



सत्यमेव जयते

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)
5RF-2/1, Unit-IX, Bhubaneswar-751022, Tel: 0674-2540669, E-mail-seuaairussa@gmail.com

Letter No 227/SEIAA

Dt. 01.02.2021

SEIAA File No. 143617 /22-MIS/02-2020

To

Mr. Yeddula Vijay,
Chief Executive Officer,
Office of Rourkela Smart City Limited, RMC City Library
Building, Uditnagar, Rourkela
Raghunathpali, Sundargarh-769012

Sub: Proposal for Environmental Clearance of Development of Birsa Munda multi-purpose sports complex with training facilities & multi level car parking (MLCP) with built up area of 28538.71 sqmt of Rourkela Smart City Ltd, Rourkela; of Sri. Yeddula Vijay, Chief Executive Officer-Environmental Clearance reg.

Ref: Your online application dated 18.02.2020 for issue of EC vide File No: SIA/OR/MIS/143617/2020.

Sir,

This is to inform you that your proposal falls at item no. 8(a) of the schedule of EIA Notification, 2006 as amended from time to time, and is a B2 category project. The proposal has been duly appraised by SEAC, Odisha on the basis of the documents enclosed with the application, namely 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 proposed Development of Birsa Munda multi-purpose sports complex with training facilities & multi level car parking (MLCP) with built up area of 28538.71 sqmt of M/s Rourkela Smart City Ltd, Rourkela
2. Rourkela Smart City plans to promote the sport spirit of the city by upgrading the existing Birsa Stadium to a National level Football Stadium with other supporting facilities like Swimming pool; MLCP; commercial for the City and

- clubbing facilities. The development is planned to give new and better opportunities to the citizen of the city of Rourkela.
3. Location of the project and connectivity - The geographical coordinates of Birsa Stadium is 22°13'30.51" N and Longitude 84° 52'6.36" E and located in survey of India Topo Sheet No – F45G16. It is well located at the heart of the city & close to the bus terminus & railway station. NH-143 is at a distance of 4.8km from the project site, Rourkela Railway station at 0.5km from the project site and Veer Surendra Sai Airport is approximately at a distance of 118 km from the project site. There is no national parks/Wildlife sanctuary within 10km radius from the project site.
 4. Land Ownership of Birsa Stadium is with Revenue Department (NOC from ADM, Rourkela for development has been issued to RSCL). Under the Rourkela smart city proposal, Birsa Munda stadium is in the Eastern side of the ABD area and is identified for up-gradation having an area of 47,600 sq.mt.
 5. The total plot area is 33,074 Sq.mt and the ground coverage area is 11430 Sqmt (24% of plot area). The total built up area is 28,540 Sq.mt (60% of plot area). The maximum height of the building will be 22 m and the internal circulation road shall be 6m wide.
 6. The total green area covered will be 29300Sq.mt (61.5% of total plot area)
 7. Parking facilities - The total capacity of parking in the MLCP is 177ECS. and Surface parking is 97 ECS.
 8. The total water requirement for the project is estimated to be 229.54 KLD, out of which portable water requirement is 87.34 KLD and non-portable water is 142.20KLD. The source of water is PHED, Rourkela. (186kl/Day will be supplied)
 9. Power Requirement – 1.7 MVA with separate connection for Birsa Stadium and MLCP and each at 11 kV voltage level. The source of power is WESCO existing overhead 11 kV voltage level.
 10. The proposal consists of MLCP building in the SW which has basement, ground, first and second floor as parking, third and fourth floor of same building is proposed to have commercial activities. The swimming pool is present in the NE, which shall be used for training purpose and clubbing facility. The main stadium is in the center and the main building has all facilities required for a proper game and seating arrangement in the other 3 direction. The main building has facilities like administration office, canteen facility, cubical for coaches, medical and first aid room, changing rooms for players along with attached gym facilities, conference hall and other supporting facilities. The main building in the west is proposed to have a covered seating capacity of around 2000 normal seating and around 30 air conditioned VIP Seating. The North and South block are semi-circle in shape and is proposed to accommodate around 1400 uncovered chairs seating in each block and the East Block it is proposed to accommodate around 4800 uncovered seating. All the 3 blocks above have its supporting facilities and amenities on the ground floor while the seating is

proposed on the first floor. The total seating capacity of the stadium is proposed to be around 9600 nos.

11. The project cost is Rs.142 Crores.
12. The consultant M/s Tata Consulting Engineers Ltd, Mumbai along with the project proponent made a detailed presentation before the SEAC on 12.06.2020.
13. The Sub-Committee of SEAC conducted site visit on 25.09.2020 and have recommended for grant of environmental clearance in favour of the project.
14. The project proponent furnished additional information / documents on the project to SEAC on 07.08.2020.
15. The SEAC considered the proposal for EC on 02.12.2020 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.

General Conditions of Clearance: -

1. 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. Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board.
2. 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.
3. The approval of the Competent Authority shall be obtained in regard to structural safety of buildings against earthquake, adequacy of fire fighting equipment as per National Building Code including protection measures from lightning.
4. The project proponent shall obtain all necessary clearance/ permission from all concerned agencies including Rourkela Municipal Corporation(RMC) before commencement of work.
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 F.No.22-65/2017-IA.III dated 1st May 2018, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) Plan. As per para 6(II) of the said O.M. 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 under the CER shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, 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 31stMarch 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.

Specific Conditions:

(A) Natural Drainage

18. The natural drain system shall not be tampered with. No construction shall be taken up which may obstruct the natural drainage through the site. Check dams and other Sustainable Urban Drainage Systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
19. The permission from competent authority will be obtained to discharge the excess storm water to drain if any.

(B)Water Budget and Rain Water Harvesting

20. **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.
21. For meeting the fresh water requirement upto maximum 229.54KLD 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.**
22. A certificate shall be obtained from the local body supplying water to this project, separately for ground water and surface water sources to ensure that there is no impact on other users of the locality.
23. The fresh water usage, water recycling and rainwater harvesting shall be measured to monitor the water balance of the project. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA, Odisha along with six

- monthly monitoring reports.
24. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing purpose and for supply of recycled water for flushing, landscape irrigation, car washing, air conditioning etc. shall be done.
 25. 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.
 26. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and such other best practices.
 27. Any ground water abstraction 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 or dewatering. The proponent shall also obtain permission from Water Resources Department, Govt. of Odisha for drawal of ground water.
 28. A complete plan for rainwater harvesting at the proposed site shall be drawn up and implemented. Roof top rain water harvesting shall be adopted for the proposed Buildings. The complete rainwater harvesting plan shall be submitted to SEIAA within one month from this day. The proposal shall implement rain water harvesting pits/structure for artificial ground water recharge and shall be installed as per CGWB guidelines.

(C)Solid Waste

29. The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
30. 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.
31. 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.
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 solid waste generated from project shall be obtained.

(D)Sewage Treatment Plant

33. Recycling of water is a critical requirement. Flushing, Washing, watering of the lawns and gardening, cleaning of the floors, etc facilities are to be met by recycled water. **The project proponent shall build up within the project design adequate in-house facility to recycle part of the treated waste water to manage these requirements.** A centralized STP for the entire township of Rourkela will be hardly able to meet this need. **The project**

proponent shall create and install a proper STP and provision of recycling of treated waste water for proper water use handling. This facility has to be created within one year of grant of EC, and the compliance has to be reported to SEIAA.

34. Excess treated water shall be discharged to the drain only after getting the permission from the concerned authority.
35. Separate large recharge pits shall be constructed inside the project area to accommodate the rainwater in case the housing project period and the CDP of the Govt. does not synchronize with reference to construction of road and drain.
36. 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.
37. Approval of the competent authority shall be obtained for discharging treated effluent/ untreated effluents into the Public sewer/ disposal/drainage systems along with the final disposal points for each.
38. No sewage or untreated effluent water would be discharged through storm water drains.
39. The sewerage disposal system of the project shall be kept in proper working condition at all times.
40. 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.

(E)Energy Conservation

41. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. All buildings 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.
42. 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.
43. As proposed, 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. Requirement of ECBC 2017 shall be followed and compliance report thereon be furnished.
44. 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 their hot water demand from solar water heaters, as far as possible.

45. Use of environment friendly materials like 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.
46. 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.

(F) Air Quality Management and Noise Management

47. Construction site shall be adequately barricaded before the construction begins for dust, smoke & other air pollution measures for 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 be limited to 55 dBA during day and 45 dBA during night within the residential area. 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.

(G) Green Cover

53. Green-belt & avenue plantation of trees over the area of 29300m² (61.5% of the net 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 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. A minimum of 1 tree for every 80 m² of land should be planted and maintained.
54. Rainwater from open spaces shall be collected and reused for landscaping and other purposes. Roof top rain water harvesting shall be adopted for the proposed Buildings. Rainwater harvesting at the proposed site shall be implemented. Before recharging the surface runoff, pre-treatment must be done to remove suspended matter, oil and grease.

(H) 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 on site.

(I) 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.

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/exit and parking shall be provided for commercial activities.
60. Barricades shall be provided around project boundary.
61. Speed of the vehicles shall be restricted upto 15 kmph by erecting speed bumps at regular intervals at project site and proper signage shall be provided for guided vehicular movement and speed restrictions.
62. Parking shall be prohibited on the access road to the proposed project site.
63. Footpath shall be seamless with sufficient width.
64. No vehicles shall be allowed to stop and stand in front of the gate on main access.
65. A buffer of minimum 10 m shall be maintained between the entry/exit gate and the road to avoid traffic congestion.
66. The Traffic Management Plan prepared by the proponent shall be duly validated and certified by the State Concerned Competent Authority and shall have also their consent before implementation.

(J)Environment Management Plan

67. 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 cell shall ensure that the environment infrastructure like waste water disposal, 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.
68. The year wise funds earmarked for environmental protection measures shall be kept in separate account and should be spend accordingly and not to be diverted for any other purpose. Year wise progress of implementation of action plan for EMP and expenditure shall be reported to the SEIAA, Odisha, Regional Office, MoEF&CC, Govt. of India, Bhubaneswar, SPCB along with the half yearly compliance report.
69. 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.

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 228/SEIAA / Dt. 01.02.2021
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**, Sundargarh, 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.


Member Secretary