



# STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA), ODISHA

{ Constituted vide order No. S.O. 1899 (E) Date 17th August, 2012  
Ministry of Environment & Forest, Govt. of India, Under Environment Protection Act, 1986.}  
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Ref. No. 2587/SEIAA

Dt. 15.11.14

From

Shri S. B. Samant, IFS  
Member Secretary,  
State Environment Impact Assessment Authority, (SEIAA)  
Odisha, Bhubaneswar

To

M/s M.J. Accretion Pvt.Ltd  
Plot No.4782/83, Flat No.8,  
4<sup>th</sup> Floor, Shree Tower, Srinivas Complex  
BJB Nagar, Bhubaneswar, Odisha-751014

Sub: Environmental Clearance for Proposed Construction of (B+S+16) Multi Purpose Residential Apartment Building with total built up area 36025.25m<sup>2</sup> at Raghunathpur, Bhubaneswar, District- Khurda, Odisha by M/s M.J. Accretion Pvt. Ltd.

Sir,

This has reference to your application dated 07.02.14 and subsequent letter no. Nil dated 07.08.2014 & letter no. Nil dated 15.09.2014 seeking environmental clearance for the above project under EIA Notification, 2006. The proposal has been appraised as per the provisions under the EIA Notification 2006 and on the basis of the documents enclosed with the application and additional clarification furnished in response to the observation of the State Expert Appraisal Committee, Odisha.

M/s M.J. Accretion Pvt. Ltd has Proposed Construction of (B+S+16) Multipurpose Residential Apartment Building at-Raghunathpur, Bhubaneswar, District- Khurda, Odisha. This is a new building construction project with plot area of 13618.57 m<sup>2</sup> and the proposed built up area of 36025.25 m<sup>2</sup>. As the built up area is >20,000 m<sup>2</sup> and <1, 50,000 m<sup>2</sup>, the project falls in the project activity 8(a) as per the schedule of the EIA Notification, 2006.

The project site is close to the Nandan kanan Road connecting to national Highway-5. The nearest railway station is Barang Railway Station, which is approx.

2.6 km from the project site. Total parking area is 10752.96 m<sup>2</sup>. Total green area is 2725.70 m<sup>2</sup> (21%). BDA has provisionally approved the building plan vide letter no. 2417/BDA, Bhubaneswar, dated 22.01.2014. NOC for Water & Sewerage Connection has been obtained vide letter No. 37 dated 03.01.2014 of the Executive Engineer, P.H. Division-II, Bhubaneswar. Regional Director, CGWB has recommended vide letter No. 5-22/SER/CGWA/2014-289 for Ground Water abstraction. The daily power requirement for the proposed complex is preliminarily assessed as 1460 KW and source is from CESU of Orissa State Electricity Board. In order to meet emergency power requirements during the grid failure, there is provision of DG set having 750 KVA capacity for power back up in the residential building project. The proponent has proposed STP of capacity 150 KLD based on FAB technology. Total runoff load from the project site will be 442.91 m<sup>3</sup>/ hr. The proponent has proposed 33 recharge pits for rain water recharge. Total solid waste generation is 606 kg/day. Proper waste management practices will be adopted during the collection, storing and disposal of the generated solid waste. The project cost is rupees 40 Crores.

Considering the information /documents furnished and clarification provided during presentation made by the consultant M/s Centre for Envotech & Management Consultancy Pvt. Ltd., on behalf of the project proponent, the State Expert Appraisal Committee (SEAC) after due considerations of the relevant documents submitted by the project proponent and additional clarification/ documents furnished to it have recommended for Environmental Clearance with certain stipulations. The State Environment Impact Assessment Authority (SEIAA) after considering the proposal and recommendations of SEAC, Odisha, hereby accords Environmental Clearance in favour of the project for a period of 5 (five) years under the provisions of EIA Notification 2006 and 2009 and subsequent amendments thereto under various MoEF, Govt. of India circulars thereunder subject to strict compliance of the terms and conditions as follows.

**I. General conditions**

- i) The project proponent shall obtain necessary building plan approval from BDA, Bhubaneswar. This Environmental Clearance is subject to approval of building plan by BDA, Bhubaneswar.
- ii) The applicant (Project proponent) will take necessary measures for prevention, control and mitigation of Air Pollution, Water Pollution, Noise

- Pollution and Land Pollution including solid waste management as mentioned by them in Form-I, Form-IA, and Environment Management Plan (EMP) in compliance with the prescribed statutory norms and standards.
- iii) The applicant will take statutory clearance /approval /permissions from the concerned authorities in respect of the project as and when required.
  - iv) The applicant will submit half yearly compliance report on post environmental monitoring in respect of the stipulated terms and conditions in the Environmental Clearance to the State Environmental Impact Assessment Authority, (SEIAA), Odisha, SPCB, Regional Office of the Ministry of Environment & Forest, Odisha on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
  - v) The project proponent shall obtain Periodic Occupancy Renewal Certificate from the competent authority at an interval of 3 to 5 years as per the provisions of National Building Code (NBC), 2005.
  - vi) The project proponent shall comply to all the conditions stipulated by the Fire Prevention Officer, Odisha.
  - vii) The applicant will adopt the prescribed norms, and standards provided in the National Building Code of India, 2005.
  - viii) Considering the peak water consumption of the occupants, the design of the water supply system and the sewage disposal system of the project should be based on the provisions of water consumption.
  - ix) In case the water and sewer connections from the public water supply and sewerage systems maintained by the PHED are not technically feasible project as certified by the PHED and in case the proponent establishes its own water supply or sewerage system for the proposed complex, the proponent shall take full charge to operate and maintain the utility systems, confirming to the requirements of relevant authorities.
  - x) The Project Proponent should ensure advertising in at least two local newspapers widely circulated in the region, one of which shall be in vernacular language that, the project has been accorded environment clearance and copies of the clearance letters are available with SEIAA, Odisha and the Odisha State Pollution Control Board(OSPCB) and may also be seen on the website of the board. The advertisement shall be made within 7 (seven) days from the date of issue of the environmental clearance & a copy shall also be forwarded to the SEIAA, Odisha and Regional Office, Odisha of the Board.

- xi) The Proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, SEIAA, Odisha, the respective Zonal Office of CPCB and the SPCB.
- xii) The environment statement for each financial year ending 31<sup>st</sup> March inform-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the respective Regional Offices of the Ministry by e-mail.
- xiii) Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 16 of the National Environment Appellate Act, 2010.

## **II. Special Conditions**

### **A. Construction Phase**

- i. No ground water shall be extracted for the project work at any stage during the construction phase.
- ii. Provision shall be made for the housing of construction laborers within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iii. A First-Aid room will be provided in the project site both during construction and operation of the project.
- iv. All the top soil excavated during construction activities should be stored separately for use in land filling, horticulture /landscape development within the project site.
- v. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and will be disposed off taking the necessary precautions for general safety and health aspects of people only in approved sites with the approval of competent authority.



- vi. Soil and ground water samples will be tested periodically to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- vii. Construction spoils, including bituminous material and other hazardous materials should not be allowed to contaminate watercourses, ground water and dump sites by following safe dumping /disposal practice as per statutory rules and norms with necessary approval of the Odisha State Pollution Control Board.
- viii. The fuel for diesel generator sets to be used during construction phase shall use low sulfur diesel fuel and should conform to Environment (Protection) Rules 1986 prescribed for air emission and noise standards.
- ix. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from the chief Controller of Explosives shall be taken.
- x. Vehicles used for bringing construction materials to the site should be in good condition and should have a pollution check certificate, covered and conform to statutory air and noise emission standards and should be operated only during non-peak hours of the day.
- xi. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/OPCB.
- xii. Fly ash bricks should be used as building material in the construction' as per the provisions of Fly Ash Notification of September, 1999 and as amended thereafter.
- xiii. Ready mixed concrete would be used in building construction.
- xiv. Storm water control and its re-use should be as per CGWB and BIS standards for these applications.
- xv. Water demand during construction should be optimized by adopting best practices without compromising quality. It should be through the tanker obtained from the PHD, Odisha.
- xvi. Separation of grey and black water supplies and collection should be done by the use of dual plumbing line. Grey and black water should be treated

- separately decontaminating the pollutants including heavy metals, oil etc. before recycling/ reuse.
- xvii. Fixtures for showers, toilet flushing and drinking water should be of low flow type and restricted to requirements by use of aerators, avoiding wastage pressure reducing devices or sensor based controls.
  - xviii. Use of glass may be maximum upto 40% of total outer wall area to reduce the energy consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating may be used in the windows.
  - xix. Roof should meet the prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
  - xx. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of firefighting equipments etc. as per National Building Code of India, 2005 including protection measures from lightning etc.
  - xxi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase to avoid disturbances and pollution to the surroundings.
  - xxii. "Consent to Establish" shall be obtained from Odisha State Pollution Control Board and a copy shall be submitted to the SEIAA, Odisha before start of any construction work at the site.

## **B. OPERATION PHASE.**

- i. The proponent has to install of STP of 650 KLD capacity with (FAB Technology). Treated effluent from STP shall be recycled/ reused to the maximum extent possible after scientific treatment. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Odisha State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.
- ii. The proponent shall install solar panel at the top of the flat to provide solar energy to the occupants.
- iii. In no case there should be any discharge of treated effluent to outside the project premises.
- iv. The STP sludge should not be dried nor incinerated within the project site

and should be disposed off as per the norms of SPCB, Odisha.

- v. The STP must be technically sound to treat all kinds of pollutants present in it and its capacity should take into account the entire load of sewage generated by the inhabitants.
- vi. The project proponent will ensure that under no circumstances, the environment is polluted due to non-functioning/under performance of sewerage disposal system of the project.
- vii. The solid waste generated should be properly collected and segregated. Wet garbage should be disposed off to be composted and dry / inert solid waste should be disposed through a certified agency for safe disposal. Necessary approval / permission may be obtained from the concerned authorities. In no case it should be left in the premises untreated.
- viii. Diesel power generating sets proposed as source of back-up power for lifts elevators and common area illumination during operation phase should be of enclosed type and conform to Environment Protection (EP) Rules 1986. The height of the stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets put together and should be more than the highest building height. Low sulfur diesel should be used. The location of the DG sets may be decided in consultation with Odisha State Pollution Control Board. Care may be taken to avoid disposal of smoke /pollutants from DG sets in the residential area. Low sulfur diesel oil (LDO or HSD) will be used in DG set.
- ix. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time, the noise levels measured at the boundary of the sites shall be restricted to the permissible levels to comply with the prevalent regulations.
- x. Green-belt & avenue plantation of trees over the site area (minimum 19540.28 Sq.Mt (20%) shall be done using native tree species/shrubs improving greenery & keeping in view aesthetics considerations in the whole complex. Professional landscape architects should be engaged to design the green layout to provide for multi-tier plantation and green fencing all around, mitigating various environmental pollutants like dust, noise, emissions etc. and pathway for joggers.
- xi. Rain water harvesting for roof runoff and surface run-off should be implemented as per submitted plan. Before recharging the run off,

pre-treatment must be done to remove suspended matter, oil, grease and other soluble components as per norms. Rainwater recharge should be through specified recharge pits of required numbers. The surface runoff water should be stored suitably treated and reused for land scaping. The bore-well for rainwater recharging should be kept at least 5 meter above the highest ground water table. The technology may preferably be adopted from a registered commercial firm with performance guarantee.

- xii. Weep holes in the compound walls shall be provided to ensure natural drainage of excessive rain water in the project area during the monsoon period after the harvesting operations. Care must be taken so that there is no water logging in the territory and drainage is 100%.
- xiii. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Traffic congestion shall be avoided inside the project site. The area ear- marked for parking shall not be used for any other purpose. Alternate entry and exit must be provided to handle excess traffic and emergency situations.
- xiv. A report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R&U Factors etc. and submitted to the SEIAA, Odisha in three months' time before operation/ habitation.
- xv. Provisions of solar hot water storage / supplies at the roof top may be made as per statutory norms of CPCB/MoEF/SPCB, Odisha.
- xvi. Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid toxic contamination. Use of solar panels be adopted to the maximum extent possible, especially for street lights.
- xvii. The building blocks should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- xviii. The funds earmarked for the environment protection measures shall be judiciously utilized. Under no circumstances this fund shall be diverted for other purposes like Annual allocation and maintenance / monitoring etc. and



expenditure for this fund should be reported to the SEIAA, Odisha on regular basis.

The above mentioned stipulated conditions shall be complied in a time-bound manner. Failure to comply with any of the conditions mentioned above may result in cancellation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

Yours faithfully,



Member Secretary

Memo No 2588/SEIAA /Dt. 15.11.14

Copy to

1. Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for kind information.
2. Principal Secretary, Forests & Environment Dept., Government of Odisha for kind information.
3. Chairman, State Pollution Control Board, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for kind information.
4. Chief Conservator of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharapur, Bhubaneswar for kind information.
5. Chairman, Central Pollution Control Board, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032 for kind information.
6. Vice Chairman, Bhubaneswar Development Authority, Arunodaya Bhawan, Link Road, Cuttack for kind information.
7. Chief Engineer, PH (Urban), Odisha, 1<sup>st</sup> Floor, Heads of Dept. Building, Bhubaneswar-751001 for kind information.
8. Chief Engineer-cum-Member Secretary, Odisha Water Supply & Sewerage Board, Satya Nagar, Bhubaneswar-751007 for kind information.
9. Collector & District Magistrate, Khurda for kind information and necessary action.
10. Chairman/Member/Member Secretary, SEIAA for kind information.
11. Chairman, SEAC/Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
12. Guard file for record.



Member Secretary