



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

Ref. No. 7484/SEIAA

Dt. 6.11.19

SEIAA File No: 104066/03-MIS/05-2019

To

Mr. Sashi Bhusan Mishra, Manager,
M/s Assotech Sun Growth Abode LLP,
Flat No. 203, 2nd Floor, Plot No. F-15,
BJB Nagar, Bhubaneswar-751014

Sub: Proposal for construction of multistoried residential building "Assotech Pride" at mouza- Rudrapur & Jaypur, Baliana, Bhubaneswar, Dist-Khurda with built up area 143861.14 Sqmt of M/s Assotech Sun Growth Abode LLP -Environmental Clearance regarding.

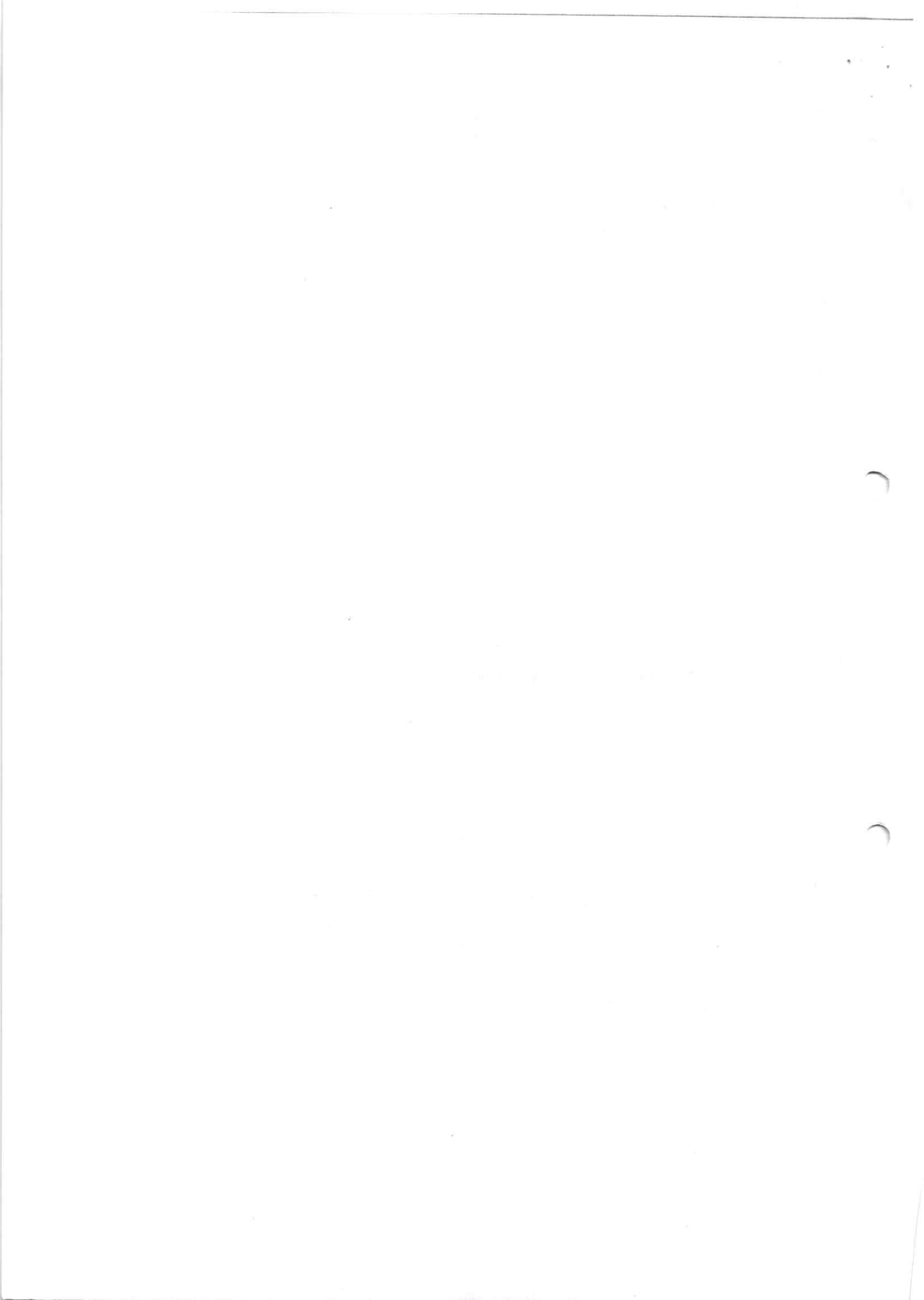
Ref: Your online application for issue of EC vide File No: SIA/OR/MIS/104066/2019 dated 02.05.2019.

Sir,

This has reference to your application seeking environmental clearance of the project proposal mentioned above. 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.

Background:

1. M/s Assotech Sun Growth Abode LLP has applied for Environmental Clearance for proposed construction of multistoried residential building "Assotech Pride" At Mouza- Rudrapur & Jaypur, Baliana, Bhubaneswar, Dist - Khurda with built up area 1,43,861.14 m².
2. The proposed site is located at Plot No. 274, NH-16, Rudrapur, Bhubaneswar. The Geographical co-ordinate of the project site is: Latitude - 20° 19' 40.2" to 20° 19' 37.7" N & Longitude - 85° 53' 08.4" to 85° 53' 05.2" E which falls under Toposheet No- 73H/15 and 73H/16. The project site is well connected with National Highway NH-16 at a distance of approx 0.2 Km in West direction. The nearest railway station is Mancheswar Railway station at a distance of approx. 4.24 Km in West direction & Bhubaneswar Railway Station at a distance 8.9 Km in South-west direction. The nearest airport is Biju Patnaik Airport at a distance of approx. 10.8 Km in South-west direction from project site.
3. Meteorology: The maximum temperature is about 36.0 °C and the minimum temperature is 16.0 °C felt in the area. The average annual rainfall in the area is 1326.16 mm.



4. Details of the Proposed Project:

Sl. No.	Area Description	Area in sq.mt.
1	Total Plot Area	52825.37
1.1	Total FAR	118843.72
1.2	Total Built up Area	142678.99
2	Ground Coverage including Podium for parking below & Green Plantation on Top	23387.05
3	Road Area	10506.06
4	Surface Parking Area (Open)	5500.00
5	Total Road & Surface Parking Area (Sl. No. 3+4)	16006.06
6	Green/Plantation Area	
6.1	Green Area at Ground Level	10991.72
6.2	Green Area at Podium Top Level	8418.57
6.3	Green Area at Surface Parking Area with Grass Pavers	4437.01
6.4	Total of Sl. No. 6	23847.3
6.5	Total Green Area as percentage of Plot Area	45.14 %
6.6	Total Green Area as percentage of Plot Area without Podium top level Plantation	29.20 %
7	Total Parking Area both Surface parking & below Podium	27515.7
8	Power/Electricity Requirement & Sources	Total - 4232 KW Solar - 455 KW CESU -3777 KW
9	Sewage Treatment & Disposal	750 KLD
10	Estimated Population	5930 nos.

5. Power requirement: The daily power requirement for the proposed complex is preliminarily assessed as 4232 KW (Solar System- 455 KW & CESU – 3777 KW). In order to meet emergency power requirements during the grid failure, there is provision of 3 nos. of DG set having 500 KVA capacities for power back up in the Residential Building Project.

For energy conservation, there will be 180 nos. of Solar Lighting poles (@72 Watt) has been proposed for Street & common area solar lighting,

Total Energy Conservation by using Solar Lighting: = 455 KW
Total Energy saving: = 10.75 %

6. Water requirement: Fresh make up of 551.4 m³/day will be required for the project which will be sourced from Ground water. Waste water of 703.13 KLD will be treated in a STP of 750 KLD capacity. After treatment the treated water will be discharge to the Prachi Drain.

7. Rain Water Harvesting is proposed which will be harvested through 21 no. of recharging pits.

8. Fire fighting Installations will be installed as per recommendation of the Fire fighting Officer, Odisha and as per the guideline of NBC (part-4).

9. Green Belt Development: Green belt will be developed over an area of 23847.3 sqm which is 29.20 % of the plot area; by using the local species like Radhachuda,

Solid Waste Management:

16. The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
17. 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.
18. 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.
19. 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.
20. 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.

Sewage Treatment Plant & Maintenance:

21. Sewage shall be treated in the STP of capacity 750 KLD with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, gardening and DG Cooling. As proposed, excess treated water shall be used for nearby construction site or will discharge to municipal sewer with prior permission of competent authority.
22. 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.
23. No sewage or untreated effluent water would be discharged through storm water drains.
24. 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.
25. Project proponent shall operate and maintain the sewage collection/conveyance system, sewage pumping system and sewage treatment system regularly to ensure the treated water quality within the standards prescribed by MoEF & CC, Government of India.
26. 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.

Energy Conservation Measures:

27. 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.
28. Energy conservation measures like installation of CFLs / LED for the lighting the area outside the building 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.
 29. Solar, wind or other Renewable 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.
 30. 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.
 31. 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.
 32. 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.

Air Quality and Noise Quality Monitoring & Preservation:

33. 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.
34. 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.
35. 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.
36. 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.
37. For indoor air quality the ventilation provisions as per National Building Code of India shall be provided.

Collector. It should be posted on the website of the project proponent.

Part B – General Conditions:

1. A copy of the Environmental Clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tahsildar's office for 30 days.
2. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to the SEIAA, Odisha and MoEF&CC, Govt. of India and its concerned Regional Office.
3. Officials from the Regional Office of MoEF&CC, Bhubaneswar 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.
4. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Odisha.
5. 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.
6. 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.
7. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
8. 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.
9. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad / 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.
10. The proponent shall submit/upload six monthly reports on the status of compliance of the stipulated EC 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, 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.
11. 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 concerned 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 by E-mail.

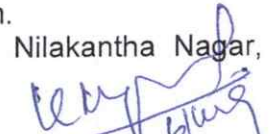
12. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Yours faithfully,


Member Secretary

Memo No 7485/SEIAA / Dt. 6.11.19
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. Principal 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, Chandrasekharapur, Bhubaneswar for information.
5. Chairman, Central Pollution Control Board, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032 for information.
6. Member Secretary, CGWA, 18/11, Jamnagar House, ManSingh Road, New Delhi-110011 for information.
7. Collector, District Magistrate, Khordha, for kind information and necessary action.
8. Chairman/Member/Member Secretary, SEIAA for kind information.
9. Chairman, SEAC/Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
10. Guard file for record.


Member Secretary

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10/1/2022

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