

PARIVESH 1.0, AGENDA No.164.01

Proposal No.	SIA/OR/INFRA2/451256/2023
Date of application	11.11.2023
File no.	451256/125-INFRA2/11-2023
Project Type	New proposal for EC
Category	B2
Project/Activity including Schedule No.	8(a) Building & Construction Project
Name of the Project	Proposal for EC of M/s. Archid Builders Private Limited for Residential cum Commercial Project total land area is 4,977.6 m ² (1.23 acres) and the total proposed built-up area is 32,367.0 m ² located at Mouza- Shankarpur and Aigania, Tehsil- Bhubaneswar, District- Khurda of Sri Bandan Mohanty
Name of the company/Organization	M/s. Archid Builders Pvt. Ltd. Sri Bandan Mohanty
Location of Project	Mouza- Shankarpur and Aigania, Tehsil- Bhubaneswar, District- Khurda
ToR Date	NA
Name of the Consultant	M/s Grass Roots Research & Creation India (P) Ltd., Noida

Proposal in brief: The highlights of the proposal as ascertained from the application and as revealed from proceedings/discussion held during the meeting of SEAC/SEIAA, are given as under.

1. This proposal is for Environmental Clearance of M/s. Archid Builders Private Limited for Residential cum Commercial Project total land area is 4,977.6 m² (1.23 acres) and the total proposed built-up area is 32,367.0 m² located at Mouza- Shankarpur and Aigania, Tehsil- Bhubaneswar, District- Khurda of Sri Bandan Mohanty.
2. **Category:** The project falls under category "B" or activity 8 (a)-Building and Construction project under EIA Notification dated 14th September 2006 as amended from time to time.
3. **Location and connectivity:** The project site is located at Mouza- Shankarpur and Aigania, Tehsil- Bhubaneswar, District- Khurda, Odisha bounded by Latitude: 20°14'52.53"N Longitude: 85°46'20.31"E. Total land area is 4,977.6 m² (1.23 acres) and the total proposed built-up area is 32,367.0m². The connecting road is Shreekhetra Residency Road towards West side of the project site. The Nearest Highway is NH-16 which is 0.2 km in South direction from the project site, NH-316 which is 9.4 km in East direction from the project site. The nearest Railway Station is Sarkantra Railway Station is about 3.5 km (SE) away from the project site. Biju Patnaik International Airport is at 3.5 km (E) from project site.
4. **Project Area details:** The total plot area is 4,977.6 sqm. Total Built up area for the project will be 32,367.0 sqm. The total population of project after proposed will be 1,444 persons.

S. No.	Particulars	Area (m ²)
1.	Total Plot Area	4977.6
2.	Permissible Ground Coverage (@ 40% of the plot area)	1991.04
3.	Proposed Ground Coverage (@34.19 % of the plot area)	1701.84

4.	Permissible FAR (@5.0)	24,888
5.	Total Proposed FAR (@4.9486)	24,632
	Commercial FAR (@4.09% of total FAR)	1008
	Residential FAR (@95.91% of total FAR)	23,624
6.	Non-FAR Area	7735
	Fire Tower	1152
	Parking (Basement Parking = 5456.0 m ² + Stilt parking = 1127.0 m ²)	6583
7.	Built-up Area (5 + 6)	32,367
8.	Landscape Area (@ 20%)	995.52
9.	Maximum Height of the Building (m)	62.4 m

5. **Water Requirement:** The total water requirement for the project will be approx. 138 KLD out of which domestic water demand is 133 KLD. The freshwater requirement will be 87 KLD. It is expected that the project will generate approx. 116 KLD of wastewater. The wastewater will be treated in onsite STP of 140 KLD capacity. The treated effluent will be reused for flushing & horticulture. Surplus treated effluent will be discharged to external sewer.

S. No.	Description	Occupancy	Rate of water demand (lpcd)		Total Water Requirement (KLD)		
			Fresh	Flushing	Fresh	Flushing	Total
A.	Domestic Water						
	• Residents	899	90	45	80.91	40.46	121.37
	• Staff (Maintenance, Commercial Stores)	127	25	20	3.18	2.54	5.72
	• Visitors	418	5	10	2.09	4.18	6.27
	Total	1444			86 KLD	47 KLD	133 KLD
Total Domestic Water = 133 KLD							
B.	Swimming Pool	--			1 KLD		
C.	Horticulture	995.52 m ²		4 l/sqm	4 KLD		
Grand Total (A + B + C) = 138 KLD							

Domestic Water Requirement	133 KLD
• Fresh	86 KLD
• Flushing	47 KLD
Wastewater [@80% fresh + 100% flushing]	68.8 + 47 = 116 KLD
STP Capacity (20% higher than waste water)	140KLD

6. **Rainwater harvesting details:** 1 Rainwater tank will be provided considering peak hourly rainfall has been considered as 160 mm/hr.
7. **Parking Proposed:** Total parking proposed for the project is 212 ECS.
8. **Power Requirement and solar details:** The power supply will be supplied by TPCODL. The load requirement for the project will be 1400 kVA. There is provision of 3 nos. of DG sets of 300 kVA capacity

for power back up. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.

S. No.	DESCRIPTION	SAVING S (kVA)
1.	Solar based Lighting will be done in the common areas, stair cases, landscape areas, signage, entry gates and boundary walls etc. (5% from total power load) Norms for Rooftop PV systems Installation: Solar power back of a minimum generation capacity of 5% of the connected load (OR) 20 Watts/sq.foot on available roof space, whichever is less.	70 kVA
2.	LEDs will be used in all dwelling units (@4%).	56 kVA
3.	Outdoor and common are lighting shall be LED (@1%).	14 kVA
Total Energy Saved		140 kVA
Total Power load = 1,400kVA Energy saved through various provisions = 140 kVA TOTAL ENERGY SAVING = 10%		

9. **Solid waste generation:** The total solid waste generation will be 560 kg/day.

S. No.	Description	Occupancy	Waste Generated (kg/capita/day)	Waste Generated (kg/day)
1.	Domestic Solid Waste			
	• Residents	899	0.5	449.5
	• Staff (Maintenance, Commercial Stores)	127	0.25	31.75
	• Visitors	418	0.15	62.7
2.	Horticultural Waste (0.25 acre)		@ 0.2 kg/acre/day	0.05
3.	STP Sludge		Wastewater x 0.35 x B.O.D difference/1000	15.83
Total Solid Waste Generation = 560 kg/day				

10. **Greenbelt:** Total green area measures 995.52 m² (20% of Net plot area). Evergreen tall and ornamental trees have been proposed to be planted inside the premises. No. of trees required = 1 tree/80 sq.m. of plot area = 4977.6/80 = 62 Nos . Total no. of trees proposed = 65.

11. **Project cost:** Estimated cost of the project is INR 100 Cr. including land and development cost. EMP cost includes a capital cost of 162.5 lakhs and recurring cost of 26.5 lakhs.

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	754.70	10
Rain Water Harvesting System	20	4
Solid Waste Management	7.5	0.50
Environmental Monitoring	0	9.0

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Green Area/ Landscape Area	20	0.5
Others (Energy saving devices, miscellaneous)	40	2.5
Total	162.5	26.5

12. **Environment Consultant:** The environment consultant M/s Grass Roots Research & Creation India (P) Ltd., Noida along with the proponent made a presentation on the proposal before the Committee on 02.12.2023.

13. The SEAC recommended the following in the SEAC meeting held on 02.12.2023.

A. The proponent may be asked to submit the following for further processing of EC application:

- i) Copy of permission for discharge of treated waste water to the nearby drain.
- ii) Permission from Water Resource department, Govt. of Odisha for usage of ground water.
- iii) The project proponent shall increase the number of Rainwater harvesting tanks.
- iv) The project proponent shall furnish an undertaking that commercial unit shall only be used for residents purpose.
- v) Structural stability certificate vetted by institute of repute.
- vi) Traffic Study report to be vetted by institute of repute.

B. The proposed site shall be visited by Sub-Committee of SEAC to verify the followings

- i) Environmental settings of the project site.
- ii) Extent of construction activity.
- iii) Road connectivity to the project site.
- iv) Drainage network at the site.
- v) Discharge point for discharge of treated water and distance of the discharge point from the project site.
- vi) Greenbelt area.
- vii) Any other issues including local issues

14. The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	Copy of permission for discharge of treated waste water to the nearby drain.	We have obtained permission from PH Division for the discharge of surplus treated water from STP and copy of same is attached as Annexure-I .	NOC letter from the Superintending Engineer, Public Health Division regarding own water supply and sewerage connection has been issued infavour of PP.
ii)	Permission from Water Resource department, Govt. of Odisha for usage of ground water.	We have obtained permission from CGWA for the abstraction of Groundwater and the copy of same is attached as Annexure-II .	NOC for 86.42KLD has been taken from CGWA and its valid till 2028.
iii)	The project proponent shall increase the number of Rainwater harvesting tanks.	The runoff from green and paved areas is not proposed to be collected as it has more turbidity and TSS.	Permission of disposal of storm water into natural drainage



		<p>Even, if we provide collection tanks for paved and green area, we will have to compromise on green area and it will reduce to below 20%.</p> <p>Therefore, we have decided to discharge the runoff from green and paved area to external drain for which permission has been received from the department. Discharge permission is enclosed as Annexure-III.</p>	channel has been granted by BMC.
iv)	The project proponent shall furnish an undertaking that commercial unit shall only be used for residents purpose.	<p>We confirm that the commercial units will only be used as Residential purposes. An undertaking for the same is attached as Annexure-IV.</p>	Undertaking submitted.
v)	Structural stability certificate vetted by institute of repute.	The structural stability has been vetted by IIT, Guwahati. Copy of Structural Stability certificate is attached as Annexure-V .	Copy of Structural Stability certificate has submitted.
vi)	Traffic Study report to be vetted by institute of repute.	<p>The traffic study has been vetted by reputed institute i.e. KIIT, Bhubaneswar, Odisha.</p> <p>Copy of same is attached as Annexure-VI.</p>	As per the traffic study report LOS is "B" with or without project.

Reply to Site visit points

1.	Environmental settings of the project site.	<p>ESZ boundary of Chandaka Dampara WLS is at a distance of 4 km towards North direction from the project site. DFO NOCs w.r.t. Chandaka Dampara WLS are enclosed as Annexure- VII.</p> <p>There is no other ecologically sensitive location near the project site.</p>	----
2.	Extent of construction activity.	No construction activity has been initiated at project site.	----
3.	Road connectivity to the project site.	The connecting road is Shreekhetra Residency Road towards West side of the project site. The Nearest Highway is NH-16 which is 0.2 km in South direction from the project site, NH-316 which is 9.4 km in East direction from the project site.	----
4.	Drainage network at the site.	Drainage plan is attached as Annexure-VIII .	----
5.	Discharge point for discharge of treated water and distance of the discharge point from the project site.	Plan showing discharge point for the discharge of surplus treated water from STP is attached as Annexure-VIII . The	----

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		distance of the discharge point from the project site is 15 m.	
6.	Greenbelt area.	Total green area measures 995.52 m ² i.e. 20.0% of the plot area.	----
7.	Any other issues including local issues	No other issues.	----

15. The proposed site was visited by the sub-committee of SEAC on **23.12.2023**. Following are the observations of the sub-committee.

- a) The Project site is located at Shankarpur, Bhubaneswar. PP was present along with consultant and explained the layout. It is a residential-cum-commercial project.
- b) There is no construction at present, it is empty land. The land is surrounded by residential houses. Care for stack discharge to be taken with all other safety precautions.
- c) As there is no drain in front of the site, the PP needs to obtain permission from the authority for construction of drain at road side and discharge of excess treated water and storm water to the nearby drain at a distance of 50 mt away along with drainage plan approved by the authority.
- d) PP was advised to increase the RWH pit from one to two to take care of storm water during excess rain.
- e) As it is also commercial, PP needs to submit revised layout with separate entry and exit for residential and commercial, also separate parking details for both residential and commercial along with breakup of % of parking for commercial, residential and visitors. All to be marked in the revised layout and submitted.
- f) All other points asked during presentation to be complied.

16. As per site visit report documents raised are:

- i) As there is no drain in front of the site, the PP needs to obtain permission from the authority for construction of drain at road side and discharge of excess treated water and storm water to the nearby drain at a distance of 50 mt away along with drainage plan approved by the authority. – As per ADS submitted NOC from BMC submitted to construct own drain at road side and discharge of excess treated water
- ii) PP was advised to increase the RWH pit from one to two to take care of storm water during excess rain - As per ADS submitted permission taken to discharge excess storm water into natural drainage.
- iii) As it is also commercial, PP needs to submit revised layout with separate entry and exit for residential and commercial, also separate parking details for both residential and commercial along with breakup of % of parking for commercial, residential and visitors. All to be marked in the revised layout and submitted. – As per ADS submitted Undertaking has been submitted by PP that commercial unit will be used by residents only.

17. The SEAC in its meeting held on 28.12.2023 decided to take decision on the proposal after receipt of the following from the project proponent: The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	From ADS, the revised layout asked for submission showing separate entry & exit as well as parking for	Revised layout plan showing separate entry & exit as well as parking for	Revised layout submitted showing separate entry &

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	residential and commercial is not submitted. As the width facing road is less, this is essential for safety of residents.	residential and commercial is enclosed as Annexure-I.	exit as well as parking for residential and commercial
ii)	From the permission letter for connection to drain, it is stated that, there is no drain available to site and permission could be considered once the same is available. Under this situation, the PP need to provide the alternate solution (documentary support) of discharge of excess treated effluents as there is no nearby drain point. This is required before grant of EC.	Permission from BMC along with an approved drainage plan is enclosed as Annexure-II. Also, we are submitting an affidavit that we will give occupancy to the residents after obtaining the drainage permission from the concerned department and the same is enclosed as Annexure-III.	Permission from BMC along with an approved drainage plan for storm water only. However, affidavit is submitted by PP that occupancy certificate will be issued only after obtaining permission from concerned drainage dept.
iii)	Status of permission from Water Resources department, Odisha for use of ground water for commercial use only.	NOC from CGWA has been obtained vide application no. 21-4/5033/OR/INF/2023 dated 07.06.2023. Copy of the same is enclosed as Annexure-IV.	Permission from Water Resources department, Odisha for use of ground water for commercial use has not been submitted. NOC from CGWA has been obtained, and copy of it has been submitted.

Any deficiencies/omission have been noticed in the above documents- Nil

2. Whether SEAC recommended the proposal –Yes, the proposal was placed in the SEAC meeting held on 21.03.2024 and the SEAC recommended for grant of Environmental Clearance valid for 10 years with stipulated conditions as per **Annexure – F** in addition to the following specific conditions.

- i) Permission from Water Resources department, Odisha for use of ground water for commercial use shall be obtained.
- ii) Affidavit has submitted by PP that occupancy certificate will be issued only after obtaining permission from concerned drainage dept. for discharge of treated water in to nearby drain. The PP shall strictly follow it, failing to which EC shall be revoked.
- iii) The Proponent before implementation of the project shall convert the land to Gharabari and shall take the ownership of the land if not already taken.
- iv) The Proponent shall obtain permission/NOC from Executive Engg. (PHD) and / or from the appropriate authority for disposal of excess STP treated water to the nearest drain without which the Proponent will

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not start construction work. Also, in case of the connecting drain passing through others land (Govt. or Private land), the Proponent shall obtain the permission and possession as the case may be.


The project proponent shall ensure that commercial unit shall only be used for residential purpose.

- vi) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
- vii) The proponent shall obtain permission from concerned Fire Safety Authority.
- viii) Trees located within the project area shall be transplanted to alongside the boundary green development area.
- ix) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
- x) The project proponent shall maximise utilisation of treated water in flushing, plantations and ground washings etc. as per need to reduce water discharge to drain. This shall be verified in future compliance report.
- xi) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.

Decision Of Authority: Approved

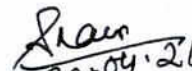
After detailed deliberation in the matter, the authority decided to grant EC subject to the following conditions:-

1. The PP shall deposit 1% of External Infrastructure Development fees to BMC.
2. The PP shall obtain permission from Water Resources department, Odisha for use of ground water for commercial use.
3. Occupancy certificate will be issued only after obtaining permission from concerned drainage dept. for discharge of treated water into nearby drain. The PP shall strictly follow it, failing to which EC shall be revoked.


Member Secretary, SAIA

APPROVED BY


Member, SAIA


30-04-24
Chairman, SAIA

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Proposal No.	SIA/OR/INFRA2/449698/2023
Date of application	30.10.2023
File no.	449698/1503-MIS/10-2023
Project Type	New proposal for EC
Category	B2
Project/Activity including Schedule No.	8(a) Building & Construction Project
Name of the Project	Proposal for EC of M/s. M/s. Ou Infra Projects Private Limited for residential apartment project "9 Boulevard" over a built-up area 1,49,879.37m ² At Mouza-Raghunathpur, Tahasil-Bhubaneswar District-Khurda of Sri Siddharth Sekhar Mohapatra
Name of the company/Organization	M/s. OU Infraprojects Pvt. Ltd.
Location of Project	At Mouza-Raghunathpur, Tahasil-Bhubaneswar District-Khurda
ToR Date	NA
Name of the Consultant	M/s Grass Roots Research & Creation India (P) Ltd., Noida

Proposal in brief: The highlights of the proposal as ascertained from the application and as revealed from proceedings/discussion held during the meeting of SEAC/SEIAA, are given as under.

1. This proposal is for Environmental Clearance of M/s. Ou Infra Projects Private Limited for residential apartment project "9 Boulevard" over a built-up area 1,49,879.37m² At Mouza-Raghunathpur, Tahasil-Bhubaneswar District-Khurda of Sri Siddharth Sekhar Mohapatra.
2. **Category:** The project falls under category "B" or activity 8 (a)-Building & Construction Project under EIA Notification dated 14th September 2006 as amended from time to time.
3. **Project details:** The project was earlier granted Environmental Clearance for Plot area of 13,618.57 m² (3.365 acres) and Built-up area = 36,025.25 m² from (SEIAA), Odisha vide Reference No. 2587/SEIAA dated 15.11.2014. Further, the company name was changed from M/s M. J. Accretion Pvt. Ltd. to M/s. OU Infraprojects Pvt. Ltd. in year 2021. Subsequently, Transfer of Environmental Clearance was done through SEIAA, Odisha vide File No.: SIA/OR/MIS/299810/2023 dated 27.09.2023. Certified Compliance Report has been obtained from MoEFCC, IRO (Bhubaneswar) vide Letter No. 109-1147/EPE/ dated 30.08.2023. As a part of proposed Expansion, the Plot area has become 19,929.30 m² (4.925 acre), and the total Built-up area will be 1,49,879.37 m².
4. **Location and connectivity:** The project is located at Mouza- Raghunathpur, P.S. Nandankanan, No.-14, Tahasil- Bhubaneswar, District- Khurda, Odisha. The geo co-ordinates of the project is Latitude: 20°22'38.85"N and Longitude: 85°49'48.34"E. The nearest Highway is NH-16 which is 6 km in East direction from the project site, NH-316A is 6.8 km towards ESE direction, NH-316 is 8.8 km towards SSE direction, & Nanadakanan Road Site connecting road is adjacent to the project site in west direction. The nearest Railway Station being Bhubaneswar New Junction Station is about 0.5 km (East) away from the project site. Biju Patnaik International Airport is at 13.3 km (S) from project site.
5. **Bulidng details:** The project comprises of the following facilities: Residential Dwelling Units (528 nos.), Community Facilities and Swimming Pool. There will be two towers i.e., Block A = 3BHK +4BHK + 5BHK (180 Dwelling units), Block B = 3BHK +4BHK + 5BHK (348 Dwelling units) with Commercial and common amenity area. The maximum height of the Tower 103.5 m. The total plot area is 19,929.30 sqm and net plot area is 17,883.89 sqm. Total Built up area for the project will be 1,49,879.37sqm.

6. Detailed area statement of the project:

S. No.	Particulars	Existing (As per EC accorded) (m ²)	Expansion (m ²)	Post Expansion (m ²)
1	Total Plot Area	13,618.57 (3.365 Acre)	6310.73 (1.559 Acre)	19,929.30 (4.925 Acre)
2	Net Plot Area	13,101.28	4,782.61	17,883.89
3	Permissible Ground Coverage (@40% of net plot area)	5,240.512 (@40% of net plot area)	1,913.044	7,153.556 (@40% of net plot area)
4	Proposed Ground Coverage	4,860.12 (@37.1% of net plot area)	2,195.61 (@45.91% of net plot area)	7,055.73 (@39.45% of net plot area)
5	Permissible FAR	36,028.52 (@2.75 of net plot area)	71,274.82	1,07,303.34 (@6 of net plot area)
6	Proposed FAR	36,025.25 (@2.749 of net plot area)	70,997.01	1,07,022.26 (@5.98% of net plot area)
	Residential FAR	35,214.04	70,890.11	1,06,104.15
	Commercial FAR	811.21	106.9	918.11
7	Non-FAR area	9,535.71	33,321.4	42,857.11
	Stilt area	4,466.21	9,702.62	14,168.83
	Basement area	5,069.50	13,670.31	18,739.81
	Service Area	NIL	9,888.83	9,888.83
	Club House Service Area	NIL	59.64	59.64
8	Built-up Area	45,560.99*	1,04,318.38	1,49,879.37
9	Landscape Area	2,725.70 (21% of the Net Plot area)	651.41	3,377.11 (@18.88 % of Net Plot Area)
10	Maximum Height of the Building (m)	49.50	54.0	103.50
11	No. of Dwelling unit	180	348	528

7. **Water Requirement and waste water generation:** The total water requirement will be met from Ground water source which is approx. 489 KLD. Total domestic water requirement is 474 KLD, out of which freshwater requirement is approx. 312 KLD & flushing water will 162 KLD. The project will generate approx. 412 KLD of wastewater. The wastewater will be treated in an onsite STP of 563 KLD capacity.

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The treated effluent will be reused for flushing & horticulture partly. Surplus treated effluent will be discharged to external sewer.

A.	Description	Occupancy	Rate of water demand (LPCD)		Total Water Requirement (KLD)		
			Fresh	Flushing	Fresh	Flushing	Total
	• Residents	3,378	90	45	304.02	152.01	456.03
	• Staff (Maintenance, Communities & Commercial, etc.)	200	25	20	5	4	9
	• Visitors (Communities & Commercial, etc.)	612	5	10	3.06	6.12	9.18
					312.08	162.13	474.21
					KLD say 312 KLD	KLD say 162 KLD	KLD say 474 KLD
Total Domestic Water = 474 KLD							
B.	Make-up water for Swimming Pool	15.0 x 6.50 m			1 KLD		
C.	Horticulture	3,377.11 m ²	4 l/sqm		14 KLD		
Grand Total (A+B+C) = 489 KLD							

Domestic Water Requirement	474 KLD
• Fresh	312 KLD
• Flushing	162 KLD
Waste water [@80% fresh + 100% flushing]	250 + 162= 412 KLD
STP Capacity (20 % higher than waste water)	563 KLD

S. No.	Description	Value as per earlier EC (KLD)	Expansion (KLD)	Total Quantity (EC accorded +Expansion) (KLD)
1.	Total water demand	182.7	306.3	489

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2.	Domestic Demand	Water	150.6	323.4	474
3.	Fresh water		115.4	196.6	312
4.	Flushing water		50.2	111.8	162
5.	Waste water		132.48	279.52	412
6.	STP Capacity		150	+350	563

8. **Rainwater harvesting details:** Total of 8 Rainwater Harvesting pits are proposed for artificial ground water recharge.

9. **Parking Proposed:** Total parking proposed is 551(Basement)+461(Stilt)+198 (Surface) = 1,210 ECS

10. **Power Requirement:** The power supply will be supplied by State Electricity Board. The requirement load for the project will be 3,728 kVA. There is provision of 2 nos. of DG sets total 1500 kVA capacity (i.e. 2 x 750 KVA) for power back up. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.

	EC accorded	Expansion	Total (EC accorded + Expansion)
Power Requirement	1,460 kW	+2,268 kW	3,728 Kw
D.G sets	1 x 750 kVA	+1 x 750 kVA	1500 kVA (2 x 750 kVA)

S. No.	DESCRIPTION	SAVINGS (kVA)
1.	Solar based Lighting will be done in the common areas, stair cases, landscape areas, signage, entry gates and boundary walls etc. (5% from total power load) Norms for Rooftop PV systems Installation: Solar power back of a minimum generation capacity of 5% of the connected load (OR) 20 Watts/sq.foot on available roof space, whichever is less.	86.4 kVA
2.	LEDs will be used in all dwelling units.	85 kVA
3.	Outdoor and common are lighting shall be LED	15 kVA
Total Energy Saved		186.4 kVA
Total Power load = 3,728 kVA		
Energy saved through various provisions =186.4 kVA TOTAL ENERGY SAVING = 10 %		

11. **Solid waste generation:** The total solid waste generation will be 1,888 kg/day as per the following table.

S. No.	Description	Occupancy	Waste Generated (kg/capita/day)	Waste Generated (kg/day)
1.	Domestic Solid Waste			
	Residents	3,378	0.5	1689
	Staff	200	0.25	50
	Visitors	612	0.15	91.8

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2.	Horticultural Waste (0.82 acre)	@ 0.2 kg/acre/day	0.243
3.	STP Sludge	Waste water x 0.35 x B.O.D difference/1000	56.83

Total Solid Waste Generation = 1,887.873 say 1,888 kg/day

12. **Greenbelt:** Total green area measures 3,377.11 m² i.e. 18.88% of the net plot area which will include Plantation area=2,026.26 m² (11.33%) + Lawn area=1,350.85 m² (7.55%). No. of trees required 224 Nos. Total no. of trees proposed is 250 Nos.

13. **Project cost:** Total Project cost is INR 256 Cr. Including land and development cost. EMP cost includes capital cost of 81.5 lakhs and recurring cost of 24.85 lakhs.

EMP COMPONENT	EMP CAPITAL COST (INR LAKH)	EMP RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	50	6
Rain Water Harvesting Pits	15	3
Solid Waste Management	3.5	5
Environmental Monitoring	0	10
Green Area/ Landscape Area	3	0.75
Others (Energy saving devices, miscellaneous)	10	0.15
Total	81.5	24.85

14. **Environment Consultant:** M/s Grass Roots Research & Creation India (P) Ltd., Noida along with the proponent made a presentation on the proposal before the Committee on 20.11.2023.

15. The SEAC in its meeting held on 20-11-2023 recommended the following:

- A. The proponent may be asked to submit the following for further processing of EC application:**
- Clarification regarding the discrepancy/mismatch in plot/built up area in previous EC and proposed application.
 - Copy of document showing By-Laws that there should be 15% of total plot area for greenbelt. Further, the project proponent shall increase the greenbelt percentage up to 20%.
 - Copy of permission from Chief Engineer, Drainage for treated wastewater discharge into the nearby drain.
 - Copies of all clearances such as CTE, CTO from Pollution Control Board and other clearances obtained from the approved authorities.
 - Calculate the Parking Area in Percentage format.
 - Detailed note on the Chronology of events from the previous proposal to the current proposed.
 - Comparative table showing all environmental parameters of existing and proposed project.
 - Status of the project in regard to how much has been constructed as per Previous EC and what is proposed as per Revised proposal.
 - Distance certificate from Eco-Sensitive Zone (ESZ) and Sanctuary from concerned DFO.
 - Present status of the existing project.

B. The proposed site shall be visited by Sub-Committee of SEAC to verify the followings

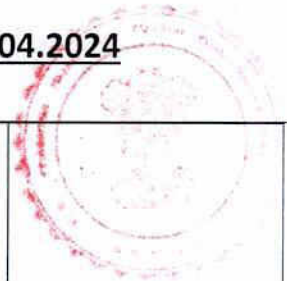
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- i) Environmental settings of the project site.
- ii) Verify if the site is a flood prone area.
- iii) Construction activity if any started at the site and extent of construction activity.
- iv) Road connectivity to the project site.
- v) Drainage network at the site.
- vi) Discharge point for discharge of treated water and distance of the discharge point from the project site.
- vii) Any other issues including local issues.

16. The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
1.	Clarifications regarding the discrepancy/mismatch in plot/built up area in previous EC and proposed application.	A clarification letter has been issued by Bhubaneswar Development Authority vide their letter no.: 22/30/BDA, Bhubaneswar (File No.: BPIB-1136/13) dated 05.07.2023 w.r.t. the built-up area and the same is attached as Annexure-I .	---
2.	Copy of document showing By-Laws that there should be 15% of total plot area for greenbelt. Further, the project proponent shall increase the greenbelt percentage up to 20%.	Revised landscape plan showing 20.19% of plot area i.e., 3611.37 m ² is attached as Annexure- II .	Landscape area shown is 3611.37m ² for Phase-I and Phase-II.
3.	Copy of permission from Chief Engineer, Drainage for treated waste water discharge into the nearby drain.	EIDP Report has been obtained from BDA dated 21.06.2023 which had Technical Committee comprising of Deputy Director (CE Planning - DoWR), Executive Engineer (Drainage Division DoWR), Director-I (North & Central Planning - DoWR) and Chief Engineer (Drainage - DoWR) and the same is enclosed as Annexure-III .	----
4.	Copies of all clearances such as CTE, CTO from Pollution Control Board and other clearances obtained from the approved authorities.	Consent to Establish has been obtained from SPCB, Odisha dated 11.09.2023. Copy of the same is attached as Annexure- IV (a) . CGWA NOC has been obtained from competent authority vide application no. 21-4/5021/OR/INF/2023 dated 02.06.2023. Copy of the same is attached as Annexure- IV(b) NOC from Airport Authority of India has been obtained dated 10.04.2023 and copy of the same is attached as Annexure- IV(c) .	CTO will may not be applicable for this proposal only CTE has obtained from SPCB.

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		<p>NOC from DFO has been obtained w.r.t. Nandankanan WLS and copy of the same is attached as Annexure- IV(d)</p> <p>Fire safety recommendation has been obtained from competent authority and copy of the same is attached as Annexure- IV(e).</p> <p>Structure stability certificate has been obtained from National Institute of Technology, Rourkela and copy of the same is attached as Annexure-IV (f).</p>	
5.	Calculate the Parking Area in Percentage format.	Details of parking area is enclosed as Annexure- V	31,220.34 sqm /1210ECS
6.	Detailed note on the Chronology of events from the previous proposal to the current proposed.	Chronology of the project is attached as Annexure-VI .	----
7.	Comparative table showing all environmental parameters of existing and proposed project.	Comparative details of EC obtained and the proposed expansion is attached as Annexure-VII .	----
8.	Status of the project in regard to how much has been constructed as per Previous EC and what is proposed as per revised proposal.	Current status of the project along with photographs is enclosed as Annexure-VIII .	----
9.	Distance certificate from Eco-Sensitive Zone (ESZ) and Sanctuary from concerned DFO.	NOC from DFO has been obtained from competent authority and copy of the same is attached as Annexure- IV(d) .	----
10.	Present status of the existing project.	Current status of the project along with site photographs is enclosed as Annexure- VIII .	----
Site visit points (PP has submitted additional ADS)			
1.	Environmental settings of the project site.	<p>ESZ boundary of Chandaka Dampara WLS is at the distance of 4 km towards west direction and ESZ boundary of Nandankanan WLS is at the distance of 1.17 km towards NW direction from the project site. DFO NOC has been obtained from competent authority and copy of the same is enclosed as Annexure- IV(d).</p> <p>There is no other ecologically sensitive location near the project site.</p>	----
2.	Verify if the site is a flood prone area.	Project Site does not located in flood prone area.	----

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3.	Construction activity if any started at the site and extent of construction activity.	Current status of the project along with photographs is enclosed as Annexure-VIII	----
4.	Road connectivity to the project site.	The connecting road is Nanadakanan Road which is adjacent to the project site. The Nearest Highway is NH-16 which is approx. 6 km in east direction from the project site, NH 316A is approx. 6.8 km (ESE) away, NH55 is approx. 11.5 km (NE) away from the project site.	----
5.	Drainage network at the site.	Waste water discharge plan showing drain connectivity is attached as Annexure- IX.	----
6.	Discharge point for discharge of treated water and distance of the discharge point from the project site.	Details provided above in point no. 15.	----
7.	Any other issues including local issues.	No other issues.	----

17. The proposed site was visited by the sub-committee of SEAC on 04.12.2023. Following are the observations of the sub-committee:

- a) The Project site is located in Raghunathpur Bhubaneswar. The PP and Consultant were present. It is an ongoing project. The Layout plans were explained by the Project proponent and Consultant along with other associated documents. The site is connected to Nandakanan road and covered drain is existing in road side.
- b) There is no green belt at present which needs to be developed for the project and it should be minimum 20% of area.
- c) The PP has earlier obtained plan for built up area of about 45560 sq mt with FAR 36025 sq mt. But EC and Consent to establish was granted for 36025 sq mt (which seems to be a mistake). Meanwhile, there was change of ownership.
- d) The new owner started construction for 4 blocks and applied for expansion for another 4 blocks with revision in initial 4 blocks. BDA in their revised approval has given for 40840.64 sq mt due to some land going in road expansion for the first 4 blocks or towers and total 1,49919.89 sq mt (including the new 4 blocks/towers).
- e) Since the PP has constructed over 40, 000 sq mt approximately as informed. Following were sought from them:
 - i) Document with regard to their appeal for change of built-up area in initial EC and clarification obtained etc.
 - ii) Actual construction in 1st 4 blocks/towers certified by a BDA Architect against approved revised plan from BDA.
 - iii) Why the case cannot be considered as Violation?
 - iv) Permission of all statutory authority if not submitted. A chronology of various activities if not submitted
 - v) Permission to discharge excess storm and treated water to nearby existing drain with approval of drainage plan

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vi) All other documents asked during presentation.

18. The SEAC in its meeting held on dated **29-01-2024** decided to take the decision on the proposal after receipt of the following from the proponent raised during site visit:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
1.	Actual construction in 1 st 4 blocks/towers certified by a BDA Architect against approved revised plan from BDA.	EC letter has been obtained for Phase I having built up area of 36,025.25 m ² . We have completed the construction upto built up area of 33,936.92 m ² . The area has been confirmed by the architect of BDA. Construction status of the project obtained from BDA architect is attached as Annexure-I . We have also obtained permission from BDA. Copy of the same is attached as Annexure-II . Now, we have applied for Environmental Clearance with additional built-up area of 1,13,854.12 m ² . Therefore, after obtaining the Environmental Clearance the total built up area will be 1,49,879.37 m ² .	Certificate from BDA Architect against approved revised plan from BDA has been submitted for 33,936.92 m ² .
2.	The CTE No.: 3117/RO-BBSR/NOC-2951 dated 11.09.2023 is for plot area of 13618.57 m ² (Built up area 36025.25 m ²) for which EC was granted in 2014. Construction at the site has been done prior to obtaining CTE. Why the case cannot be considered as Violation?	EC letter has been obtained for Phase I having built up area of 36,025.25 m ² . We have obtained the Consent to Establish from competent authority vide letter no. 3117/RO-BBSR/NOC- 2951 dated 11.09.2023 for the same built-up area of 36025.25 m ² . Copy of the same is attached as Annexure-III(a) . While processing the CTE application we were fined Rs 8,00,000/- penalty as per clause no. 3.2 of guidelines for levy of pollution charge issued by State Pollution Control Board, Odisha to regularize the consent to establish (CTE) (copy of the same is enclosed as Annexure III(b)). Copy of payment details is attached as Annexure-III(c) . Now, we have	The Project Proponent has already paid Rs. 8,00,000/- during processing of CTE application as penalty as per clause no. 3.2 of guidelines for levy of pollution charge issued by State Pollution Control Board, Odisha to regularize the consent to establish (CTE).



		<p>applied for Environment Clearance for expansion with an additional built-up area of 1,13,854.12 m². We will obtain Consent to Establish for the same after obtaining Environmental Clearance. Further, we undertake that we will follow all norms and conditions stipulated in the environmental clearance, BDA and consent to establish.</p>	
<p>3.</p>	<p>Permission of all statutory authority if not submitted.</p>	<p>Permission from BDA is attached as Annexure-II. CGWA NOC has been obtained from competent authority. Copy of the same is attached as Annexure-IV. Fire Safety recommendation has been obtained from competent authority. Copy of the same is attached as Annexure-V. NOC from Airport Authority of India has been obtained and copy of the same is attached as Annexure-VI. NOC from DFO w.r.t. Chandaka Dampara and Nandankanan WLS has been obtained and copy of the same is attached as Annexure-VII. Wastewater discharge permission has been obtained from competent authority. Copy of the same is attached as Annexure-VIII.</p>	<p>Copies submitted.</p>

Any deficiencies/omission have been noticed in the above documents- Nil

Whether SEAC recommended the proposal –Yes, the proposal was placed in the SEAC meeting held on 21.03.2024 and the SEAC recommended for grant of Environmental Clearance valid for 10 years with stipulated conditions as per **Annexure – E** in addition to the following specific conditions.

- i) The Proponent before implementation of the project shall convert the land to Gharabari and shall take the ownership of the land if not already taken.
- ii) The Proponent shall obtain permission/NOC from Executive Engg. (PHD) and / or from the appropriate authority for disposal of excess STP treated water to the nearest drain without which the Proponent will not start construction work. Also, in case of the connecting drain passing through others land (Govt. or Private land), the Proponent shall obtain the permission and possession as the case may be.
- iii) The proponent shall use solar energy at least to the tune of 5%of total power requirement as proposed.

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- iv) The proponent shall obtain permission from concerned Fire Safety Authority.
- v) Trees located within the project area shall be transplanted to alongside the boundary green development area.
- vi) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
- vii) The project proponent shall maximise utilisation of treated water in flushing, plantations and ground washings etc. as per need to reduce water discharge to drain. This shall be verified in future compliance report.
- viii) The PP shall comply to the EC conditions and BDA approval for both phases (earlier one ongoing and new one yet to be started) as far as construction details are concerned and other conditions.
- ix) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
- x) The Technical committee report dated 20th June 2023 on EIDP under BDA (**Annexure VIII**) of submitted ADS has instructed for obtaining NOC from PWD officials for the proposed connection of the storm water drain to the existing PWD drain, which needs renovation to carry the extra discharge from the proposed project. The proponent shall obtain NoC from PWD for the proposed connection of the storm water drain to the existing PWD drain.

Decision Of Authority: Approved

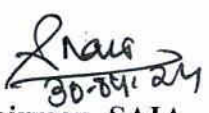
After detailed deliberation in the matter, the authority decided to grant EC subject to the following conditions:-

1. The PP shall bear the cost towards External Infrastructure Development for the project.
2. The proponent shall obtain NoC from PWD for the proposed connection of the storm water drain to the existing PWD drain.


Member Secretary, SAIA

APPROVED BY


Member, SAIA


Chairman, SAIA