

Minutes of 231st Meeting of SEIAA, Odisha held on 20.08.2025

PARIVESH 2.0, AGENDA No.231.17	
Proposal No.	SIA/OR/INFRA2/ 450277/202
Date of application	06.12.2023
State file no.	450277/129-INFRA2/12-2023
Project Type	Fresh of EC
Category	B2
Project/Activity including Schedule No.	8(a) Building and Construction
Name of the Project	Proposal for Environment Clearance of Proposed Residential Apartments Building Project, "Anandam" of 'B+S+12' storied over a built-up area 33296.99 sqm at Mouza- Ghatikia, Tahasil-Bhubaneswar, Dist-Khordha, Odisha of Sri. Suvransu Sekhar Mohanty & Others.
Name of the company/Organization	Sri. Suvransu Sekhar Mohanty & Others
Location of Project	At Mouza-Ghatikia, Tahasil-Bhubaneswar, Dist-Khordha, Odisha
Whether submitted scrutiny fee (Yes/No)	Yes, of Rs. 3.0 Lakh vide e Challan Reference Id No. 35CECACE0A dated 02/11/2023
ToR issue date	NA
Name of Consultant	M/s Right Source Industrial Solutions Pvt. Ltd., Hyderabad

Proposal in brief:

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

1. This proposal is for Environmental Clearance of Proposed Residential Apartments Building Project, "Anandam" of 'B+S+12' storied over a built-up area 33296.99 sqm at Mouza- Ghatikia, Tahasil-Bhubaneswar, Dist- Khordha, Odisha of Sri. Suvransu Sekhar Mohanty & Others.
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 on Plot Area – 6294.475 Sq.mt or 1.555 Acres over Plot no - 4223, 4224, 4225, 4233, 4234/10293, 4234/10245, Khata No- 1988/651, 1988/709 at Mouza - Ghatikia, Tahasil - Bhubaneswar, District - Khordha. The Project Site is a part of the Survey of India Toposheet No. F45T12 and geo-coordinates are - Latitude: 20° 16' 16.40"N to 20° 21' 20.17" N and Longitude: 85° 46' 37.88" E to 85° 46' 41.31" E. The kissam of land is Patita. Nearest Highway is NH-16 -1.8 km, E, Ghatikia Main Road is at a distance of 0.10 km, N. Nearest Railway Station is Bhubaneswar junction railway station at 7.0 km, E. Nearest Airport is Biju Patnaik International Airport at 4.7 km SE. Nearest Habitation is Ghatikia adjacent. Water Bodies within 10 KM radius are Jhumuka Nala – 7.83 km NNW and Daya Canal -5.16 km SSE.
4. The project site does not fall within Eco Sensitive Zone of Chandaka Dampara Wildlife Sanctuary. Chandaka Dampara Wildlife Sanctuary is at a distance of 8.0 Km. NOC obtained from concerned DFO with letter No.4970/4F(F.C. Act & Lease) -19/2023, Dt. 10.08.2023. The project site does not fall in CRZ area.
5. The site is coming under Bhubaneswar Development Authority, Bhubaneswar. The approval file No. BP-BMC-2023-04-29-016265.
6. Total plot area is 6294.475 Sq.mt or 1.555 Acre/0.629 Ha and net site area is 5468.475Sq.mt with built-up area 33296.99Sq.mt.
7. The proposed project "Anandam" is a Residential Apartment Building of configuration 'B+S+12' Storied.

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S. No.	Particulars	Area in Sq. mts
i)	Total Plot Area	6294.475
ii)	Road affected Area	826.0
iii)	Net Plot Area	5468.475
iv)	Total Proposed FAR Area	26531.07
v)	Total Proposed Non-FAR Area	6765.92
vi)	Total Built-up Area	33296.99
vii)	Total Green Area Provided (24.41%)	1335.26
viii)	Parking Area Provided	8000.58
ix)	Height of the Building	39.70
x)	No. of Blocks/ Floors	1/ B+S+12
xi)	No. of Dwelling Unites	165
xii)	Floor built-up Area: 1-11 th floors	2173.56
xiii)	12th Floor built-up Area	2261.32

8. Statutory Clearances obtained are:

- **AIRPORT NOC** - BHUB/EAST/B/081623/776827, Dt. 10.10.2023.
- **FIRE NOC** – APPLICATION NO. - RECOMM1204130012023001473 Dt. 11.09.2023
- **CGWA NOC** - NOC No. CGWA/NOC/ INF/ ORIG/2023/19021 Dt.16.08.2023.
- **PROVISIONAL BDA APPROVAL** - BDA Letter No- BP-BMC-2023-04-29-016265.

- 9. Water Requirement:** Water during operation phase will be sourced from ground water. The fresh water requirement is 91.0 KLD. NOC from Central Ground Water Authority (CGWA) obtained vide NOC No. CGWA/NOC/ INF/ ORIG/2023/19021 for 92.0 KLD. Total Domestic water requirement will be 155 KLD for the project. In this, fresh water requirement and flushing water is 91 KLD and 64 KLD respectively. Wastewater generation will be 120 KLD. STP (MBBR) capacity provided is 150 KLD. 47.5 KLD excess treated water will be discharge to nearest drain in Non Monsoon period and 51.5KLD in Monsoon Period.

S.NO	Water Requirement	QUANTITY (KLD)
i)	Domestic Water	91
ii)	Flushing Water	47
iii)	Gardening	5.0
iv)	Fire,S.Pool & Others	11.5
	Total	155

- 10. Power requirement:** - Maximum power demand for the project during operation phase is estimated to be 2700 kW. Specification of Transformer provided is 2 Nos. 1500 KVA, 33KV/ 0.415 KV and 1 Nos. 750 KVA, 33KV/ 0.415 KV. Source of power will be Orissa State Electricity board. DG set of capacity 750 KVA, with stack height of 45 mts. will be provided as power back-up during power failure. Solar power generation is 135 kw. Consumption and its contribution are 5 % towards total power requirement in the project.

- 11. Rainwater Harvesting :** - Total runoff calculated is 131.78 m³ and 2 no. of pits is proposed for the project.

- 12. Parking requirement:** - Total parking area required 7959.32 Sq.mt (30% of Proposed F.A.R i.e. 26531.07 sq.mt). Total parking area provided is 8000.58 Sq.mt (30.15%)/269ECS and located in Basement Area- 4089.01 Sq.mt/ECS-127 @ 32m², Stilt Area- 2676.91 Sq.mt/ECS- 89 @30 m², Open Area -1234.66 Sq.mt/ECS-53 @ 23 m². Visitors Parking = 800.06 Sqm (10.0%) has also been provided along with EV parking facility.

- 13. Fire fighting installation:** - Fire NOC recommendations have been obtained vide Application NO. RECOMM 120413 0012023001473 on Dt. 11.09.2023. The fire protection system for the building

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will be designed as per the provisions of National Building Code - 2016 and the directions of local fire service authority.

14. Green Belt Development: - Green area will be provided in 1335.26 sq.mt. (24.41 % of net plot area) The no. of trees proposed in the project is 85 trees.

15. Solid Waste Management: - Total solid waste generation will be 548 Kg/Day. Garbage will be 531.2 Kg/Day in which Biodegradable Waste 318.72 Kg/Day @ 60% will be treated in in-house Organic Waste Converter and Non-Biodegradable waste 212.48 Kg/Day @ 40% will be Sent to Authorized Vendors as per SWM Rules 2016. Landscape waste will be 0.07 Kg/Day. STP Sludge generation will be 16.80 Kg/day.

WASTE SOURCE	DISPOSAL
Garbage – 418 Kg/day	<ul style="list-style-type: none"> ▪ Segregation at Source & Disposed properly as per SWM Rules 2016 ▪ Bio-Degradable – 250.8 Kgs/day – Organic Waste Converter ▪ Non-Bio-Degradable – 167.2 Kgs/day – (Authorized Re-cyclers/vendors)
STP Sludge – 14.14Kg/day	<ul style="list-style-type: none"> ▪ Which is used as manure
Landscape waste -0.043	<ul style="list-style-type: none"> ▪ Which is used as manure

16. Traffic Study: 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.

17. Project cost: The estimated project cost is INR 97.82 Crores. Cost for Environmental protection measures during construction phase - Rs.12 Lakhs as capital cost and Rs.5.5 Lakhs as recurring and during operation phase - Rs.57 Lakhs as capital cost and Rs.8.0 Lakhs as recurring cost.

Sl. No	Activity	Capacity /Area/Nos.	Capital Cost (Lakhs)	Recurring Cost (Lakhs)
i)	STP	150 KLD	40.0	4.0
ii)	Landscaping & Planting trees	85.0	4.0	0.5
iii)	Solid waste Management	548 Kg/Day	6.0	1.0
iv)	RWH Pit Installation	2.0	2.0	0.5
v)	Environmental Monitoring	Air, Water, Soil & Noise	5.0	2.0
Total			57.0	8.0

18. 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 27.12.2023 and the SEAC recommended the following:

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

- i) The PP shall preserve the trees present in the proposed site. If the PP is planning to cut it, necessary permission shall be taken from the concerned authority.
- ii) Permission copy from Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest municipal drain.

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- iii) Layout of proposed internal drainage connecting to main municipal drain to be submitted along with necessary approval of the competent authority.
- iv) Kisam of the land is "Patita" which needs to be converted into kisam "Gharabari" and submit the document.
- v) Revisit the calculation of Rainwater harvesting pits by considering the highest rainfall of that area.
- vi) Detailed calculation of Solar generation through PV Cell to be submitted.
- vii) Structural Stability Certificate certified by authorized structural Engineer.
- viii) Revisit the water balance as the treated water discharge is very high. Justify why the discharge is high although the greenbelt percentage is 24%.
- ix) The PP shall provide filter press for STP sludge drying.
- x) In water Balance, fresh water requirement mentioned is 94KLD (91Domestic+3KLD (Swimming Pool) while it is mentioned 91 KLD as per PPT is the fresh water requirement. CGWA NOC obtained for 92KLD. Which one is correct? This shall be clarified.
- xi) Total solid waste generation will be 548 Kg/Day as per online document and 432.18kg/Day as per PPT. Submit the correct one. This shall be clarified.
- xii) 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.

19. 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)	The PP shall preserve the trees present in the proposed site. If the PP is planning to cut it, necessary permission shall be taken from the concerned authority.	There are five existing trees in the proposed site out of which one tree may cause construction interference, and that will be relocated to the site boundary. No cutting will be involved.	Complied
ii)	Permission copy from Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest municipal drain.	Permission copy from Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest drain has been attached for your reference as Annexure- I.	The unit has submitted copy of letter with drawing of Chief Engineer, Drainage to Planning Member, BDA, Bhubaneswar. It is not copy of permission for discharge.

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iii)	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 drain which has been submitted for approval near the authority has been attached for your reference as Annexure- II.	They have submitted lay out map for internal drainage, but it is not approved. To be stipulated as condition in EC.
iv)	Kisam of the land is "Patita" which needs to be converted into kisam "Gharabari" and submit the document.	The Kissam of land has been changed to Gharabari Kissam which has been submitted for your reference as Annexure- III.	Complied
v)	Revisit the calculation of Rainwater harvesting pits by considering the highest rainfall of that area.	The revised calculation of Rainwater harvesting pits by considering the highest rainfall of that area has been submitted for your reference as Annexure- IV.	In revised calculation they have mentioned recharging pits as 2 nos. But, as per volume calculation it is coming as 22 nos. The PP needs to be rectify it.
vi)	Detailed calculation of Solar generation through PV Cell to be submitted.	The Detailed calculation of Solar generation through PV Cell has been submitted for your reference as Annexure- V.	Complied
vii)	Structural Stability Certificate certified by authorized structural Engineer.	Structural Stability Certificate is vetted by NIT, Rourkela which copy has been submitted for your reference as Annexure- VI.	Complied
viii)	Revisit the water balance as the treated water discharge is very high. Justify why the discharge is high although the greenbelt percentage is 24%.	The revised water balance detail justifying the discharge of treated water has been submitted for your reference as Annexure- VII.	---
ix)	The PP shall provide filter press for STP sludge drying.	STP will be provided with filter press for STP Sludge drying purpose. The STP Flow chart has been submitted for your reference as Annexure- VIII.	Complied
x)	In water Balance, fresh water requirement mentioned is 94KLD (91Domestic+3KLD (Swimming Pool) while it is mentioned 91 KLD as per PPT is the fresh water requirement. CGWA NOC obtained for 92KLD. Which one is correct? This shall be clarified.	The swimming pool makeup water also shown in PPT. The total domestic water requirement is 138 KLD, which includes 91 KLD for domestic use and 47 KLD for flushing. Additionally, 3 KLD is required for swimming pool makeup. Therefore, the total freshwater requirement will be 141 KLD. 92 KLD CGWA NOC was obtained	Complied.

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		and balance fresh water for swimming pool will be purchased on necessity basis.	
xi)	Total solid waste generation will be 548 Kg/Day as per online document and 432.18kg/Day as per PPT. Submit the correct one. This shall be clarified.	The revised calculation of Total solid waste generation has been submitted for your reference as Annexure- IX .	Complied
xii)	Source of water and its quantity during construction / project execution phase to be	The water will be sourced through tankers during construction Phase.	a) They have mentioned the source of water during construction phase, but the quantity is not mentioned. b) During Execution phase the water requirement 141 KLD. Source is ground water.

20. The proposed site was visited by the sub-committee of SEAC on 01.03.2024. Following are the observations of the sub-committee:

- a) The site is connected with approach road of about 100ft.
- b) As green belt is not adequate, the PP needs to submit revised layout by relocating visitor parking and showing green belt of minimum 20%. In the same layout location of recharge pits to be shown and submitted.
- c) Drain connection for excess treated water to be submitted with required permission letter from the authority. There is an existing drain in opposite side of the road.
- d) Layout of basement parking with ramp for entry and exist with width of passage to be shown and submitted.
- e) Any bigger tree if required to be cut (as there are few), may be taken up with appropriate authority.
- f) All other points asked during presentation to be complied.

21. 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 28.05.2025 and considering the information furnished and the presentation made by the consultant, M/s 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 – E** in addition to the following specific conditions.

- i) The PP shall preserve the trees present in the proposed site. If the PP is planning to cut it, necessary permission shall be taken from the concerned authority.
- xviii) The project proponent shall develop greenbelt over 20% of the total plot area.
- xix) The proponent shall obtain permission from the Chief Engineer, Drainage Department for discharge of treated water and storm water to the nearest municipal drain.
- xx) Layout of proposed internal drainage connecting to main municipal drain shall be approved from the competent authority for implementation.
- xxi) The PP shall provide filter press for STP sludge drying.
- xxii) The Proponent before implementation of the project shall convert the land to Gharabari and shall

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- take the ownership of the land if not already taken.
- xxiii) 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.
 - xxiv) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
 - xxv) Care to be taken in developing land scape to avoid flood situation.
 - xxvi) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
 - xvii) The proponent shall obtain permission from concerned Fire Safety Authority.
 - xviii) Trees located within the project area shall be transplanted to alongside the boundary green development area.
 - xxix) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
 - xxx) 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.
 - xxxi) 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.
 - xxii) 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.
 - cxiii) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
 - cxiv) The proponent will explore and promote sustainable livelihood opportunities for the local community.

The proposal was placed in the 225th meeting of SEIAA held on 05.08.2023 and after detailed deliberation, the authority decided that the PP shall submit the RoR of Khata No. 1988 /651, plot no. 4234/10245 of Mouza- Ghatikia for consideration.

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

Decision of Authority: Approved

After detailed deliberations in the matter, the Authority decided **to grant Environmental Clearance (EC)** valid for a period of 10 years from the date of issue of EC with standard and specific condition as recommended by SEAC for a total built up area of 33,296.99 sq.mt. subject to condition that the PP shall construct drain for the project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.


Member Secretary, SEIAA

Signed by

Member, SEIAA


Chairman, SEIAA