

Minutes of 124th Meeting of SEIAA, Odisha Held on 23.06.2023



AGENDA NO.124.01

Proposal No.	SIA/OR/INFRA2/421228/2023
Date of application	06.04.2023
File No.	421228/109-INFRA2/03-2023
Project Type	Proposal for EC
Category	B
Project/Activity including Schedule No.	8(a) Building & Construction Project
Name of the Project	Proposal for grant of EC for "Residential" Building over Plot No: 2428/3376, Mouza-Kalarahanga, Bhubaneswar, District-Khordha, Odisha of M/s Devavrat Homes Pvt. Ltd. having total plot area of 6555.91 Sqm and built-up area 30,629 sqm with (2S+9).
Name of the company/Organization	Applicant: M/s Devavrat Homes Pvt.Ltd. Smt.Sunita Choudhary, Managing Director
Location of Project	Mouza- Kalarahanga, Bhubaneswar, District - Khordha, Odisha

Proposal in brief:

1. 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.
 - (i). This is a proposal for Environment Clearance of M/s Devavrat Homes Pvt. Ltd. for Residential Building (2S+9),Block-2Nos. on Plot No. 2428/3376, Plot Area - 6,555.91 sqm., located at Kalarahanga, Bhubaneswar with total built up Area - 30,629 sqm of Mrs. Sunita Choudhary (Managing Director).
 - (ii). The project falls under category "B" or activity 8 (a) - Building and Construction projects under EIA Notification dated 14th September 2006 as amended from time to time.
 - (iii). Location and Connectivity - M/s Devavrat Homes Pvt. Ltd. proposes for Proposed Residential Project [2S+9 Floors (Block-2) over Revenue Plot No. 2428/3376 at Mouza Kalarahanga under Bhubaneswar Municipal Corporation, Bhubaneswar, Khorda, Odisha. The geographical coordinates are Latitude-20°21'29.30"N and Longitude- 85°50'56.00"E. The project will be developed on the land measuring 6,555.91 sqm or 1.62Acres or 0.6555 Ha at Mouza-Kalarahanga, Dist:- Khorda, Odisha. The nearest airport is Bijupattanaik Airport which is 12.28km away from the project site. Bhubaneswar railway station is 10 km away from the project site. Mancheswar Junction station is 4 km away from the project site. Patia railway station is 1.4 km away from the project site. Nearest forests are Chandaka RF – 10.40 Km, Bharatpur PF- 6.40km, Jagannath Prasad RF – 5.62 KM, Nandankana Zoo- 4.52 Km. Nearest Water bodies are Burhi nala/ Gangua Nala- Near to project site, Daya Canal – 0.85 KM, Kuakhai River- 2.73 KM. The site is coming under development plan of Bhubaneswar Development Authority.



(iv). The Details of area statement of the building project:

Particulars	Area (in Sqmt.)
Plot Area	6,555.91 Sqmt, or 1.62Acres
Proposed Ground Coverage	2590.28 Sqmt.(39.41% of the plot area))
Total built up area	30,629.09 sqmt.
Landscape Area	1376.76 Sqmt. (21 % of the plot area)
Area of internal roads	1928.97 (29.42% of the plot area)
STP Area, Sewerage and Other Services	659.9 (10.7 % of the plot area)
Parking space provided in Stilt area	7021.748 sqmt.
FAR Area	23607.346 Sqmt.
Maximum height of building	29.9 m
Total no. of Dwelling Units	249 Units
No. of Floors	(Upper Stilt +Lower Stilt+9 Floors)
DG Set	1no of 200 KVA
Total Project Cost	55 Cr

- (v). Water requirement: During operation phase water will be sourced from Ground water /Public Health Department. Total Fresh Water requirement is 97 m³/day. Total Flushing Water requirement is 60 m³/day. Total Water requirement is 156 m³/day (fresh water + flushing water). Waste water generate is 125 m³/day. Treated water recovered is 100 m³/day. Reuses of treated water 100 m³/day (during Dry Season) and during monsoon season 25 m³/day of surplus treated waste water discharge to Municipal Drain.
- (vi). Waste water details: The project will generate approx. 125 KLD of wastewater. The wastewater will be treated in an onsite STP of 200 KLD capacity.
- (vii). Power requirement: The power supply will be supplied by TPCODL (TP Central Odisha Distribution Limited).The power demand for the project is 1250 kw and power backup incase of emergency is provided by 200KV DG sets.
- (viii). Rain water Harvesting Pits Provided: Total 04 Nos. of rain water harvesting pits will be constructed at different locations inside the project.
- (ix). Parking Requirement: Total parking provided in the project is 7022 sqm/35IECS (30% of FAR area).
- (x). Fire fighting Installations: Fire fighting system will be installed as per recommendation of the Fire fighting Officer, Odisha and as per the guideline of NBC (part-4).
- (xi). Green Belt Development: Total green and open area measures 1376.74 sqm (approx. 21 % of total area). Trees like Azadirachta indica, Cassia fistula, Terminalia arjuna, Butea monosperma etc. and flowering and ornamental plants have been proposed to be planted inside the premises. Parks will also be developed by the management. The suggested plant species will consist of large trees, small trees and green lands.
- (xii). Solid Waste Management: During the operation phase, waste will comprise domestic waste. The solid waste generated from the project shall be mainly MSW (Municipal solid waste)



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approx. 591.48 kg/day. Following arrangements shall be made at the site in accordance to Municipal Solid Wastes (Management and Handling) Rules, 2000 and amended Rules, 2016. The total biodegradable solid waste will be 357 kg/day and total non biodegradable solid waste will be 234.36 kg/day. This will be collected in separate colored bins. Proper waste management practices will be adopted during the collection, storage and disposal of the generated solid waste and construction and demolition waste.

- (xiii). The cost of the project is Rs. 55 Crores. The PP has allocated Rs. 55.00 Lakhs as capital cost & Rs.4.60Lakhs as recurring cost to be utilized each year towards implementation of EMP.
- (xiv). The Environment consultant M/s Visiontek Consultancy Services PVT. LTD., Bhubaneswar along with the proponent has made a presentation on the proposal before the Committee 07.05.2022.
- (xv). The PP submitted ADS to SEAC on 11.08.2022.
- (xvi). The SEAC have appraised the proposal for consideration of EC in its meeting dated 20.08.2022 and recommended for grant of Environmental Clearance for the project valid for a period of 10 years, stipulating various conditions.
- (xvii). Any deficiencies/omission have been noticed in the above documents- Nil

2. Whether SEAC recommended the proposal – Yes, in its meeting held on 20.08.2022, the SEAC have recommended for grant of Environmental Clearance for the project valid for a period of 10 years, stipulating various conditions.
 - Khatian” (Patta after Mutation) for the entire land from the appropriate Revenue Authority with ‘Kisam’ as Gharabari shall be obtained along with ownership before which construction work shall not start. 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.
 - The Proponent shall obtain permission/NOC from Executive Engg (PHD) and / or from the appropriate authority for disposal of Sewage and treated effluent 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.
 - The proponent shall use solar energy of 5% as proposed.
 - To reduce discharge of treated water to open drain, the proponent shall use more water for increased number of trees proposed to be planted in the green belt area & shall also utilize this treated water for car washing, floor washing to minimize the surplus discharge to drain.
 - The project proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
 - All the compliances submitted/ committed by PP (s) shall be strictly adhered to by them.
 - However, the Sub-Committee of SEAC will visit the site within 3 months from the date of issue of Environmental Clearance to verify the progress of the project as well as conditions stipulated in Environmental Clearance. However, either during the visit of the SEAC Sub-committee and/or at any time, if it is noticed that stipulated conditions on which EC is granted is not in place or found otherwise, steps will be taken for revocation of EC granted.
3. The proposal was placed in the 96th meeting of SEIAA held on 01.11.2022 and the Authority sought additional information on STP, drainage plan, parking plan, traffic plan, NOC from CGWB, structural stability certificate, etc. The PP submitted ADS on 01.12.2022.
4. The proposal was again placed in the 104th meeting of SEIAA held on 29th -30th December*2022 and the Authority decided to reject the proposal with the following observation:
 - The information furnished by the project proponent (PP) in its letter dated 25.11.2022 does not address the issues raised in Additional Documents Sought (ADS) dated 21.11.2022 of SEIAA, Odisha.
 - The information furnished for drainage plan, parking plan, traffic plan, disposal of municipal solid waste is very sketchy and no conclusion can be drawn for grant of EC.



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- Further there is no technical information furnished in respect of structural stability and proposed STP by the PP.
- In the absence of the specific and technical data as mentioned above it is not possible to address the environmental impact of the project.
5. Now, the PP had submitted new EC application as per the decision of SEIAA and has submitted the ADS of SEIAA.
 6. The proposal was placed in the SEAC meeting held on 02.06 2023 and the SEAC have forwarded the proposal to SEIAA for taking a decision as per the ADS submitted by PP.

Decision of Authority: Approved

After detailed deliberation, the Authority **decided to grant EC** for building and construction project with the following specific conditions along with stipulated conditions as recommended by SEAC.

Sl.No.	Parameters	EC Stipulations
(a)	Brief description of the project	<ul style="list-style-type: none"> ➤ Residential Building Project with (2S+9), 2-Blocks Over a Plot Area of 6,555.91 Sqmt. on Plot No. 2428/3376 with Total Builtup area of 30,629 Sqmt. located at Mouza-Kalarahanga, Tahasil-Bhubaneswar, District-Khordha ➤ Estimated Population of the Project- 1227 Persons
(b)	Environmental impact on project land	<ul style="list-style-type: none"> ➤ Total plot area- 6,555.91 Sqmt, or 1.62Acres. ➤ Total Built-up Area- 30,629 Sqmt. ➤ FAR Area: - 23607.346 Sqmt ➤ Total No.of Dwelling Units-249Nos.
(c)	Water Requirement	<ul style="list-style-type: none"> ➤ Total water requirement-156KLD ➤ Total fresh makeup water requirement-97KLD
(d)	Waste Water Treatment	<ul style="list-style-type: none"> ➤ STP Capacity of 200KLD to be installed. ➤ Net Zero Liquid Discharge (ZLD) from project site during non-monsoon period. Discharge of surplus water during rainy season(4 months)to nearest drain after due NOC from BMC/competent authority to SEIAA, Odisha for any change in ZLD.
(e)	Drainage	<ul style="list-style-type: none"> ➤ PP is required to submit site specific drainage plan and NOC from BMC/competent authority for discharge of storm water to SEIAA, Odisha.
(f)	Ground water	<ul style="list-style-type: none"> ➤ Not allowed during construction. ➤ After Construction with permission from WRD/CGWB. ➤ 04nos.of recharging pits of adequate capacity to be constructed within the premises.
(g)	Solid Waste Generation & Management	<ul style="list-style-type: none"> ➤ Organic Waste Converter (OWC) of adequate capacity to be installed within the premises to treat minimum 357 kg/day compostable waste.



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		➤ Inorganic waste (inerts) of 235 kg/day to be disposed off through authorized vendor.
(h)	Air Quality & Noise levels	➤ Maximum ambient noise level of 55dB to be maintained during construction. ➤ DG Set of capacity 1x200 KVA to be installed. Stack height to be provided-33meter
(i)	Energy Conservation	➤ Solar power to be installed-60 KW, minimum(5% of total power) ➤ Flyash brick, AACs, other environmental friendly bricks & blocks to be used-20%
(j)	Traffic Circulation	➤ Minimum width of the access road (right of way) shall be 18m as height of building is less than 30m. ➤ 31820 Sqmt/1144ECS parking space to be provided with e-vehicle charging facility.
(k)	Green Belt Development	➤ 1376.74 Sqmt (21 % of Plot area) to be raised before occupancy.
(l)	Disaster /Risk Management Plan	➤ Firefighting system shall be provided as per the fire NOC.
(m)	Socio Economic & CSR	➤ A First Aid Room & house owner society office with assembly hall to be provided in the project.
(n)	Environment Management Plan(EMP)	➤ EMP cost: Rs.55.00 Lakhs as capital cost & Rs.4.60Lakhs as recurring cost to be utilized each year.
(o)	Any other related parameter of the project	➤ The Project Proponent shall convert the land to Gharabari and shall take the ownership of the land if not already taken.

APPROVED BY

Member Secretary, SEIAA

Member, SEIAA

Chairman, SEIAA



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Agenda Item No-2

Presentation and Discussion of the CDP of Bhubaneswar City by Planning Member, Bhubaneswar Development Authority, Bhubaneswar.

Decision of the Authority: The SEIAA had a joint discussion along with presentation on the CDP of Bhubaneswar City by Planning Member, Bhubaneswar Development Authority, Bhubaneswar. The following members of BDA were present:

1. Sri. Gouri Sankar Bhuyan, Planning Member, BDA
2. Sri. Sambit Shovan Mallick, Asst. Town Planning Member


The following decisions were taken jointly by BDA & SEIAA:

- (i) It was proposed to have a common standards and specifications for building projects, while issuing building plan approval by BDA and environmental clearance (EC) by SEIAA, Odisha.
- (ii) The BDA shall scrutiny the building proposal of project proponent from environmental angle before issuing in-principle approval for building project having total built up area ≥ 20000 sq. mtr., taking into account the 15 Thrust Areas prescribed vide OM No. 21-270/2008-IA.III dated 19 June, 2013 of the erstwhile Ministry of Environment & Forests, GoI and stipulate the standards / specifications as applicable under their statute.
- (iii) The BDA may insist for amendment in EC, if there is any deviation in any parameters stipulated in EC, prior to final approval of the building project to maintain common standards and specifications for building projects.


Member Secretary, SEIAA

APPROVED BY


Member, SEIAA


Chairman, SEIAA