

# FORM-1

Of

**PROPOSED CONSTRUCTION OF (LB+UB+S+10)  
HOTEL-CUM-MULTIPLEX BUILDING PROJECT  
AT  
MOUZA- CHANDRASHEKHARPUR, BHUBANESWAR**

Promoted by

**M/s Risk Software Solutions Pvt. Ltd.**

**Applicant Name:**

**Mr.Mohinder Prakash, Director**

**&**

**Mr.Anup Kumar Lakhotia, Director**

BMC Bhawani Saheed nagar Enclave

Saheed Nagar, Bhubaneswar- 751007

**FORM 1**

**( I ) Basic Information**

<b>S. No.</b>	<b>Item</b>	<b>Details</b>
1.	Name of the Project/s	Multistoried Hotel –cum-Multiplex Building Project
2.	S. No in the schedule	8 (a): Building & Construction Project
3.	Proposed capacity / area /length/tonnage to be handled /command area /lease area/number of wells to be drilled	Plot Area = 8096.268 Sq. mt Proposed FAR = 2.447 Sq.mt Built Up Area = 35,191.96 Sq.mt
4.	New /Expansion /Modernization	New
5.	Existing Capacity / Area etc. *	Nil
6.	Category of project i.e. ‘A’ or ‘B’	Category ‘B’
7.	Does it attract the general condition? If yes, please specify.	No
8.	Does it attract the specific condition? If yes, please specify.	No
9.	Location	
	Plot/Survey/Khasra No.	IDCO Plot No.7,Revenue Plot-65(P),66(P),67(P),Rev-Khata No-612,Mouza-Chandrasekharpur
	Village	Chandrasekharpur
	Tehsil	Bhubaneswar
	District	Khorda
	State	Odisha
10	Nearest railway station/airport along with distance in kms.	Bhubaneswar R.S at 9 Km Biju Pattanaik Airport,Bhubaneswar at 10 Km
11	Nearest Town, city, District, Headquarters along with distance in kms.	Bhubaneswar at 5 Km
12	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Bhubaneswar at 5 Km
13	Name of the applicant	Sri Anup Kumar Lakhotia
14	Registered address	M/s Risk Software Solution Pvt.Ltd. 269,GT Road,Liluah,Howrah,Pin-711204
15	Address for correspondence :	
	Name	Sri Anup Kumar Lakhotia
	Designation (Owner/Partner/CEO)	Director
	Address	M/s Risk Software Solution Pvt.Ltd. BMC Bhawani Saheed Nagar Enclave,

		Saheed Nagar,Bhubaneswar-751007
	Pin code	751007
	E-mail	anupkumarlakhotia2050@gmail.com
	Telephone No.	0674-2542707,9874442894
	Fax No.	
16.	Details of Alternative sites examined, if any, Location of these sites should be shown on a topo sheet.	None
17.	Interlinked Projects	Nil
18.	Whether separate application of interlinked project has been submitted?	Not Applicable
19.	If yes, date of submission	Not Applicable
20.	If no, reason	Not Applicable
21.	Whether the proposal involves approval / clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980 ? (b) The Wildlife (Protection) Act, 1972 ? (c) The C.R.Z Notification, 1991 ?	Not Applicable
22.	Whether there is any Government Order/Policy relevant/relating to the site?	No
23.	Forest land involved (hectares)	Nil
24.	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Orders/directions of the Court, if any and its relevance with the proposed project.	No
25.	Expected Project Cost	35 Crores

**(II) Activity**

**1. Construction, operation or decommissioning of the project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)**

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible ) with source of information data.
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Land has been allotted for Hotel Building purposes by IDCO . So, no Permanent or temporary change in land use,

			land cover or topography including increase in intensity of land use occurs. The detailed Land use pattern & Master Plan & land deed are enclosed at Annexure-II, II (A).II-(B).
1.2	Clearance of existing land. Vegetation and buildings?	No	No significant vegetation exists at the project site.
1.3	Creation of new land uses?	No	Land has been allotted for Hotel Building purposes by IDCO. Annexure-II.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Soil quality testing study is carried out for the project site.
1.5	Construction works?	Yes	There will be construction of a Multistoried Hotel Building. Details have been presented in attached Conceptual Plan.
1.6	Demolition works?	No	Not required.
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	Temporary sheds will be constructed for raw material storage, security guard post, and office purpose and for labourer's residence.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	Excavation will be carried out for foundation of buildings and basements. The excavated soil will be used in landscape, backfilling and other area development activities.
1.9	Underground works including mining or tunneling?	No	Not required
1.10	Reclamation works?	No	Not required
1.11	Dredging?	No	Not required
1.12	Offshore structures?	No	Not required
1.13	Production and manufacturing processes?	No	Not required
1.14	Facilities for storage of goods and materials?	Yes	Storage yard will be constructed for this project.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Sewage Treatment Plant which includes latest technology will be provided for treatment of sewage/ sullage to be generated

			<p>from the apartment.</p> <p>The solid wastes in form of food wastes/garbage and others collected from the dwellings will be stored separately as biodegradable waste and non bio degradable wastes at the garbage collection point. From there waste will be handed over to the municipality or a third party. Solid waste and waste water management plans are detailed in the emp.</p>
1.16	Facilities for long term housing of operational workers?	No	Local laborers will be hired from nearby areas during construction phase. So, there will be no permanent facilities for long- term housing of operational workers.
1.17	New road, rail or sea traffic during construction or operation?	No	The site has good connectivity.
1.18	New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	The site is well connected through the road network and railway.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	N.A
1.20	New or diverted transmission lines or pipelines?	No	Existing power transmission line will be used for power source. Separate transformer will be installed for the purpose. Water will be sourced from Municipal Water Supply or bore well.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not required
1.22	Stream crossings?	No	Not required
1.23	Abstraction or transfers of water from ground or surface water?	Yes	The water supply will be made available from PHD Water Supply or bore well.
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	No	There is no water body or stream exists in the proposed site and wastewater will be discharged to sewer system after necessary treatment.
1.25	Transport of personnel or materials for	Yes	Transport of construction

	construction, operation or decommissioning?		materials & labourers to the project site will take place during the construction phase which is for temporary period.
1.26	Long-term dismantling or decommissioning or restoration works?	No	Not required
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	Not required
1.28	Influx of people to an area in either temporarily or permanently?	Yes	Proposed project will result in temporary influx of people for shopping and commercial/official purpose.
1.29	Introduction of alien species?	No	Mostly local and some exotic garden species will be planted
1.30	Loss of native species or genetic diversity?	No	There will be no loss of native species or genetic diversity.
1.31	Any other actions?	No	Not required.

**2. Use of Natural resources for construction or operation of the project (such as land, water, materials or energy, especially any resources which are non renewable or in short supply):**

<b>S. No</b>	<b>Information/checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
2.1	Land specially undeveloped or agricultural land (ha)	Yes	The proposed land is undeveloped barren land.
2.2	Water (expected source & competing users) unit: KLD	Yes	During construction phase, water requirement will be met from private water tankers. During operation phase, total requirement of water is 321 m <sup>3</sup> per day. This requirement will be met from ground water sources and use waste water recycling & rain water harvesting measures which will be used in flushing, fire fighting, Gardening & other non domestic purposes.
2.3	Minerals (MT)	No	Not required.

2.4	Construction material- stone, aggregates, and /soil (expected source –MT)	Yes	Details of construction materials are given in emp.
2.5	Forests and timber (source –MT)	No	Not applicable
2.6	Energy including electricity and fuels (source, competing users) Unit : fuel (MT), energy (MW)	Yes	The daily power requirement for the proposed project is approximately 1000KW which will be sourced from Central Electricity Supply Utility of Orissa (CESU) for meeting the power demand of the project.
2.7	Any other natural resources (use appropriate standard units)	No	Not required.

**3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.**

<b>S. No.</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules ) to human health or the environment (flora, fauna, and water supplies)	Yes	Hazardous waste like used oil, discarded paints and colors containers will be disposed off as per Hazardous waste (Management, Handling, Transboundary Movement) Amendment Rules 2010.
3.2	Changes in occurrence of disease of affect disease vectors (e.g. insect or water borne diseases)	No	Suitable drainage and waste management measures (with frequent spray of insecticides etc.) will be adopted in both the construction and operational phase such that there will be no stagnation of water or accumulation of waste. This will effectively restrict the reproduction and growth of disease vectors.
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Socio-economic standard of people will improve due to increased direct and indirect employment opportunities resulting

			from the project.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	Not anticipated.
3.5	Any other causes.	No	Not applicable

**4. Production of solid wastes during construction or operation or decommissioning (MT/month)**

<b>S. No.</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
4.1	Spoil, overburden or mine wastes	No	Only construction debris and excavated soil will be generated as spoil. Waste generated will be reused for backfilling.
4.2	Municipal waste (domestic and or commercial wastes)	Yes	Only municipal waste will be generated which will be collected by BMC.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	No	Not applicable.
4.4	Other industrial process wastes	No	No industrial activities
4.5	Surplus product	No	Not applicable
4.6	Sewage sludge or other sludge from effluent treatment.	Yes	It will be utilized in Garden and green belt area of the Project.
4.7	Construction or demolition wastes	Yes	The construction wastes will be used in land filling.
4.8	Redundant machinery or equipment	No	Not applicable
4.9	Contaminated soils or other materials	No	Not applicable
4.10	Agricultural wastes	No	Not applicable
4.11	Other solid wastes	No	Not applicable

**5. Release or pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)**

<b>S. No.</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	The source of air pollution during operation phase will be DG sets which will be operated only during power failure and movement of traffic. Low Sulphur diesel will be used for DG sets to minimize emissions.
5.2	Emission from production processes	No	Not applicable.
5.3	Emissions from materials handling including storage or transport	Yes	Emission will be happened due to transportation of goods during construction and operation period.
5.4	Emissions from construction activities including plant and equipment	Yes	Fugitive dust will be generated during transportation, movement of heavy vehicle may generate fugitive emission, and chance of dust emission from the hauling road can be suppressed by spraying of water.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	No	Dust will be generated from handling of construction materials.
5.6	Emissions from incineration of waste	No	Not applicable
5.7	Emission from burning of waste in open air (e.g./materials, construction debris)	No	Not applicable
5.8	Emission from any other sources	No	Not applicable

**6. Generation of Noise and Vibration, and Emissions of Light and Heat:**

<b>S. No.</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	Construction phase: The significant source of noise pollution will be due to the machinery used for construction and vehicular

			movement, Operation phase: During operation phase the main source of noise will be vehicular traffic and DG sets. However CPCB approved silent type DG set will be used to control noise level from DG sets.
6.2	From industrial or similar processes	No	Not applicable.
6.3	From construction or demolition	Yes	Negligible.
6.4	From blasting or piling	No	Not applicable.
6.5	From construction or operational traffic	Yes	No Significant disturbance due to traffic noise during construction and operation as all these operations will be carried out in non peak hours.
6.6	From lighting or cooling systems	No	Not applicable
6.7	From any other sources	No	Not applicable

**7. Risks of contamination of land or water from releases of pollutants in to the ground or in to sewers, surface waters groundwater, costal waters or the sea:**

<b>S. No.</b>	<b>Information/Checklist confirmation</b>	<b>Yes/No</b>	<b>Details thereof (with approximate quantities /rates, wherever possible) with source of information data.</b>
7.1	From handling, storage, use or spillage of hazardous materials	No	The used oil from DG sets will be stored in HDPE drums at isolated storage, and disposed through authorized recyclers. All precautions will be taken to avoid spillage from storage as per Hazardous Waste (Management & Handling & Trans boundary Movement) Rules, 2016.
7.2	From discharge sewage or other effluents to water or the land (expected mode and place of discharge)	No	There will be no discharge of untreated sewage on land or into water bodies. Treatment of sewage will be carried out through an onsite STP of capacity 200 KL, Treated sewage will be re-used for flushing, horticulture and surplus treated water will be discharged to

			sewer.
7.3	By deposition of pollutants emitted to air in to the land or in to water	No	The DG Sets will be provided with adequate stack height as per CPCB norms.
7.4	From any other sources	No	Not anticipated
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not anticipated

**8. Risk of accidents during construction or operation of the project, which could affect human health or the environment.**

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data.
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	Yes	Hazardous waste like used oil, discarded paints and colors containers will be disposed off as per The Hazardous waste (management, handling, transboundary movement) Amendment Rules 2010. Adequate fire protection measures to be taken up to prevent fire. Details are given in emp.
8.2	From any other causes	No	Nil
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc.)?	No	The possibility is only earthquake. However the structure is designed to meet the Zone-III regulations.

**9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality.**

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data.
9.1	Lead to development of supporting. Lities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> <li>Supporting infrastructure (roads. Power Supply, waste or waste water treatment, etc.)</li> </ul>	Yes	The proposed project involves construction of residential complex; It also involves development of new infrastructures like internal road, power line & water supply line, sewage

	<ul style="list-style-type: none"> <li>• Housing development</li> <li>• Extractive industries</li> <li>• Supply industries</li> <li>• Other</li> </ul>	Yes	treatment plant.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not applicable
9.3	Set a precedent for latter developments	Yes	Adequate sewage treatment plant, greenbelt, solid waste management plan will be adopted adequately by which there will later developments.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	Not applicable.

**(III) Environmental Sensitivity**

<b>S. No.</b>	<b>Areas</b>	<b>Name/ Identity</b>	<b>Aerial distance (within 15 km.) Proposed project location boundary</b>
1	Areas protected under international conventions national or local legislation for their ecological, landscape, cultural or other related value	-	There are no such areas existing within 15 km buffer zone which have been declared under international convention, national or local utilization
2	Areas which are important or sensitive for ecological reasons-Wetlands, watercourses or other water bodies, costal zone, biospheres, mountains, forests	-	Chandaka Reserve Forest at 6.5 Km Nandankanan Zoological Park at 6.0 Km Kuakhai River at 5.3 Km
3	Ares used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	-	Not applicable
4	Inland, costal, marine or underground waters	-	Not applicable
5	State, national boundaries	-	Not applicable
6	Routes or facilities used by the public for access	-	Not applicable

	to recreation or other tourist, pilgrim areas		
7	Defense installations	-	Not applicable
8	Densely populated or built-up area	-	Not applicable
9	Areas occupied by sensitive man-made land uses (Hospitals, schools, places worship, community facilities)	-	The 15 km buffer zone of the project site encompasses more than 20% of it is area from Bhubaneswar urban complex which is likely to contain various urban land use activities like hospital, schools, community facilities. However it can be noted that the proposed project also comes under urban development activities category as it is a Residential project.
10	Areas containing important, high quality or scarce resources  (Groundwater resource, forestry, agriculture, fisheries, tourism, minerals)	-	Not applicable
11	Areas already subjected to pollution or environmental damage.(those where existing legal environmental standards are exceeded)	-	Not applicable
12	Areas susceptible to natural hazard which could cause project to present environmental problems (earthquakes, subsidence, land slides, erosion, flooding or extreme or adverse climatic conditions )	-	Area is not susceptible to any natural hazard or adverse climatic condition as per Disaster Management Authority of Bhubaneswar.


Declaration .

"I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance give, if any to the project will be revoked at our risk and cost.

Date: \_\_\_\_\_

Place: Bhubaneswar.

**RISK SOFTWARE SOLUTION PVT. LTD.**



**DIRECTOR**

Signature of the applicant  
With Name and Full Address  
(Project proponent / Authorized Signatory)

**NOTE:**

1. The projects involving clearance under Coastal Regulation Zone Notification, 1991 shall submit with the application a C.R.Z map duly demarcated by one of the authorized agencies, showing the project activities, w.r.t. C.R.Z (at the stage of TOR) and the recommendations of the State Coastal Zone Management Authority (at the stage of EC). Simultaneous action shall also be taken to obtain the requisite clearance under the provisions of the C.R.Z notification, 1991 for the activities to be located in the CRZ.
2. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridor of Wild Animals, the project proponent shall submit the map duly authorized by Chief Wildlife Warden showing these features vis-à-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon (at the stage of EC)."
3. All correspondence with the Ministry of Environment & Forests including submission of application for TOR/Environmental Clearance, subsequent clarifications, as may be required from time to time, participation in the EAC Meeting on behalf of the project proponent shall be made by the authorised signatory only. The authorised signatory should also submit a document in support of his claim of being an authorised signatory for the specific project."