, Bhubaneswar, Dist-Khordha of Sri Kumud Ranjan Mishra.
2. The proposed project will be constructed over an area of 1.8 acres located in the plot no- 4363, 4365/9551 & 4366 and Khata No-1988/9 located in village - Ghatikia, P.S- Chandaka, Bhubaneswar, Dist-Khordha.

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3. The project site falls under SOI, Toposheet No. 73H/15. The Geographical co-ordinate of the project site are: Latitude – 20°16'12.08"N & Longitude - 85°46'35.52"E. The project site can be approached by 18.3 m wide road connecting the Ghatikia main road and is well connected with NH-16 at a distance of approx 2.88 Km.
4. The building plan project is approved by Bhubaneswar Municipality Corporation vide their letter no. 0749/CSC, dated 22.02.2017.
5. The Building specification of the Project are as follows:

| Detailed Description | Proposed Coverage area |
|--|--|
| Project Name | Proposed Construction of B+G+6 Multistoried Residential Building |
| Plot Area | 7284.34 m ² (1.8 Acres) |
| Ground Coverage | 2643.85 m ² (36.29 %) |
| FAR (Floor Area Ratio) | 2.23 |
| Built up Area | 24273.99 m ² |
| Maximum Height | 20.95 m |
| Basement Parking Area | 5478.89 m ² |
| Total Parking Area | 5478.89 m ² |
| Green Belt Area | 1717.19 m ² (23.57 %) |
| Maximum No. of Floor | B+G+6 |
| Power/Electricity Requirement & Sources | Total - 958 KW Solar - 10.04 KW CESU - 947.96 KW |
| No. of DG sets | 1x380 KVA |
| Water requirement & Sources | 62.0 KLD (Fresh) |
| Sewage Treatment & Disposal | STP Capacity 100 KLD |
| Estimated Population- Residential, Commercial, Floating/visitors | Residential Apartment - 108 EWS Apartment - 42 Estimate Population - 666 |

6. **Water requirement:** Total fresh makeup water requirement for the project will be 62 KLD which will be sourced from ground water.
7. **Waste Water Generation & Management:** Waste water of 79.0 KLD will be generated which will be treated in a STP of 100 KLD capacity. About 70KLD of treated water from the STP will be reused for flushing (30KLD), gardening(20KLD) and washing purpose(10KLD) and the rest surplus water(10KLD) will be discharge to the municipal drain.
8. **Power requirement:** The daily power requirement for the proposed complex is preliminarily assessed to be 958 KW (Source: Solar System- 10.04 KW & CESU – 947.96 KW). In order to meet emergency power requirements during the grid failure in the residential building project, there is provision of 1 no. of DG set having 380 KVA capacities for power back up.

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9. **Rain Water Harvesting:** 14364 cum quantity of rain water will be harvested for ground water recharge through 10 no. of recharging pits.
10. **Firefighting Installations:** Firefighting system will be installed as per recommendation of the Firefighting Officer, Odisha and as per the guideline of NBC (part-4).
11. **Green Belt Development:** Green belt will be developed over an area of 1717.19 sqm which is 23.57 % of the plot area; by using the local species like Radhachuda, Nageswar, Akash Neem, Ashok, Polanga, Karang, Bela, Pijilu, Kaniara, Tagar, Hena, etc.
12. **Solid Waste Management:** The solid waste generated from the residential complex will be 299.7 kg/day(@ 0.45 kg/person/day). The generated solid waste from the residential complex will be segregated as biodegradable and non-biodegradable and will be collected in separate coloured bins. Proper waste management practices will be adopted during the collection, storage and disposal of the generated solid waste and construction and demolition waste. Solid waste from sweeping and dry garbage containing non-biodegradable wastes like polythene bags, metal, ceramic waste, glass etc. shall be stored in separate garbage bin and send to approved recyclers. The floating population solid waste generation will be about 10.05 kg/day. Around 36.0 kg/day of STP sludge generated will be used as manure in landscaping.
13. The total estimated capital cost of the Project is Rs. 15.73 Crores and the environment management cost is Rs. 1.48 Lakhs.
14. The SEAC have appraised the proposal and recommended for grant of Environmental Clearance for the project valid for a period of 7 years, stipulating various conditions.

The State Environment Impact Assessment Authority (SEIAA), Odisha after considering the appraisal report and recommendations of SEAC, hereby accords Environmental Clearance to the project valid for a period of 7 years under the provisions of EIA Notification 2006 and subsequent amendments thereto, subject to strict compliance of all conditions stipulated below.

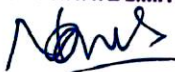
Detailed half yearly compliance report of the following conditions has to be submitted by the project proponent to SEIAA on the 1st June and 1st December each year.

Stipulated Conditions:

Part 'A' : General Conditions: -

1. The project proponent shall ensure that the guidelines for building and construction projects issued vide MoEF & CC's OM No.19-2/2013-IA.III dated 9th June, 2015, are followed to ensure sustainable environmental management.
2. The approval of the Competent Authority shall be obtained in regard to

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- structural safety of buildings against earthquake, adequacy of fire fighting equipment as per National Building Code including protection measures from lightning.
3. The project proponent shall obtain all necessary clearance/ permission from all concerned agencies including Bhubaneswar Development Authority before commencement of work.
 4. Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board.
 5. Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 6. A First Aid Room shall be provided in the project both during construction and operations of the project.
 7. The company shall draw up and implement corporate social Responsibility plan as per the Companies Act of 2013.
 8. As per the MoEF&CC, Govt. of India Office Memorandum dated 30.09.2020, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) Plan. Appropriate funds shall be earmarked for the activities such as infrastructure creation for drinking water supply, sanitation, health, skill development, cross drains, solid waste management facilities, rain water harvesting, soil moisture conservation works, avenue plantation, etc. The activities proposed under CER shall be restricted to the affected area around the project. The activities proposed for CER shall be implemented and to be completed within three years and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement and to the District Collector. It should be posted on the website of the project proponent.
 9. A copy of this Environmental Clearance letter shall be displayed on the website of the Odisha State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
 10. Officials from the Regional Office of MoEF&CC, Bhubaneswar/SPCB, Odisha who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection.
 11. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Odisha.
 12. The SEIAA, Odisha reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection)

Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

13. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
14. The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the SEIAA, Odisha. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of MoEF&CC, Bhubaneswar.
15. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, ZillaParisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
16. The proponent shall submit/upload six monthly reports on the status of compliance of the stipulated Environmental Clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, Govt. of India, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
17. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the Odisha State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF & CC, Govt. of India by E-mail.

Part 'B' : Specific Conditions:

(i) Natural Drainage:

18. No construction shall be allowed to obstruct the natural drainage pattern at the site. Check dams are allowed for harvesting rain water. Cutting and filling of the land should be kept to the minimum, and artificial land shaping has to be avoided.

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(II) Water Conservation and Rain Water Harvesting:

19. No ground water shall be extracted for the project work at any stage during the construction phase without obtaining the permission from the Water Resources Department, Govt. of Odisha/ CGWB.
20. For meeting the total fresh makeup water requirement upto maximum 62 KLD from ground water source necessary prior permission has to be obtained from the Water Resources Department, Govt. of Odisha/ CGWB, failing which no ground water is allowed to be tapped. The PP shall install water meter at the ground water drawal point.
21. A certificate shall be obtained from the local body supplying water, specifying that there is no impact on other users in the vicinity on account of committing the stated quantum of supply to this project.
22. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance of the project. The record shall be submitted along with the six monthly Monitoring reports.
23. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
24. 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.
25. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction. The proponent shall also obtain permission from Water Resources Department, Govt. of Odisha for drawal of water.
26. The proponent shall keep one bore well as standby domestic water source once municipal water supply is made available in the project area.
27. A complete plan for rainwater harvesting at the proposed site shall be drawn up and implemented. The complete rainwater harvesting plan shall be submitted to SEIAA within one month from this day. As proposed, 10 nos. of rain water harvesting pits for artificial ground water recharge shall be installed as per CGWB guidelines.

(III) Solid Waste :

28. The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
29. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

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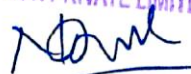
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30. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
31. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
32. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the Municipal Solid Waste generated from project shall be obtained.

(IV) Sewage Treatment Plant:

33. STP of 100 KLD capacity shall be installed before start of the operation phase of the building. Treatment of 100% grey water by decentralized treatment should be done. The treated waste water from STP shall be recycled / reused to the maximum extent possible as recycling of water is a critical requirement. Flushing, Washing, watering of the lawns and gardening, Filter backwash, cleaning of the floors, etc facilities are to be met by recycled water. Discharge of unused treated waste water shall conform to the norms and standards of the Odisha State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP. The sewage treatment plant shall be made functional before the completion of Building Complex.
34. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Odisha before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
35. The project proponent shall make arrangement for storage of treated waste water inside the premises as a contingency plan till sewer connection and operation finalization for the project.
36. The project proponent shall develop a full-fledged wastewater disposal system in place much before the occupancy in the project.
37. A certificate from the competent authority shall be obtained for discharging treated effluent/ untreated effluents into the Public sewer/disposal/drainage systems along with the final disposal point. The proponent shall renovate the existing drain to accommodate the discharge and maintain it perennially.
38. The wastewater generated shall not be allowed to mix with storm water. The Project Proponent shall ensure separate approved drains for discharge of treated waste water and for storm water. No sewage or untreated effluent water would be discharged through storm water drains.

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39. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

(V) Energy Conservation:

40. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
41. Energy conservation measures like LED based lighting of all interior and exterior areas should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
42. Solar energy shall be installed to meet electricity generation equivalent to 5% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
43. 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.
44. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
45. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be submitted.
46. Provision for electric point at each and every parking location for e- vehicle charging etc. shall be provided.

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(VI) Air Quality Management and Noise Management:

47. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
48. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
49. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
50. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
51. For indoor air quality the ventilation provisions as per National Building Code of India shall be provided.
52. Ambient noise levels shall conform to residential standard both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
53. Ambient air quality monitoring of SPM_{2.5} & SPM₁₀ shall be installed.

(VII) Green cover:

54. Green-belt & avenue plantation of trees over the area of 1717.19 Sq.mt (23.57% of plot area) shall be done using native tree species/shrubs improving greenery & keeping in view aesthetics considerations in the whole complex. The species with heavy foliage, broad leaves and wide canopy cover are

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desirable. Professional landscape architects should be engaged to design the green layout to provide for multi-tier plantation and green fencing all around, mitigating various environmental pollutants like dust, noise, emissions etc. At the project site, at least 100 numbers of trees shall be planted and maintained at the site.

(VIII) Top Soil Preservation and Reuse:

55. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

(IX) Traffic & Transportation:


56. A comprehensive mobility plan, as per Ministry of Urban Development best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public; and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures
 - Proper design of entry and exit points.
 - Parking norms as per local regulation
57. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 01 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 01 km radius of the site and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
58. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
59. A dedicated entry and exit gate shall be provided for the project.

(X) Environment Management Plan:

60. An Environmental Management Plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental

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cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

61. It shall be mandatory for the project management to submit six (06) monthly compliance reports on post environmental monitoring in respect of the stipulated terms and conditions in this Environmental Clearance to the State Environment Impact Assessment Authority (SEIAA), Odisha, SPCB & Regional Office of the Ministry of Environment & Forest, Odisha in hard and soft copies on 1st June and 1st December of each calendar year and the same will be uploaded in the website of the MoEF & CC for monitoring of EC conditions.


Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Yours faithfully,

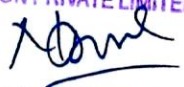

12/10/21
Member Secretary

Memo No 3350/SEIAA / Dt. 12.10.2021 
Copy to

1. **Joint Secretary (Environment)**, Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for information.
2. **Additional Chief Secretary**, Forests & Environment Dept., Government of Odisha for information.
3. **Member Secretary**, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for information.
4. **Additional Principal Conservator** of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharpur, Bhubaneswar for information.
5. **Member Secretary**, CGWA, 18/11, Jamnagar House, ManSingh Road, New Delhi-110011 for information.
6. **Collector, District Magistrate**, Khordha, for kind information and necessary action.
7. **Secretary**, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
8. Guard file for record.


12/10/21
Member Secretary

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