

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

<b>PARIVESH 1.0, AGENDA No.239.25</b>	
Proposal No.	SIA/OR/MIN/444810/2023
Date of application	18.09.2023
State file no.	444810/982-MINB2/10-2023
Project Type	Fresh of EC
Category	B2
Project/Activity including Schedule No.	1(a) Mining of Minerals
Name of the Project	Proposal for Environment Clearance of Mohulia Brick Earth Quarry Over an area of 1.37 Acres or 0.554 hectares in village Mohulia under Shamakhunta Tahasil of Mayurbhanj District of Odisha.
Name of the company/Organization	Sri Biseswar Khanda
Location of Project	village Mohulia under Shamakhunta Tahasil of Mayurbhanj District of Odisha
Whether submitted scrutiny fee (Yes/No)	<b>Yes, of Rs. 1000/- vide</b> Challan Reference Id No. 35C3D0B60C dated 8/09/2023
<p><b>1. Proposal in brief:</b>  The highlights of the proposal as ascertained from the application and as revealed from proceedings/discussion held during the meeting of SEIAA, are given as under.</p> <ol style="list-style-type: none"> <li>(i) This is a proposal for EC of Mohulia Brick Earth Quarry Over an area of 1.37 Acres or 0.554 hectares in village Mohulia under Shamakhunta Tahasil of Mayurbhanj District of Odisha..</li> <li>(ii) The mining area is a part of Survey of India Topo sheet No. F45O9 and is bounded between the Latitude- 21°54' 01.46" N to 21°54'7.1" N &amp; Longitude: 86°43'18.00" E to 86°43'31.99"E bearing Khata No-248/149, Plot No-350, Kissam-Ashu</li> <li>(iii) The mining lease is an identified sairat source in the DSR.</li> <li>(iv) Documents submitted: -Form-1, EMP, PFR, DLC, checklist, Mining Plan and approval letter, DSR, Village sheet, Cluster certificate from Mining Officer, Mayurbhanj, topo map etc.</li> <li>(v) Whether submitted KML file of the lease area- Yes</li> <li>(vi) Whether submitted scrutiny fee- <b>Yes</b></li> <li>(vii) Distance from nearest sanctuary/ESZ- Similipal WLS-10.40 Km</li> <li>(i) Whether the lease area coming in DLC report-No, as certified by the Mining Officer, Mayurbhanj vide letter no. Nil dated 31.05.2023</li> <li>(viii) Whether the lease area reflecting in DSR-Yes</li> <li>(ix) Method of mining-Manual</li> <li>(x) Distance from nearest road bridge-9.30 km, Village Road-0.60 Km</li> <li>(xi) Whether it is part of cluster – Yes and total cluster are is 3.22 acres or 1.303 ha and submitted cluster EMP.</li> <li>(xii) Whether EC obtained earlier-No</li> <li>(xiii) Date of approval of progressive mine closer plan- by the Deputy Director Mines, Braripada Circle, Baripda vide letter no. 3391 dt. 06.12.2022.</li> <li>(xiv) Production capacity per annum-1160 cum/annum with depth of mining 2.0 meter and total production in 5 years period-5800 cum, Geological reserve-11095 cum and Mineable reserve-5800 cum.</li> <li>(xv) Budget provision for EMP of Rs. 1.75 Lakh (Capital Cost), Rs. 0.70 Lakh (Recurring Cost).</li> <li>(xvi) Provision for plantation-100 no. of tree species in 5 years lease period.</li> <li>(xvii) Any deficiencies/omission have been noticed in the above documents-Nil</li> </ol>	
<p><b>2. Deliberation in SEAC Meeting-</b> The proposal was placed in SEAC meeting held on 05.07.2025 and the SEAC recommended to grant EC valid from the date of EC accorded up to the lease period with</p>	

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

following additional conditions.

- (i) Consent / NoC shall be obtained from the concerned authority if village road is to be used for transportation. The said road shall also be maintained by the lessee.
- (ii) In view of likely revision of DSR the mention of this deposit with final coordinates is to be ensured
- (iii) Plantation programme to be completed within first two years and to be maintained in remaining years.
- (iv) Depth of Mining as proposed should not be beyond 6m from the ground level.
- (v) The boundary area of the deposit as per the revised / updated DSR to be defined by geo coordinates based on DGPS survey superimposed on the cadastral map.
- (vi) Construction of garland drains retaining wall and settling tank should be ensured to prevent erosion during rainfall and to collect silt generated during the mining activity.
- (vii) All the dumps shall be covered by retaining wall, garland drains and settling ponds.
- (viii) Worked out pit shall be fenced.
- (ix) The PP shall operate as per the present Mining Plan

### **Decision of the Authority:**

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

<b>PARIVESH 1.0, AGENDA No.239.26</b>	
Proposal No.	SIA/OR/MIN/440696/2023
Date of application	17.08.2023
State file no.	440696/974-MINB2/10-2023
Project Type	Fresh of EC
Category	B2
Project/Activity including Schedule No.	1(a) Mining of Minerals
Name of the Project	Proposal for Environment Clearance of Sapsil Stone Quarry over an area of 4.00 acres or 1.619 hectares bearing Khata no. 76, Plot no. 304 in Sapsil village under Koraput Tahasil, District Koraput, State Odisha.
Name of the company/Organization	Sri Pradyut Ranjan Das
Location of Project	Sapsil village under Koraput Tahasil, District Koraput, State Odisha.
Whether submitted scrutiny fee (Yes/No)	<b>Yes, of Rs. 1000/- vide</b> Challan Reference Id No. 35BDCD5D34 dated 17/08/2023

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

- (i) This is a proposal for EC of Sapsil Stone Quarry over an area of 4.00 acres or 1.619 hectares bearing Khata no. 76, Plot no. 304 in Sapsil village under Koraput Tahasil, District Koraput, State Odisha.
- (ii) The mining area is a part of Survey of India Topo sheet No. 65J/13 (E44K13) and is bounded between the Latitude-18°48'14.16"N to 18°48' 19.46"N and longitudes of 82°48'29.86"E to 82°48'35.51"E bearing Khata No-76, Plot No-304, Kissam-Pahada
- (iii) The mining lease is an identified sairat source in the DSR. The Sapsil Stone Quarry sairat source will be leased out under the OMMC Rules, 2016 by Tahasildar, Koraput to the successful bidder (lessee) on the basis of public auction for a lease period of 5 years.
- (iv) Documents submitted: -Form-1, EMP, PFR, DLC, checklist, Mining Plan and approval letter, DSR, Village sheet, Cluster certificate from Tahasildar, Koraput, topo map etc.
- (v) Whether submitted KML file of the lease area- Yes
- (vi) Whether submitted scrutiny fee- **Yes**
- (vii) Distance from nearest sanctuary/ESZ- Ambapani WLS-96.0 Km
- (ii) Whether the lease area coming in DLC report-No, as certified the Tahasildar, Koraput vide letter no. Nil dated Nil
- (viii) Whether the lease area reflecting in DSR-Yes
- (ix) Method of mining-Semi-mechanized with drilling & blasting
- (x) Distance from nearest road bridge-3.70 km, Village Road-0.15 Km
- (xi) Whether it is part of cluster – No
- (xii) Whether EC obtained earlier-No
- (xiii) Date of approval of progressive mine closer plan- by the Joint Director of Geology, Zonal Survey, Koraput vide letter no. 2309 dt. 27.08.2020.
- (xiv) Production capacity per annum-10125 cum/annum with depth of mining 0.6 meter and total production in 5 years period-50625 cum, Geological reserve-282996 cum and Mineable reserve-168572 cum.
- (xv) Budget provision for EMP of Rs. 1.30 Lakh/annum
- (xvi) Provision for plantation-180 no. of tree species in 5 years lease period.
- (xvii) Any deficiencies/omission have been noticed in the above documents- Nil

**2. Deliberation in SEAC Meeting-** The proposal was placed in SEAC meeting held on 17.07.2025 and

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

the SEAC recommended the proposal with standard conditions of stone mining as mentioned below. Also, the PP needs to take up blast free mining as explained in ADS report and adhere to safety standards of stone mining as the road is at 100 mts distance.

The SEAC recommended the proposal for grant of EC valid from the date of EC accorded up to the lease period with above mentioned specific conditions alongwith following additional conditions

- i) Consent / NoC shall be obtained from the concerned authority if village road is to be used for transportation. The said road shall also be maintained by the lessee.
- ii) In view of likely revision of DSR the mention of this deposit with final coordinates is to be ensured
- iii) Plantation programme to be completed within first two years and to be maintained in remaining years.
- iv) iv) Depth of Mining as proposed should not be beyond 6m from the ground level.
- v) Mitigation measures for flying Rock for safety be put in place.
- vi) Stone quarry project proponent need to maintain periodic health check-up records of their employees and ensure use of face mask by workers in crushing and handling sections of the stone quarry for ensuring that working personnel are not affected by silicosis.
- vii) The boundary area of the deposit as per the revised / updated DSR to be defined by geo coordinates based on DGPS survey superimposed on the cadastral map.
- viii) Construction of garland drains retaining wall and settling tank should be ensured to prevent erosion during rainfall and to collect silt generated during the mining activity.
- ix) All the dumps shall be covered by retaining wall, garland drains and settling ponds.
- x) No explosives shall be stored without approval of competent authority and all the precautions for blasting shall be put in place.
- xi) Worked out pit shall be fenced.
- xii) No tree growth in the lease area if present shall be damaged.
- xiii) The PP shall operate as per the present Mining Plan

### **Decision of the Authority:**

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

<b>PARIVESH 1.0, AGENDA No.239.27</b>	
Proposal No.	SIA/OR/MIN/411509/2022
Date of application	08.05.2023
State file no.	411509/940-MINB2/05-2023
Project Type	Fresh of EC
Category	B2
Project/Activity including Schedule No.	1(a) Mining of Minerals
Name of the Project	Proposal for Environment Clearance of Badasari Laterite and Morrum Quarry over an area of 9.00 acres is situated on Khata no- 330 & pot no- 2355 of mouza Annapurnapur Khamar (Kha), Tahasil-Kamakhyanagar , Dist- Dhenkanal, Odisha
Name of the company/Organization	Tahasildar Kamakhyanaga
Location of Project	mouza Annapurnapur Khamar (Kha), Tahasil-Kamakhyanagar , Dist- Dhenkanal, Odisha
Whether submitted scrutiny fee (Yes/No)	<b>No, NA</b>

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

- (i) This is a proposal for EC of Badasari Laterite and Morrum Quarry over an area of 9.00 acres is situated on Khata no- 330 & pot no- 2355 of mouza Annapurnapur Khamar (Kha), Tahasil-Kamakhyanagar , Dist- Dhenkanal, Odisha.
- (ii) The mining area is a part of Survey of India Topo sheet No. F45T10 and is bounded between the Latitude- 20o 49' 21.63'' N to 20o 49' 27.32'' N and longitudes of 85o 28' 57.02'' E to 85o29'03.89'' E bearing Khata No-330, Plot No-2355, Kissam-Parbat-II
- (iii) The mining lease is an identified sairat source in the DSR. The Badasari Laterite and Morrum Quarry sairat source will be leased out under the OMMC Rules, 2016 by Tahasildar, Kamakhyanagar to the successful bidder (lessee) on the basis of public auction for a lease period of 5 years.
- (iv) Documents submitted: -Form-1, EMP, PFR, DLC, checklist, Mining Plan and approval letter, DSR, Village sheet, Cluster certificate from Tahasildar, Kamakhyanagar, topo map etc.
- (v) Whether submitted KML file of the lease area- Yes
- (vi) Whether submitted scrutiny fee- **No, NA**
- (vii) Distance from nearest sanctuary/ESZ- Kapilash WLS-28.25 Km
- (iii) Whether the lease area coming in DLC report-No, as certified the Tahasildar, Koraput vide letter no. Nil dated 12.12.2022
- (viii) Whether the lease area reflecting in DSR-Yes
- (ix) Method of mining-Semi-mechanized with drilling & blasting
- (x) Distance from nearest road bridge-11.20 km, Village Road-0.65 Km
- (xi) Whether it is part of cluster – No
- (xii) Whether EC obtained earlier-No
- (xiii) Date of approval of progressive mine closer plan- by the Joint Director of Geology & Authorized Officer, Zonal Survey, Dhenkanal vide letter no. 1040 dt. 17.11.2022.
- (xiv) Production capacity per annum-15034 cum/annum and total production in 5 years period-50625 cum, Geological reserve-68500 cum and Mineable reserve-511659 cum and 57432 cum Geological reserve of Morrum and 177194 cum in Mineable reserve 177194 cum and proposed annual extraction of morrum 10004 cum/annum
- (xv) Budget provision for EMP of Rs. 1.40 Lakh/annum
- (xvi) Provision for plantation-250 no. of tree species in 5 years lease period.
- (xvii) Any deficiencies/omission have been noticed in the above documents-Nil

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

2. **Deliberation in SEAC Meeting-** The proposal was placed in SEAC meeting held on 30.07.2025 and the SEAC recommended for production of 5481cum as per modified mining plan valid from the date of EC accorded upto the lease period with specific conditions stipulated for sand mine with following additional conditions.
- i) Consent / NoC shall be obtained from the concerned authority if village road is to be used for transportation. The said road shall also be maintained by the lessee.
  - ii) likely In view of revision of DSR the mention of this deposit with final coordinates is to be ensured Plantation programme to be completed within first two years and to be maintained in remaining years.
  - iii) Depth of Mining as proposed should not be beyond 6m from the ground level.
  - iv) The project proponent need to maintain periodic health mask by workers in crushing and handling sections of the quarry ensuring for that working personnel are not affected by silicosis.
  - v) The boundary area of the deposit as per the revised / updated DSR to be defined by geo coordinates based on DGPS survey superimposed on the cadastral map.
  - vi) Construction of garland drains retaining wall and settling tank should be ensured the mining activity. ix) All the dumps shall be covered by retaining wall, garland drains and settling ponds
  - vii) Minimum distance criteria from nearest habitation to followed as be per guidelines.
  - viii) Worked out pit shall be fenced. xiii) No tree growth in the lease area if present shall be damaged.
  - ix) The PP shall operate as per the present Mining Plan.

### **Decision of the Authority:**

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

PARIVESH 1.0, AGENDA No. 239.29	
Proposal No.	SIA/OR/MIS/267251/2022
Date of application	28.06.2022
State file no.	149248/24-MIS/03-2020
Project Type	Amendment of EC (Increasing build-up area)
Category	B
Project/Activity including Schedule No.	8(a) Building & Construction
Name of the Project	Proposal for Modification of Environmental Clearance of M/s. Utkal Builders Ltd. for Development of Private Housing Project 2.191 Acres of land at Plot No.: 336/2120, 336/3046, 336/3035, 336/2764, 336, 336/3221, 334/2272 Khata No- 703/362, 703/1499, 703/1496, 703/1222, 703/2256, 703/1720, 703/559, over a built-up area – 47957.9 SQ.M Near NH-16 Road, at-Patrapada, Bhubaneswar, Dist – Khordha of Sri Rakesh Bhura
Name of the company/Organization	M/s. Utkal Builders Ltd. Sri Rakesh Bhura
Location of Project	At-Patrapada, Bhubaneswar, Dist – Khordha
Whether submitted scrutiny fee (Yes/No)	<b>No, not submitted</b>
ToR issue date	NA
Name of Consultant	M/s. Centre for Envotech & Management Consultancy Pvt. Ltd., Bhubaneswar

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

- The proposal is for Modification of Environmental Clearance of M/s. Utkal Builders Ltd. for Development of Private Housing Project 2.191 Acres of land at Plot No.: 336/2120, 336/3046, 336/3035, 336/2764, 336, 336/3221, 334/2272 Khata No- 703/362, 703/1499, 703/1496, 703/1222, 703/2256, 703/1720, 703/559, over a built-up area – 47957.9 SQ.M Near NH-16 Road, at-Patrapada, Bhubaneswar, Dist – Khordha of Sri Rakesh Bhura.
- Environmental Clearance from SEIAA vide letter no. 1739/SEIAA, dated 16.07.2021 of total built up area is 33,621.35 sqm and total nos. of floor is 17 nos. in Residential Block & 4 Nos. in Commercial Block, but due to height restriction from Airport Authority of India we have reduce the 5 nos. of floor in Residential Block & increased the 8 Nos. of Floor in Commercial Block (Convenient Store) & revised the built-up area i.e. 47,957.94 sqm.
- Location and Connectivity** - The proposed site is located at Patrapada, Bhubaneswar, Odisha. The Geographical co-ordinate of the project site is: Latitude -20° 14' 44.81" N & Longitude - 85° 46' 32.78" E. The project site is well connected with National Highway-16 (Jharpokharia-Chennai Road). The nearest railway station is Bhubaneswar Railway station at a distance of approx 10.6 Km in South West direction. The nearest airport is Biju Pattnaik Airport Bhubaneswar at a distance of approx. 13.4 Km in South-West direction from project site. The site is located adjacent to the local landmarks, Haridaspur Mosque, Jagannath Temple, Pahala Etc. There is no structure or encroachments on the site. The site is easily accessible from NH-05 Road.
- Meteorology:** The maximum temperature is about 36.0° C and the minimum temperature is 16.0° C felt in the area. The average annual rainfall in the area is 1326.16 mm.
- Building Details of The Project:**

Total Plot Area	:	<b>8,866.66 sqm</b>
Kisam of Land	:	Gharabari
Residential Builtup Area	:	33,350.98 sqm

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

Commercial Builtup Area	:	14,606.96 sqm
<b>Total Builtup Area:</b>		<b>47,957.94 sqm</b>
<b>Total FAR Area</b>	:	<b>36,535.71 sqm</b>
Ground Coverage	:	3,015.00 sqm
Road & Paved Area:		2,483.00 sqm
Green Belt Area	:	1,793.52 sqm
Total Parking Area	:	11,922.22 sqm
Height of the Building	:	42.00 m

6. **Water requirement:** Fresh make up of **104.0 m<sup>3</sup>/day** will be required for the project which will be sourced from Ground water. Waste water of 132.1 KLD will be treated in a STP of 150 KLD capacity, which includes primary, secondary and tertiary treatment. After treatment the treated water will be discharge to the Near Drain.
7. **Power requirement:** The daily power requirement for the proposed building is preliminarily assessed as 1376 KW. In order to meet emergency power requirements during the grid failure, there is provision of 2 nos. of DG set having 320 KVA capacities for power back up in the proposed Building Project.  
For energy conservation, there will be 33 nos. of Solar Lighting poles (@72 Watt) has been proposed for Street & common area solar lighting, so  
Energy conservation by using Solar Street Lighting =  $33 \times 72 = 2376 \text{ watt} = 2.4 \text{ KW}$   
Energy conservation by using Solar lighting for common area = 151.8 KW  
Total Energy Conservation =  $(151.8 + 2.4) \text{ KW} = 154.2 \text{ KW}$   
Total Energy saving =  $154.2 / 1376 = 0.1120 \times 100 = 11.2 \%$
8. **Rain Water Harvesting:** Rain Water will be harvested through 6 nos. of recharging pits.
9. **Firefighting Installations:** Firefighting system will be installed as per recommendation of the Firefighting Officer, Odisha and as per the guideline of NBC (part-4).
10. **Green Belt Development:** Green belt will be developed over an area of 1,793.52 sqm which is 20.23 % of the plot area; by using the local species like Neem, Karang, Golden Champa, Bakul, Bela, Bottle Palm, Cheekoo, Guava etc.
11. **Solid Waste Management:** From the residential complex solid waste in form of food waste from kitchen and miscellaneous waste will be generated @ 0.45 kg/person/day, which will be about 476.1 kg/day. The generated solid waste from the residential complex will be segregated as biodegradable and non-biodegradable. This will be collected in separate coloured beans. Proper waste management practices will be adopted during the collection, storing and disposal of the generated solid waste. Waste generated from Commercial people will be @ 0.15 kg/capita/day, which will be about 45.0 kg/day  
Solid waste from sweeping and Dry Garbage containing non-biodegradable wastes like polythene bags, metal, ceramic Waste, glass etc. shall be stored in separate garbage bin and send to approved recyclers. Around 66.0 kg/day of STP sludge will be generated.  
Solid Waste from Residential Population - 476.1 kg/day  
Solid Waste from Commercial Population - 45.0 kg/day  
STP Sludge - 66.0 kg/day  
**Total Solid Waste Generation - 587.1 kg/day**
12. The Estimated Project cost is ` 40 Crores and Environment Management Cost is ` 220 Lakhs
13. The project proponent along with the consultant **M/s Centre for Envotech & Management Consultancy Pvt. Ltd., Bhubaneswar** made a detailed presentation on the proposal on 03.08.2022.
14. The SEAC in its meeting held on 03.08.2022 decided to take decision on the proposal after receipt of the following information / documents from the proponent followed by site visit of Sub-Committee of SEAC.
  - i) Structural Stability certificate from appropriate authority as per BDA guidelines be submitted and also for revise plan also with corresponding studies made for both approved original plan and revised approved plan.
  - ii) Certificate from chartered civil engineer how much construction has been made for both approved original plan and revised approved plan.
  - iii) Comparative statement in terms of physical features in original plan and present plan.
  - iv) Compliance Report to Previous EC conditions duly certified by Regional Officer of MoEF & CC.
  - v) Permission from Water Resources deptt. For usage of ground water in commercial complex.



## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

- vi) Approval from Fire Safety Dept. for 6m fire tender corridor for high rise building of 40m height.
- vii) As per BDA norms, is ground coverage for the project is 35% of total area?
- viii) Justification as to why this will not be treated as a violation case.
- ix) Impact and effect of change in ground coverage with reference to the original approved plan and the revised plan.

**15. The project proponent was requested vide letter no. 765(10)/ SEAC – (Misc) - 28, dated 06.09.2022 to submit the information / documents as sought by the SEAC at para 14 above.**

**16. The proposed site was visited by the sub-committee of SEAC on 14.11.2022. Following are the observations of the sub-committee and proponent needs to submit relevant documents as below:**

- i) PP and Consultant were present. It was observed that part construction has been initiated towards the back side of the plot and the permission is for commercial and residents use. The PP explained that the construction was based on earlier EC, but now the commercial part has been reduced to cater only the residents and accordingly the plan was modified. No construction was initiated at the front side where modification was sought. However, an undertaking that the Commercial area identified shall be used only for the people who would be residing in the complex may be submitted or the same can be put as a condition of EC.
- ii) Copy of drainage plan approved by BMC with any layout/drawing vetted and NOC needs to be taken before construction including from NHAI if connecting to their drain be a condition of EC.
- iii) Justification as to why the case cannot be considered as a violation case with reference to BDA norm.
- iv) All documents or information as asked by Committee during presentation
- v) The Sub-committee recommend for EC subject to above conditions and submission of documents /compliances as asked by the committee during presentation.

**17. The SEAC in its meeting held on dated 13-01-2023 decided to take decision on the proposal after receipt of information / documents as requested vide letter no. 765(10)/ SEAC – (Misc) - 28, dated 06.09.2022 and as sought by the Sub-Committee of SEAC at para 16 above.**

**18. 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
1.	Structural Stability certificate from appropriate authority as per BDA guidelines be submitted and also for revise plan also with corresponding studies made for both approved original plan and revised approved plan.	Structural Stability of the building is vetted by Adroit Consultants, Kolkata. Structural Stability Certificate is attached in <b>Annexure-1</b> .
2.	Certificate from chartered civil engineer how much construction has been made for both approved original plan and revised approved plan.	We have reduced the commercial part of the building. The construction work is started only residential block which EC was granted earlier. So we have start the construction only residential block.
3.	Comparative statement in terms of physical features in original plan and present plan.	A comparative statement showing physical features in original plan and present plan is attached in <b>Annexure-2</b> .
4.	Compliance Report to Previous EC conditions duly certified by Regional Officer of MoEF & CC.	We have already applied the letter to IRO MoEF&CC for issue certified EC Compliance report of existing EC. We will submit the certified compliance report before issue of Environment Clearance.
5.	Permission from Water Resources deptt. For usage of ground water in	The ground water clearance has been Obtained from CGWA vide noc no.

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

	commercial complex.	CGWA/NOC/INF/ORIG/2021/12997, dated 21.09.2021. CGWA NoC is attached in <b>Annexure-3</b> .
6.	Approval from Fire Safety Dept. for 6m fire tender corridor for high rise building of 40m height.	Fire Safety recommendation has been obtained from Odisha Fire Services vide letter no. RECOMM1204130012021000174, dated 15.07.2021. Fire NoC is attached in <b>Annexure-4</b> .
7.	As per BDA norms, is ground coverage for the project is 35% of total area?	As per BDA Norms, the ground coverage of the building is 40% for more than 40 m height of the building. BDA notification is attached in <b>Annexure-5</b> .
8.	Justification as to why this will not be treated as a violation case.	The construction work is started only residential block which EC was granted earlier. We have reduced the commercial part of the building for which EC application is applied. So we have constructed only residential block which is not changed.
9.	Impact and effect of change in ground coverage with reference to the original approved plan and the revised plan.	<ul style="list-style-type: none"> <li>• As the ground coverage is increasing according to the Population, We are also increasing the services like the capacity of STP, DG, UGT etc.</li> <li>• Also increasing the parking according to the population As per BDA norms.</li> </ul>
1.	PP and Consultant were present. It was observed that part construction has been initiated towards the back side of the plot and the permission is for commercial and residents use. The PP explained that the construction was based on earlier EC, but now the commercial part has been reduced to cater only the residents and accordingly the plan was modified. No construction was initiated at the front side where modification was sought. However, an undertaking that the Commercial area identified shall be used only for the people who would be residing in the complex may be submitted or the same can be put as a condition of EC.	An undertaking is attached in <b>Annexure-6</b> .
2.	Copy of drainage plan approved by BMC with any layout/drawing vetted and NOC needs to be taken before construction including from NHAI if connecting to their drain be a condition of EC.	The drainage plan has been approved by Bhubaneswar Development Authority vide letter no. 4584, dated 12.02.2020. Drainage letter is attached in <b>Annexure- 7</b> and drainage layout is attached in <b>Annexure-8</b> .
3.	Justification as to why the case cannot be considered as a violation case with	The construction work is started only residential block which EC was

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

	reference to BDA norm.	granted earlier. We have reduced the commercial part of the building for which EC application is applied. So we have constructed only residential block which is not changed.	
4.	All documents or information as asked by Committee during presentation	Attached	
19. The SEAC in its meeting held on dated <b>02-12-2023</b> decided to take decision on the proposal after receipt of the following from the 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
	Environmental Clearance dated 16.07.2021 for total built up area is 33,621.35 sqm and total nos. of floor 17 nos. in Residential Block & 4 Nos. in Commercial Block, Now, 5 nos. of floor reduced in Residential Block (so, 12 floors) & increased 8 Nos. of Floor in Commercial Block to 12 floors. Revised the built up area i.e. 47,957.94 sqm. This appears to be a complete <b>violation case</b> as the PP has progressed construction without obtaining the AA clearance (if the cause stated is true)	As there is no change in the Ground Coverage from previous EC and current EC, the construction progress is considered as no deviation. The change in FAR and reduction of commercial units, increase in residential apartments as per modified plan to be implemented once final EC is granted. As such there has been no deviation and structures initiated are also certified by Structural Engineer with supporting documents. Airport Authority Clearance has been obtained. AA clearance is attached in <b>Annexure-1</b> .	AA clearance is submitted.
2.	All the required statutory clearances obtained were on 2020/2021. Since the building is undergoing MAJOR CHANGES, they need to obtain fresh clearances.	All the fresh clearance has been obtained.	-----
3.	There are mismatches in the comparative table presented and in the ADS. PP needs to clarify which is correct.	A comparative statement showing physical features in original plan and present plan is attached in <b>Annexure-2</b>	Comparative statement submitted.
4.	The residential floors are reduced but the residential population increased by 40%	As there is no change in the Ground Coverage from previous EC and current EC, the construction progress is considered as no deviation. The change in FAR and reduction of commercial units, increase in residential apartments as per modified plan to be implemented once final EC is granted.	-----
5.	The STP capacity is revised from 140 to 150 with 40% increase in residents (830 to 1176) is faulty and to be reworked and submitted.	Total Fresh water requirement of the project is 104 KLD, Flushing water requirement is 51.5 KLD. Total waste water generated from the project is 132.1 KLD. So, the Sewage Treatment Plant (STP) capacity is 150.0 KLD which is higher than the	-----

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

		waste water generated.	
6.	The structural certificate has no date hence cannot be considered. They need to submit a fresh certificate from a government approved structural engineer or BDA mentioning the floor changes.	Structural Stability of the building is vetted by Adroit Consultants, Kolkata on 08.02.2023. Structural Stability Certificate is attached in <b>Annexure-3</b> .	Structural Stability Certificate submitted.
7.	Permission from highway authority or appropriate authority before construction to discharge the excess treated water is <b>not complied and violated</b> . This needs to be submitted with present changes.	Drainage permission has been obtained from BMC. Permission letter is attached in <b>Annexure-4</b> . Permission has been obtained from Highway Authority for construction of drain. NHAI letter is attached in <b>Annexure-5</b> .	Drainage permission has been obtained from BMC. Permission letter is for only storm water and not for discharge the excess treated water.
8.	Extent of construction by Chartered Civil Engineer is not submitted. Let the PP submit the certificate with regard to the extent of construction from an authorized Architect or Structural Engineer of BDA.	Chartered Civil Engineer certificate is attached in <b>Annexure-6</b> .	----
9.	As there is a drastic increase in commercial units, the PP needs to submit an Affidavit that it will not be used for outside public (if such statement issued is true).	An affidavit is attached in <b>Annexure-7</b> .	Affidavit submitted.
1. Any deficiencies/omission have been noticed in the above documents- <b>Not submitted certified EC compliance and BDA approval letter for existing built-up area and proposed/modified built-up area.</b>			

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

2. **Deliberation in SEAC Meeting-** The proposal was placed in its meeting held on 19.10.2024 and considering the information furnished and the presentation made by the consultant, M/s Centre for Envotech & Management Consultancy Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended for grant of Environmental Clearance valid for 10 years with stipulated conditions as per **Annexure – A** in addition to the following specific conditions.
  - i) The PP shall ensure to combat water logging and temporary flooding in the project premises.
  - ii) 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.
  - iii) 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.
  - iv) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
  - v) The proponent shall obtain permission from concerned Fire Safety Authority.
  - vi) The commercial block to be used only for the residents of that apartment as mentioned by PP.
  - vii) Trees located within the project area shall be transplanted to alongside the boundary green development area.
  - viii) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
  - ix) 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.
  - x) The PP will not commence construction unless the drain lay out is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
  - xi) Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken and the report should be submitted.
  - xii) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
3. The proposal was placed in 183<sup>rd</sup> SEIAA, Odisha meeting held on 23.12.2024. After detailed deliberation, the authority decided to seek information / clarification from PP on the following:
  - i) Certified Compliance Report (CCR) from IRO on previous EC conditions.
  - ii) In-principle approval / conditional approval of BDA for total built up area of 47957.94 sqmtr.
  - iii) Accordingly, the ADS letter was issued vide letter no. 6245/SEIAA dated 20.01.2025.
4. The PP has submitted the in-principle approval / conditional approval of BDA for total built up area of 47957.94 sqmtr. Also submitted the Certified Compliance Report (CCR) from IRO it is mentioned that seven(07) conditions are non-complied and 15 conditions area partially complied the details are follows:

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

### **The following Partially compliance to the environmental clearance conditions were observed:**

1. PP submitted that during the last six months, the company has taken steps to vaccinate workers, Covid testing to workers, donation to temple, donation to school, etc. Details of expenditure has not been furnished. (Condition no. 7)
2. PP submitted that copy of the Environment Clearance letter has been sent to concern Panchayat Office, Municipal Corporation & Local Body i.e. BMC. EC letter yet to be uploaded in company website. (Condition no. 15)
3. Half yearly Environmental Clearance Compliance Report due on June 24 submitted to the Regional Office, MoEF&CC. Six monthly compliance yet to be uploaded on company website. (Condition no. 16)
4. Service Plan showing STP, Internal Drain, Storm Water drain, sewer water line furnished along with the submitted six monthly compliance NOC accorded by BMC Executive Engineer Drainage Division, regarding No objection certificate for drainage plan has been furnished. Certificate for discharge of treated effluent to BMC has not been furnished. (Condition no. 21)
5. PP furnished a copy of approval accorded by CGWA. Approval from water resource department has not been furnished. (Condition no. 38)
6. During visit the project was in construction stage. PP furnished a copy of NOC from executive engineer drainage division. Certificate of the competent authority for discharging treated effluent in to public sewer has not been furnished. (Condition no. 48)
7. During visit the project was in construction stage. PP furnished a copy of NOC from executive engineer drainage division. Permission from concerned authority to discharge liquid waste has not been furnished. (Condition no. 53)
8. Boundary wall in part has been observed. Wind braking wall of 3M height not observed instead a boundary wall observed in part not all along. Sand was found to be kept in open. PP submitted that transportation of raw materials with cover sheet, water sprinkling on unpaved surface implemented. (Condition no. 60)
9. A copy of Environmental management plan has been furnished. Approach road is paved. Sand was found to be kept in open without cover, wind braking wall of 1/3 rd height or 10M has not been observed. Road side storage of construction material not observed. (Condition no. 62)
10. During visit the project was in construction stage. DG set provided is with acoustic encloser, gaseous emission monitoring data of DG set has not been furnished. PP submitted that diesel Generator (DG) sets will be placed away from the nearest building. (Condition no. 63)
11. Ambient air quality monitoring report of one location has been furnished. Data reported was within the daily limit of NAAQS. Noise level monitoring data of one location has been furnished. Data reported was within norms. (Condition no. 65)
12. Boundary wall has been observed in part not all along. (Condition no. 73)
13. PP submitted that Environment Management Plan has been submitted to SEIAA Odisha at the time of Environment Clearance. A copy of EMP has been furnished to Regional Office. Details of Environmental Monitoring cell has not been furnished. Details of implementation of EMP yet to be furnished to Regional Office. (Condition no. 80)
14. PP submitted that Year wise progress will be submitted to SEIAA, Odisha and MoEF&CC, Regional Office. Details of year wise expenditure yet to be furnished to Regional Office. (Condition no. 81)
15. Six-Monthly compliance due on June 24 has been furnished to Regional Office. Six-monthly compliance yet to be uploaded on the website of the company. (Condition no. 82)

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

**As per the SEIAA EC file No: 149248/24-MIS/03-2022 dated 16.07.2021**

**The following non-compliance to the environmental clearance conditions was observed:**

1. Details of CER activities under taken as per the condition has not been furnished. (Condition no. 8)
  2. EC has been accorded for (B+S+17) Storied Residential Building and (LB+UB+G+3) Club Building. During visit it was observed that the project was on construction stage. During visit four under construction block/tower was observed. Lower basement constructed on all the four block although EC accorded for B+S+17 for residential building. Up to 12<sup>th</sup> Floor constructed in three block and construction activity was under progress at 8<sup>th</sup> floor in another block. The area constructed reported to be 36543.53. PP furnished a copy of approval from Bhubaneswar Development Authority for construction of 2B+G+12 multi-Storage residential apartment with auxiliary commercial building vide letter dated 17.09.2021. Consent to Establish has been obtained for construction of 2B+G+12 multistoried residential apartment with auxiliary commercial building vide letter dated 07.04.2022. SEIAA Odisha may like to take a view in the matter. (Condition no. 11)
  3. Details of advertisement has not been furnished. (Condition no. 14)
  4. PP submitted that the municipal solid waste will be collected by BMC approved vendors. The tie up process is under progress. Certificate from Municipal Authority yet to be provided. (Condition no. 45)
  5. During visit the project was in construction stage. PP furnished a copy of NOC from executive engineer drainage division. Affidavit in this regard yet to be furnished.. (Condition no. 47)
  6. Traffic management plan has not been furnished. PP submitted that Traffic Management Plan is being prepared. (69)
  7. PP submitted that Traffic Management Plan is being prepared. Copy of traffic management plan duly validated as per the condition has not been furnished. (Condition no. 79)
5. Further, the proposal was placed in 189<sup>th</sup> SEIAA, Odisha meeting held on 07.02.2025 and the authority observed that in the CCR, the RO, Bhubaneswar in Point No.2(non-compliance to EC Condition) have pointed out that the area constructed is 36543.53Sqmt. as against the permitted builtup area of 33,621.35 Sqmt in EC letter. This is a deviation from EC granted by SEIAA. Show Cause Notice may be issued to PP to clarify why this case shall not be treated as a violation case as EC dated 16.07.2021 was granted to the residential building for a builtup area of 33,621.35 SQMT only and according, the ADS raised to PP.
6. The proposal was placed in the 208<sup>th</sup> meeting of SEIAA held on 13.06.2025 and after detailed deliberation, the authority decided to seek information / clarification on the following: -
1. Land agreement with the land owner or developer for development of housing project.
  2. Show Cause Notice to be issued to PP based on the observation of Regional Officer, Bhubaneswar in its CCR report (Point No. 2). The PP shall submit his reply on the show cause within two weeks and application of EC to be disposed as per merit.

Now the PP has submitted their ADS and Show Cause Reply for consideration.

### **Decision of Authority:**

## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

PARIVESH 2.0, AGENDA No.239.30	
Proposal No.	SIA/OR/INFRA2/550973/2025
Date of application	09.09.2025
File no.	SIA/OR/INFRA2/550973/2025
Project Type	Proposal for fresh EC
Category	B2
Project/Activity including Schedule No.	8(a) Building / Construction
Name of the Project	Proposal for Environmental Clearance of proposed Residential Apartment Tower-1A (B+S+S1+S2+25), Tower-1B (B+S+S1+S2+25), Tower-2A (B+S+S1+S2+25) & Tower-2B (B+S+S1+S2+25) at Pahala, Bhubaneswar in the district of Khurda in Odisha
Name of the company/Organization	M/s. KHUSHI REALCON PVT.LTD Sri Pradeep Thacker, Director
Location of Project	S-2/A-42, 43, 44, Mancheswar, Industrial Estate, Bhubaneswar
Whether submitted scrutiny fee	Yes, Earlier deposited of Rs. 5.0 Lakh vide e Challan Reference Id No. 31OFB3AgCC dated 16.07/2021
Name of the consultant	M/s. Centre for Envotech and Management Consultancy Pvt. Ltd. Bhubaneswar

### 1. Proposal in brief:

The highlights of the proposal as ascertained from the application submitted by the PP and observations of SEAC & SEIAA are given as under:

1. This proposal is for amendment Environmental Clearance for M/s Khushi Realcon Pvt. Ltd for Proposed Construction of Residential Apartment Tower-1A (B+S+S1+S2+25), Tower-1B (B+S+S1+S2+25), Tower-2A (B+S+S1+S2+25) & Tower-2B (B+S+S1+S2+25) Building Project over an Build up area 111591.45 sq. m at Mouza - Pahal, Bhubaneswar, Dist- Khurda of Sri Pradeep Thacker.
2. **Category:** As per EIA Notification dated 14th September 2006, as amended from time to time; the project falls under Schedule of item 8 (a) Building and Construction projects.
3. Previously, Environment Clearance has been granted for the following proposal from SEIAA, Odisha vide File No. 220279/42-MIS/07-2021, **dated 06.04.2022** for Proposed Construction of Residential Apartment Tower-1(B+S+23), Tower-2(B+S+22), Tower-3(B+S+22) & Tower-4(B+S+22) Building Project at Mouza- Pahal, Bhubaneswar, Dist- Khurda, Odisha. The total built up area of the project is 84372.0 sqm and total dwelling units from 458 nos. to 525 nos.
4. Now, PP wants amendment in Environmental Clearance for M/s Khushi Realcon Pvt. Ltd. for revised the built up area from **84372.2 sqm to 111591.45 sqm** and also increase the dwelling units from 457 nos. to 525 nos.
5. **Location and Connectivity** – The proposed site is located at Mouza- Pahala, Tehsil-Bhubaneswar, Dist- Khurda, Odisha. The Geographical co-ordinate of the project site is: Latitude – 20° 20' 16.9" N & Longitude - 85° 53' 3.5" E. The project site is well connected with National Highway NH-16 at a distance of approx 0.2 Km in East direction. The nearest railway station is Vani Vihar Railway station at a distance of approx 6.53 Km in South-West direction & Bhubaneswar Railway Station at a distance 9.5 Km in South-west direction. The nearest airport is Biju Patnaik Airport at a distance of approx. 15.0 Km in South-west direction from project site.
6. Details of water bodies, impact on drainage, if any– No
7. Whether the project is located within the Eco-Sensitive Zone (ESZ) or Eco-Sensitive Area(ESA) notified by the MoEF&CC – No
8. Whether project site is in CRZ area if yes furnish the CRZ map- No



## Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025

### Statutory Clearances obtained so far:

9. Permission from Central Ground Water Authority (CGWA)
10. Application submitted to BMC for discharge of treated water and Collection of Solid Waste.
11. Electrical Load Connection technical feasibility from CESU
12. The site is coming under which Development Authority– Bhubaneswar Municipal Corporation (BMC)
13. The total plot area is 16637.91 sqm with total built-up area 111591.45 sqm.
14. The Building Area Details of the Project in tabulated form

Particular	Area Details as per Existing EC dated 06.04.2022	Area Details as per Amendment Proposal
Project Name	Khushi Pahal-2	Khushi Pahal-2
Plot Area	15565.82 Sqm	16637.91 Sqm
Ground Coverage	5589.69 sqm (35.9 %)	6650.17 sqm (39.97 %)
FAR (Floor Area Ratio)	4.07	4.73
<b>Total Built up Area</b>	<b>84372.2 sqm</b>	<b>111591.45 sqm</b>
Total Parking Area	19000.9 sqm	29436.44 sqm
Green Belt Area	3421.6 sqm (21.99 %)	3660.34 sqm (22 %)
Maximum No. of Floor	Tower-1 (B+S+23), Tower-2 (B+S+22), Tower-3 (B+S+22) & Tower-4 (B+S+22)	Tower-1A (B+S+S1+S2+25) Tower-1B (B+S+S1+S2+25) Tower-2A (B+S+S1+S2+25) Tower-2B (B+S+S1+S2+25)
Power/Electricity Requirement & Sources	Total - 2620 KW Solar - 83 KW TPCODL - 2537 KW	Total - 2918 KW Solar – 157.7 KW TPCODL – 2760.3 KW
No. of DG sets	4x700 KVA	2x750 KVA
No. of Dwelling Unit	458 Nos.	525 Nos.
Water requirement	257 KLD (Fresh)	295 KLD (Fresh)
Sewage Treatment Plant	STP Capacity - 350 KLD	STP Capacity - 400 KLD
Estimated Population- Residential, Commercial, Floating/visitors	3090 nos.	3150 nos.

15. **Water requirement:** Fresh make up of 295.0 m<sup>3</sup>/day will be required for the project which will be sourced from Ground Water. Total waste water generated from the residential building is 387.0 KLD which is treated in STP of Capacity 400 KLD. 176 KLD of treated in Non Monsoon period and 201 KLD water Monsoon period will be discharge to the nearest drain.
16. **Power requirement:** Total Power requirement of the proposed residential building is 2918.0 KW, Source is TPCODL, 2x750 KVA DG Sets is provided. Total 157.7 KW Solar Power Generation which is 5.4% of total power required in project.
17. **Rain Water Harvesting:** Total 542.5 cum Rain Water is harvested through 17 nos. of recharge pits.
18. **Parking Requirement:** Total parking area required is 23599.13 sqm. Total parking area provided is 29436.44 sqm / 995 nos. of ECS provided and location of parking area is Basement & Stilt.
19. **Fire fighting Installations:** Fire Fighting will be provided as per NBC Norms.
20. **Green Belt Development:** Greenbelt is developed over an area of 3,660.34 sqm which is 22% of the total plot area. Total 215 nos. of plants to be planted and 3 tier plantation.
21. **Solid Waste Generation and Management:** From the residential complex solid waste in form of food waste from kitchen and miscellaneous waste will be generated @ 0.45 kg/person/day, which will be about 1417.5 kg/day. The generated solid waste from the residential complex will be segregated as biodegradable and non-biodegradable. 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.

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

### **Solid Waste Generation**

<b>S. No.</b>	<b>Category</b>	<b>Counts (heads)</b>	<b>Waste generated (kg/day)</b>
i)	Residents	3150 @ 0.45 kg/day	1417.5
ii)	Floating Population	315 @ 0.15 kg/day	47.3
iii)	Club	150 @ 0.15 kg/day	22.5
iv)	STP sludge		45.0
<b>TOTAL SOLID WASTE GENERATED</b>			<b>1532.3 kg/day</b>

22. **Project Cost** - The estimated project cost is 130.0 Crores and cost for EMP is 2.37 Crores.

23. The SEAC in its meeting held on dated **22-03-2024** recommended the following:

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

- a) Undertaking by Project Proponent that no construction has been started for the proposed project.
- b) Revisit the calculation for water requirement and parking area along with provision for visitors parking w.r.t to increase in dwelling units.
- c) Upgrade/revise all the statutory clearances w.r.t to expansion project to be submitted.
- d) The Project Proponent shall keep provisions for Electric Vehicles charging points in parking area.
- e) NOC/Permission from concerned drainage department for discharge of additional treated water to nearest municipal drain.
- f) Revise Traffic study report w.r.t to additional population in proposed project.
- g) Latest EC compliance report to previous EC conditions.
- h) Soil analysis report to be submitted.

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

- a) Environmental settings of the project site.
- b) Extent of construction activity.
- c) Road connectivity to the project site.
- d) Drainage network at the site.
- e) Any other issues including local issues.

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

<b>Sl. No.</b>	<b>Information Sought by SEAC</b>	<b>Compliance furnished by the proponent</b>	<b>Views of SEAC</b>
i)	Undertaking by Project Proponent that no construction has been started for the proposed project.	No construction work is started at our Proposed project site. An undertaking is attached in <b>Annexure-1</b> .	Undertaking is attached intimating the same.
ii)	Revisit the calculation for water requirement and parking area along with provision for visitors parking w.r.t to increase in dwelling units.	Total Fresh water requirement of the proposed project is 295 KLD. Revised Water Calculation is attached in <b>Annexure-2</b> . Parking area required for the proposed project is 23599.13 sqm, parking area provided for the proposed project is 29436.44 sqm. Parking area provided for visitor is 2943.64 sqm which is 10% of total parking area. Total 995 ECS is provided for the proposed project. Details parking calculation is attached in <b>Annexure-3</b> .	Same water balance and parking are as mentioned earlier.
iii)	Upgrade/revise all the statutory clearances w.r.t to expansion project to be submitted.	Revised Building Plan has been submitted to BMC vide application no. BP-BMC-2024- 04-22-089384, dated 22.04.2024. BMC acknowledgement copy is attached in <b>Annexure-4</b> .	Application for Revised Building Plan has been submitted to BMC. Field inspection for the same is pending.

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

iv)	The Project Proponent shall keep provisions for Electric Vehicles charging points in parking area.	Total 80 Nos. of Electric Vehicles (50 nos. for Four Wheeler & 30 nos. for Two Wheeler) charging points is provided in the parking area.	80 Nos. of charging points for Electric Vehicles is provided.
v)	NOC/Permission from concerned drainage department for discharge of additional treated water to nearest municipal drain.	Drainage Plan of the proposed building has been approved by Bhubaneswar Municipal Corporation (BMC) vide letter no. 1814, dated 07.01.2022. BMC letter is attached in <b>Annexure-5</b> . We have also applied to BMC for revised the drainage permission as per our new building plan. We have already obtained the revised permission from PH Division for Water & Sewerage connection vide letter no. 5812, dated 24.05.2024. PH letter is attached in <b>Annexure-6</b> .	Permission obtained from concerned dept. to have PP's own arrangement for water supply and sewerage discharge.
vi)	Revise Traffic study report w.r.t to additional population in proposed project.	Revised Traffic Study Report has been vetted by School of Civil Engg., KIIT University Bhubaneswar & the vetted traffic study report is attached in <b>Annexure-7</b> .	Traffic Study Report reveals that forecasted V/C is LOS B
vii)	Latest EC compliance report to previous EC conditions.	We have not carried out any construction work at the project site. Once the project will start the Six Monthly EC Compliance report will be submitted to IRO Bhubaneswar.	-
viii)	Soil analysis report to be submitted.	Geotechnical Investigation Report is attached in <b>Annexure-8</b> .	Annexure 8 is attached.

25. The proposed site was visited by the sub-committee of SEAC on **07.06.2024**. Following are the observations of the sub-committee:

- a) The site was clean. Only entry gate foundation started as per previous EC.
- b) Also observed a marketing office under construction, which PP informed is temporary and will be remove later.
- c) PP was asked to submit the following if not submitted for modified plan:
  - i) Latest situation of drain accessibility, permission from the authority along with approved plan for discharge of excess treated water and storm water.
  - ii) As there are encroachments outside the plot where the PP propose to construct drain, they should submit require permission with approved drawing from the authority.
  - iii) All statutory permission including NOC from airport authority, fire, structure and stability etc.
  - iv) Since it is low lying area, PP to submit the water levels and excess rain water management plan to combat flooding.
  - v) PP to take up and implement above before construction of building.

After detailed discussion, the SEAC decided to take the decision on the proposal after receipt of the following from the proponent as raised during site visit.

- a) As there are encroachments outside the plot where the PP propose to construct drain, they should submit required permission with approved drawing from the authority. (Permission has been granted for own drainage and water supply from concerned dept.)
- b) Building plan approval from the concerned authority also needs to be submitted.
- c) Since it is low lying area, PP to submit the water levels and excess rain water management plan to combat flooding.

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

- d) RLs of ground water table during the monsoon period along with the RLs of the bottom of the proposed rainwater harvesting pits to be constructed need to be furnished.
6. The SEAC in its meeting held on dated **03.07.2024** decided to take decision after receipt of the following information and documents from the proponent. The proponent has furnished the compliance and the SEAC verified the same as follows:

<b>Sl. No.</b>	<b>Information Sought by SEAC</b>	<b>Compliance furnished by the proponent</b>	<b>Views of SEAC</b>
i)	As there are encroachments outside the plot where the PP propose to construct drain, they should submit required permission with approved drawing from the authority. (Permission has been granted for own drainage and water supply from concerned dept.)	Drainage Plan has been vetted by Bhubaneswar Municipal Corporation (BMC) vide letter No. 50580, dated 07.12.2024. BMC vetting letter is attached in <b>Annexure-1</b> . Access permission from NHAI has been obtained vide letter No. 13011/16/ROOD/563/2022, dated 22.02.2022. NHAI NOC is attached in <b>Annexure-2</b> .	Drainage Plan vetted by Bhubaneswar Municipal Corporation (BMC) states that <i>“All these arrangements are only meant for disposal of storm water and for no other purposes”</i> Access permission from NHAI is attached as <b>Annexure-2</b>
ii)	Building plan approval from the concerned authority also needs to be submitted.	Building plan has provisionally approved by Bhubaneswar Municipal Corporation vide letter No. 25126, dated 20.05.2025. BMC provisionally approval letter is attached as <b>Annexure-3</b> .	In principle approved Building plan is attached as <b>Annexure-3</b> .
iii)	Since it is low lying area, PP to submit the water levels and excess rain water management plan to combat flooding.	Total 17 nos. of Rain water harvesting pits will be proposed in the building. Detail Rain Water Harvesting Plan is attached in <b>Annexure-4</b> .	PP has submitted only the details of Rain water harvesting pond.; To combat flooding in case of heavy rain, Khushi Antares Plinth level designed to be 1400mm (approx. 4 feet 7inches) higher than the adjacent service road top Excess rain water management plan to combat flooding is not submitted.
iv)	RLs of ground water table during the monsoon period along with the RLs of the bottom of the proposed rainwater harvesting pits to be constructed need to be furnished.	To combat flooding in case of heavy rain, Khushi Antares Plinth level designed to be 1400mm (approx. 4 feet 7inches) higher than the adjacent service road top. Section drawing is attached as <b>Annexure-5</b> .	RLs of ground water table during the monsoon period & RLs of the bottom of the proposed rainwater harvesting pits is not submitted.

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

## **Agenda Note of 239<sup>th</sup> Meeting of SEIAA, Odisha held on 16.09.2025**

2. **Whether SEAC recommended the proposal** –The proposal was placed in SEAC meeting held on 16.08.2025 and considering the information furnished and the presentation made by the consultant, M/s Centre for Envotech & Management Consultancy Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended for grant of Environmental Clearance to the project valid for 10 years with stipulated conditions as per **Annexure – C** in addition to the following specific conditions.
- i) The proponent shall obtain Permission from the Chief Engineer, Drainage / Concerned appropriate Authority for discharge of excess treated sewage water along with storm water to the nearest public drain / natural nallah. Provision of necessary infrastructure for facilitating above-mentioned discharges shall be provided in own cost.
  - ii) 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.
  - iii) 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.
  - iv) Proper landscaping to be developed to prevent artificial flooding.
  - v) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
  - 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 if any shall be transplanted to alongside the boundary green development area.
  - ix) The proponent shall take appropriate measures to combat flooding situation due to excess rain water.
  - x) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
  - xi) 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.
  - xii) The PP will not commence construction unless the drain lay out is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
  - xiii) Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken and the report should be submitted.
  - xiv) The proponent will explore and promote sustainable livelihood opportunities for the local community.
  - xv) 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:**