

Minutes of 257th Meeting of SEIAA, Odisha held on 09.12.2025

PARIVESH 1.0, AGENDA No.257.01	
Proposal No.	SIA/OR/INFRA2/451404/2023
Date of application	06.12.2023
File No.	451404/128-INFRA2/12-2023
Project Type	Fresh EC
Category	B2
Project/Activity including Schedule No.	8(a) Building & Construction Projects
Name of the Project	Proposal for Proposed Residential Building Project of 'B+S1+S2+18' storied having total built-up area 23472 sqm at Mouza-Sundarpur, Tahasil-Bhubaneswar, Dist- Khordha, Odisha of M/s RNG Infrastructure Pvt. Ltd.
Name of the company/Organization	M/s. RNG Infrastructure Private Limited Sri Manoranjan Biswal, MD, the applicant
Location of Project	Mouza-Sundarpur, Tahasil- Bhubaneswar, Dist.- Khordha, Odisha
Whether submitted scrutiny fee (Yes/No)	Yes, Rs. 3.0 Lakh vide e Challan Reference Id no. 35CECAB750 dated 02/11/2023
Name of Consultant	M/s Right Source Industrial Solutions Pvt. Ltd.

Proposal in brief:

1. This proposal is for Environmental Clearance of M/s RNG Infrastructure Pvt. Ltd. for Proposed Residential Building Project of 'B+S1+S2+18' storied over an area 23472.00 Sqmt at Mouza- Sundarpur, Tahasil- Bhubaneswar, Dist- Khordha of Sri Manoranjan Biswal.
2. **Category:** The project falls under category "B" or activity 8 (a) - Building and construction projects, as per the EIA Notification 2006 and amendments thereafter.
3. **Location and Connectivity:** The proposed project is located at Plot no- 2387(P), 2388(P), 2432(P) (sub plot No-38), Khata No- 153,553 at Mouza- Sundarpur, Tahasil- Bhubaneswar, District Khordha. The Project Site is a part of the Survey of India Toposheet No. F45T15. The geo-coordinates of the project site is - Latitude: 20° 21' 06.99" N to 20° 21' 09.42" N, Longitude: 85° 46' 48.05" E to 85° 46' 51.10" E. The kissam of land is Gharabari. Nearest Habitation is Sundarpur at 1.5 km,N. Nearest Highway is NH-16 -.8.0 km, Khandagiri Chandaka Road is at a distance of 1.5 km. Nearest Railway Station is Bhubaneswar junction railway station at 11.5 km. Nearest Airport is Biju Patnaik International Airport at 11.7 km. Nearest water body is Jhumuka Nala is at 0.8 km,N.
4. The site is coming under Bhubaneswar Development Authority. The approval has been taken vide Letter No.- 13072/BDA, Bhubaneswar dated 25-04-2023.
5. Total plot area is 3836.20 sqm/ 0.948 Acres/0.383 Ha. with built-up area 23472.0 Sq.mt.
6. The building area details of the project is:

S.No	Particulars	Area in Sq.mts
i)	Total Plot Area	3836.20 sqm
ii)	Total Proposed FAR Area	16057.0 sqm
iii)	Total Proposed Non-FAR Area	7415
iv)	Total Built-up Area	23472.0 sqm
v)	Total Green Area Provided (24.41%)	1335.26
vi)	Parking Area Provided	5282.00
vii)	Height of the Building	60.98
viii)	No. of Blocks/ Floors	1/ B+S1+S2+18
ix)	No. of Dwelling Units	102
x)	Each Floor built-up Area: 1-17th floors	1003.80
xi)	18th Floor built-up Area	573.40

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7. Water Requirement: Water during operation phase will be sourced from ground water. The fresh water requirement is 63.0 KLD. NOC from Central Ground Water Authority (CGWA) obtained vide NOC No. CGWA/NOC/INF/ORIG/2023/19438 Dt.17.10.2023. Domestic water requirement will be 105 KLD. In this, freshwater requirement and flushing water is 60 KLD and 31 KLD respectively. Wastewater generation will be 79 KLD. The STP, MBBR, capacity provided is 100 KLD. Discharge of treated wastewater quantity to nearest drain will be 29.0 KLD in Non-Rainy season and 31 KLD in Rainy Season.

S.NO	REQUIREMENT	QUANTITY (KLD)
i)	Domestic Water	63
ii)	Flushing Water	31
iii)	Gardening	3.0
iv)	Fire, Swimming Pool & Others	8.0
	Total	105

8. Power requirement: The total power requirement for the proposed residential building is 689.0 KW. The power will be sourced from State Electricity Board, Odisha. The premise is connected by 800 KVA 11/0.433 KV, Copper Wound, DY-11 ONAN Outdoor with Off load Tap Changer 1 no. of Transformer. In case of power cut, 100% power backup generators will be provided for common uses only. 180 KVA 2 DG Sets has been proposed for the residential project with stack height of 64 mts. to provide backup supply. Solar power generation is 34.5 kw with 23 PV cells. Consumption and its contribution are 5 % towards total power requirement in the project.

9. Rainwater Harvesting: - Total Runoff is 93.89 m³ and 13 no. of pits is proposed for the project.

10. Parking requirement: - Total parking area required is 4817.10 Sq.mt (30% of 16057 sq.mt). The provided parking area is 5282 Sq.mt (32.90%) i.e. covered area - 4970.4 Sq.mt, ECS-155 @ 32m², Open Area -311.6 Sq.mt, ECS-13 @ 23 m². Total parking proposed in terms of ECS is 168. EV parking provided is 73 ECS.

11. Firefighting installation:-Fire NOC recommendations obtained vide No. RECOMM1204130052023001593 Dt. 04.11.2023. The fire protection system for the building will be designed as per the provisions of National Building Code - 2016 and the directions of local fire service authority.

12. Green Belt Development: - Green area will be provided in 767.24 sq.mt. (20 % of net plot area). The no. of trees proposed in the project is 55 trees.

13. Solid Waste Management: - Total solid waste generation will be 356 Kg/Day. Garbage will be 356Kg/Day in which Biodegradable Waste 213.6Kg/Day @ 60% will be treated in In-house Organic Waste Convertor and Non-Biodegradable waste 142.4 Kg/Day @ 40% will be sent to Authorized Vendors as per SWM Rules 2016. Landscape waste will be 0.038 Kg/Day. STP Sludge generation will be 11.06 Kg/day.

14. Traffic Study: Traffic Composition after development of the project will be very good. Traffic study report was prepared by School of Civil Engineering, KIIT Deemed to be University, Bhubaneswar. LOS for the project is “A” with or without project.

15. Project cost: The estimated project cost is INR 47.42 Crores. Budget allocated for Environmental protection measures during construction phase - Rs.13 Lakhs as capital cost and Rs.7.5 Lakhs as recurring and during occupation phase - Rs.47 Lakhs as capital cost and Rs. 12 Lakhs as recurring cost.

S.No	Activity	Capacity /Area/Nos.	Capital Cost (Lakhs)	Recurring Cost (Lakhs)
i)	STP	100 KLD	30.0	6.0
ii)	Landscaping & Planting trees	55 nos	3.0	1.0
iii)	Solid waste Management	356 Kg/Day	4.0	2.0

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iv)	RWH Pit Installation	13 nos	5.0	1.0
v)	Environmental Monitoring*	Air, Water, Soil & Noise	5.0	2.0
	Total		47.0	12.0

16. **Environment Consultant:** The Environment consultant **M/s Rightsource Industrial Solutions Pvt. Ltd. Hyderabad** along with the proponent made a presentation on the proposal before the Committee on 17.12.2023 and the SEAC recommended the following:

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

- i. Supporting documents i.e. Land documents or agreement papers with private owners with PP indicating the ownership of the Project Proponent for the land use for connecting drain from project site to nearest municipal drain.
- ii. Revisit the Rainwater harvesting pits by considering the highest rainfall of that region.
- iii. Detailed calculation of Solar generation through PV Cell.
- iv. Structural Stability Certificate certified by authorized structural Engineer.
- v. Permission copy from Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest municipal drain.
- vi. Layout of proposed internal drainage connecting to main municipal drain to be submitted.
- vii. Analysis report of wastewater including total coliform.
- viii. The PP shall build the structural protection for the drain and submit the layout of the same.
- ix. Layout of proposed internal drainage connecting to main municipal drain to be submitted along with necessary approval of the competent authority.
- x. Source of water and its quantity during construction / project execution phase to be provided.

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

- 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.

17. The SEAC in its meeting held on dated **27.12.2023** 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:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	Supporting documents i.e. Land documents or agreement papers with private owners with PP indicating the ownership of the Project Proponent for the land use for connecting drain from project site to nearest municipal drain.	The land documents are in the name of company & Director Mr. Manoranjan Biswal. The copy of RoR has been attached for your reference as Annexure-I .	There is land dispute as per site visit report
ii)	Revisit the Rainwater harvesting pits by considering the highest rainfall of that region.	The Rainwater harvesting pit requirements have been revised considering the highest recorded rainfall in the region. Total 14.0 number of RWH pits will be developed for the proposed project.	Complied

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		The updated details have been attached as Annexure-II .	
iii)	Detailed calculation of Solar generation through PV Cell.	Detailed solar generation through PV cell has been attached as Annexure – III .	Complied
iv)	Structural Stability Certificate certified by authorized structural Engineer.	Structural Stability certificate is vetted by IIT, Bhubaneswar has been attached for your reference as Annexure-IV .	Complied
v)	Permission copy from Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest municipal drain.	Permission letter for discharge of treated water to the nearest municipal drain from the Competent Authority vide letter No.-105/EM dtd.- 29.01.2022 has been attached for your reference as Annexure-V .	The Engineering Member, BDA in his letter dtd. 29.01.2022 mentioned that The PP shall obtain necessary NOC from concerned Department to discharge excess treated STP water and storm water to nearest natural nallah. Also, the PP shall construct external drain along the village road and the drain is connecting to a natural nallah near culvert. The unit has not submitted any document for discharge to said nallah.
vi)	Layout of proposed internal drainage connecting to main municipal drain to be submitted.	Layout drain of internal drainage has been attached for your reference as Annexure-VI .	Complied
vii)	Analysis report of wastewater including total coliform.	Waste water analysis report of NABL Laboratory including total coliform has been attached for your reference as Annexure- VII .	----
viii)	The PP shall build the structural protection for the drain and submit the layout of the same.	Sir we are agreed for construct the drain with as per your recommendation. Kindly allow us for submitting layout plan before start of construction.	Not complied. Condition to be stipulated in EC.
ix)	Layout of proposed internal drainage connecting to main municipal drain to be submitted along with necessary approval of the competent authority.	Layout of proposed internal drainage connecting to main municipal of plan for your reference has been attached as Annexure-VIII .	Complied

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x)	Source of water and its quantity during construction / project execution phase to be provided.	The water will be sourced from the ground water source during project execution phase and during construction phase it will be sourced from the nearest village by tanker.	Source of water mentioned but not mentioned regarding quantity of water.
18. The proposed site was visited by the sub-committee of SEAC on 01.03.2024. Following are the observations of the sub-committee:			
<p>a) There was initially a resistance by a group of people working inside the plot including the guard at gate not to allow. After our introduction, they allowed but explained that there is a legal issue in the land and area of construction for which the PP has applied needs to be settled; else they will not allow any construction. The PP was not there but his representative was there keeping silent.</p> <p>b) The land has inside roads, a part of land is having several duplexes constructed at different stages of completion, balance plot is empty. As there are certain issues with regard to Land ownership or POA, the PP needs to comply and submit the following;</p> <ul style="list-style-type: none"> i) Land ownership document with ROR mentioning the area and layout (revenue and BDA approved both) with certification of govt. authority. ii) Copy of BDA approved plan and layout on above part of land where the proposed building to be constructed. iii) Layout showing duplex already done, proposed building, internal roads, drains and the outlet of drain falling in existing Nala. iv) There is a Nala at a distance of few feet of the land, thus PP needs to provide document in respect of passing of drain over the land (Public or Private) with ownership (in case of private land) of land and permission of authority to discharge excess treated water. v) Layout showing green belt minimum 20%, parking for visitors, recharge pits, etc. of the project. vi) Width of road connecting the land. vii) Also ‘no dispute agreement “with existing contractor and people who were objecting is also necessary in addition to above documents. viii) All other points asked during presentation to be complied. 			
19. The SEAC observed the following from site visit report of the Sub-Committee of SEAC:			
<p>a) There was initially a resistance by a group of people working inside the plot including the guard at gate not to allow. After our introduction, they allowed but explained that there is a legal issue in the land and area of construction for which the PP has applied needs to be settled; else they will not allow any construction. The PP was not there but his representative was there keeping silent.</p> <p>b) The land has inside roads, a part of land is having several duplexes constructed at different stages of completion, balance plot is empty. As there are certain issues with regard to Land ownership or POA, the PP needs to comply certain information / documents related to land, ownership as pointed out in the site visit report of the Sub-Committee of the SEAC.</p>			
After detailed discussion, the SEAC decided to take decision on the proposal after receipt of the following from the proponent:			
<ul style="list-style-type: none"> i) Land ownership document with ROR mentioning the area and layout (revenue and BDA approved both) with certification of govt. authority. ii) Copy of BDA approved plan and layout on above part of land where the proposed building to be constructed. iii) Layout showing duplex already done, proposed building, internal roads, drains and the outlet of drain falling in existing Nala. iv) There is a Nala at a distance of few feet of the land, thus PP needs to provide document in respect of passing of drain over the land (Public or Private) with ownership (in case of private land) of land and permission of authority to discharge excess treated water. v) Layout showing green belt minimum 20%, parking for visitors, recharge pits, etc. of the project. vi) Width of road connecting the land. vii) Also ‘no dispute agreement “with existing contractor and people who were objecting is also necessary in addition to above documents. 			

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viii)	<p>The Engineering Member, BDA in his letter dtd. 29.01.2022 mentioned that the Project Proponent shall obtain necessary NOC from concerned Department to discharge excess treated STP water and storm water to nearest natural nallah. Also, the PP shall construct external drain along the village road and the drain is connecting to a natural nallah near culvert. The unit has to submit such permission document for discharge to said nallah.</p>		
20.	<p>The SEAC in its meeting held on dated 28.05.2025 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:</p>		
Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	Land ownership document with ROR mentioning the area and layout (revenue and BDA approved both) with certification of govt. authority.	ROR of ownership documents mentioning the area and approved layout has been attached as Annexure- I.	Complied
ii)	Copy of BDA approved plan and layout on above part of land where the proposed building to be constructed.	Copy of BDA approved plan and Layout of the proposed building has been submitted for your reference as Annexure- II.	Complied
iii)	Layout showing duplex already done, proposed building, internal roads, drains and the outlet of drain falling in existing Nala.	The Layout of Duplex area mentioning internal roads, drains and the outlet drains has been submitted for your reference as Annexure- III.	The layout map of duplex area is not legible.
iv)	There is a Nala at a distance of few feet of the land, thus PP needs to provide document in respect of passing of drain over the land (Public or Private) with ownership (in case of private land) of land and permission of authority to discharge excess treated water.	The Nala which is passing over the land is adjacent to the existing project of the project proponent is on Govt. Land and Tahasildar, Bhubaneswar has submitted an inquiry report to the planning member and accordingly BDA has approved our EIDP plan for discharge of excess treated water which copy has been submitted for your reference as Annexure- IV.	Complied
v)	Layout showing green belt minimum 20%, parking for visitors, recharge pits, etc. of the project.	Layout showing green belt minimum 20%, parking for visitors, recharge pits, etc. has been provided in the proposed project which copy has been submitted for your reference as Annexure- V.	Complied
vi)	Width of road connecting the land.	The width of the external road connecting the land to the main road is about 18.28 mtr. Which has been mentioned in BDA Approved EIDP letter and the copy has been submitted for your reference as Annexure- IV.	Complied
vii)	Also 'no dispute agreement "with existing contractor and people who were objecting is also	No dispute agreement with the existing contractor has been submitted for your reference as Annexure- VI.	Complied

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	necessary in addition to above documents.		
viii	The Engineering Member, BDA in his letter dtd. 29.01.2022 mentioned that the Project Proponent shall obtain necessary NOC from concerned Department to discharge excess treated STP water and storm water to nearest natural nallah. Also, the PP shall construct external drain along the village road and the drain is connecting to a natural nallah near culvert. The unit has to submit such permission document for discharge to said nallah.		The applicant shall submit NOC from Concerned authority for construction of drain along the road up to the discharge point.
ix)	All other points asked during presentation to be complied.	The clarification raised during presentation has been submitted earlier which copy has been submitted again for your reference as Annexure- VII .	Complied

After detailed discussion the SEAC decided to take decision on the proposal after receipt of following clarification/information from the project proponent.

- i) Layout map showing duplex already done, proposed building, internal roads, drains and the outlet of drain falling in existing Nala, as the submitted layout map is not legible.
- ii) Permission copy for construction drain along the existing village road connected to natural nallah near culvert.
- iii) The submitted Analysis report of waste water sample at outlet of STP is not correct

21. The SEAC in its meeting held on dated **09.09.2025** 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:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	Layout map showing duplex already done, proposed building, internal roads, drains and the outlet of drain falling in existing Nala, as the submitted layout map is not legible.	The revised layout map showing internal road, drains and outlet of drain falling in existing nallah has been submitted for your reference as Annexure-I .	Complied
ii)	Permission copy for construction drain along the existing village road connected to natural nallah near culvert.	Permission copy for construction of drain to discharge the treated water to the existing Nallah has been submitted for your reference as Annexure -I .	Not Submitted
iii)	The submitted Analysis report of waste water sample at outlet of STP is not correct	The revised waste water analysis report of STP outlet sample has been submitted for your reference as Annexure -III .	Complied

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

23. Deliberation in SEAC Meeting - The proposal was placed in the SEAC meeting held on 28.10.2025 and the SEAC Considering the information furnished and the presentation made by the consultant, M/s

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Rightsource Industrial Solutions Pvt. Ltd. Hyderabad 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 – B** 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 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) Proper landscaping to be developed to prevent artificial flooding.
- iv) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
- v) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
- vi) The proponent shall obtain permission from concerned Fire Safety Authority.
- vii) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
- viii) 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.
- ix) The PP will not commence construction unless the drain layout is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
- x) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.

However, Environmental Clearance shall be granted after submission of following documents/information from PP:

- a. Permission copy for construction drain along the existing village road connected to natural nallah near culvert.

The proposal was placed in the 253rd meeting of SEIAA held on 18.11.2025 and after detailed deliberation, the authority decided to seek information / document from PP on the following:-

- The mouza Sundarpur is coming under Eco-sensitive Zone (ESZ) of Chandaka Wildlife Sanctuary as per Gazette Notification S.O. 2906(E) dated 09.09.2016 of MoEF&CC, Govt. of India. The proposed site of construction as submitted by PP is also coming under village-Sundarpur. Therefore, the PP has to obtain specific certificate from DFO, Chandaka Wildlife Division specifying that the proposed site in village Sundarpur is not coming within ESZ of the Sanctuary.

Now the PP has submitted their ADS for consideration of EC.

Decision of Authority: Rejected

After detailed deliberation, the authority decided to reject the proposal due to the following reason:-

- i. As the proposed site is coming under notified Eco-sensitive zone area of Chandaka-Dampada Wildlife Sanctuary (as per DFO Chandaka, Wildlife Division letter No. 6825 dated 27.12.2022).

Signed by

Member Secretary, SEIAA

Member, SEIAA

Chairman, SEIAA