



**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
(SEIAA), ORISSA.**

(Constituted vide order No. S.O. 2674 (E) Date 17th Nov. 2008 of Ministry of Environment & Forest, Govt. of India, Under Environment Protection Act, 1986.) Qr. No. 5RF-2/1, Unit-IX, Bhubaneswar-751022
E-mail-seiaaorissa@gmail.com, Website - www.orissaseiaa.gov.in

Ref. No. _____

Dt. _____

SEIAA-127/10

From

Bhagirathi Behera, IFS
Director, Environment-cum-
Special Secretary to Govt.
& Member Secretary, SEIAA

To

Sri Puneet Beriwal,
Vipul Ltd, Managing Director,
Vipul technical Square Golf course road,
Sector -43, Gurugaon-122009

Sub: Environmental Clearance for construction of group housing project "Vipul Garden" at Mauza Shankarpur, Bhubaneswar.

Ref: Your letter no nil dated 23.07.09 and letter no. VL/BBS/116/2010 dated 11.05.10.

Sir,

This is to intimate you as follows:-

A) With reference to your letters along with the application for Terms of Reference (ToR) for Environmental Clearance on the above mention subject, I am directed to say that the State Environment Impact Assessment Authority considered the application on the proposal for group housing project "Vipul Garden" at Mauza Shankapur, Bhubaneswar.

The proposed development is a building project having multiple floors. There will be 10 towers and each tower with B+G+14 floors shall amount to a total of 578 apartments. Total plot area is 9.775 acres. Total build up area is 39557.98 square metre green belt, lands scaping and open space area is 42% of the total project area. The building is completely residential in nature. Bhubaneswar Development Authority has approved the building plan.

Based on the information, documents and clarifications provided by you and on recommendations of SEAC, the State Environment Impact Assessment Authority hereby accords of Environmental Clearance in favour of the project with validity till 19.03.2012 during which construction should be completed under the provisions of the Environmental Impact Assessment Notification, 2006 & 2009 and subsequent amendments thereto under various MOEF, Govt. of India circulars there under subject to the following stipulated conditions.

B) Regarding violation of EIA Notification, 2006 by you in constructing/ developing before taking prior Environmental Clearance, the matter is being dealt separately by the State Government for action for such violation.

Stipulated Conditions (of A):-

1. GENERAL

- i) The application (Project proponents) 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-1, Form-1A, and environment management plan (EMP) in compliance with the prescribe statutory norms and standards.
- ii) The applicant will take statutory clearance/approval/permissions from the concerned Authorities in respect of his project as and when required.
- iii) The applicant will submit half-yearly compliance report for post –environmental clearance monitoring in respect of the stipulated terms and conditions in the environmental clearance to the State Environmental Impact Assessment Authority, (SEIAA), Odisha, on 1st June & 1st December of each calendar year.
- iv) The applicants will adopt the prescribe norms, and standards provided in the national building code of India, 2005, specially relating to:-
 - a) Fire protection and life safety of occupants of the buildings
 - b) Safety of personnel during construction, operation and demolition of buildings
 - c) Lighting and natural ventilation of buildings
 - d) Safety from electrical fire shock and lightning of the buildings
 - e) Air conditions, heating and mechanical ventilation of the buildings
 - f) Acoustics and noise control of the buildings
 - g) Maintenance and functioning with emissions from generators supplying power to common space/residential in case of power failure along with fuel handling/storage.
 - h) Installation of lifts and escalators in the buildings
 - i) Water supply, drainage and sanitation including solid waste management
 - j) Landscaping of surrounding areas of the buildings

II. CONSTRUCTION PHASE

- (i) Provision shall be made for the housing of construction of labourers 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.
- (ii) A First-Aid room will be provided in the project site both during construction and operation of the project.
- (iii) All the top soil excavated during construction activities should be stored separately for use in land filling horticulture/landscape development within the project site.
- (iv) 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.
- (v) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (vi) 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 Pollution Control Board.

- (vii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and should conform to Environment (Protection) Rules 1986 prescribed for air and noise emission standards.
- (viii) 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.
- (ix) Vehicles used for building construction materials to the site should be in good condition and should have a Pollution check certificate and conform to statutory air and noise emissions standards and should be operated only during non-peak hours of the day.
- (x) 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.
- (xi) 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 on 27th August, 2003. The above condition is applicable as the project site is located within 100 km. of Thermal Power Stations.
- (xii) Redimixed concrete would be used in building construction
- (xiii) Storm water control and its reuse should be as per CGWB and BIS standards for these applications
- (xiv) Water demand during construction should be optimized by adopting best practices without compromising quality
- (xv) Permission to draw minimal quantity of ground water shall be obtained from the competent Authority prior to construction/ operation of the project.
- (xvi) Separation of grey and black water supplies and collection from residential units should be done by the use of dual plumbing line. Grey and black water should be treated separately 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 sensor best controls
- (xviii) Use of glass may be maximum up to 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) Opaque wall should meet prescriptive requirements as per energy conservation building code
- (xxi) The approval of the competent Authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc as per national building code of India, 2005 including protection measures from lightning etc
- (xxii) Regular supervision of the above and other measures of monitoring should be in place throughout the construction phase to avoid disturbances and pollution to the surroundings.

III. OPERATION PHASE

- i. The installation of the Sewage Treatment Plant (STP) should be certified by a competent agency and a report in this regard should be submitted to the SEIAA, Odisha before the project is commissioned for operation. Treated effluent from STP shall be recycled/ reused to the maximum extent possible. 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 migrate the odour problem from STP.
- ii. 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.
 - iii. 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. To achieve this, a stand-by STP with similar capacity should be installed to be put into service during the maintenance/ over hauling of the original STP.
 - iv. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. Necessary approval/ permission may be obtained from the concerned authorities.
 - v. 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. Low sulphur 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.
 - vi. 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.
 - vii. Plantation of trees shall be done as per approved layout plan.
 - viii. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the run off, pretreatment must be done to remove suspended matter, oil, grease and other soluble components as per norms. The bore-well for rainwater recharging should be kept at least 5 mts. above the highest ground water table. The technology may preferably be adopted from a commercial firm with performance guarantee.
 - ix. 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.
 - x. The ground water level and its quality should be monitored regularly in consultation with Central/ State Ground Water Authority.
 - xi. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking of vehicles by both residents and visitors should be fully internalized and no public space should be utilized for this purpose.
 - xii. A Report on the energy conservation measures conforming 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.
 - xiii. Provisions of solar hot water storage/ supplies at the roof top may be made as per statutory norms of CPCB/MoEF/SPCB, Odisha.
 - xiv. 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/ set for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid toxic contamination. Use of solar panels may be adopted to the maximum extent possible, especially for street lights.

- xv. The building blocks should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation including plantation/ horticulture.
- xvi. The proponent shall furnish detailed information on disposal of E- wastes which includes obsolete personal computers and associated components and dispose the e-wastes as per CPCB/ MoEF guidelines. A detailed proposal to this effect shall be submitted to the Authority (SEIAA).
- xvii. The funds earmarked for the environment protection measures shall be judiciously utilized. Under no circumstances this funds 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
- xviii. The above mentioned stipulated conditions shall be complied in 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.

Member Secretary,

Memo No _____/Dt. _____

Copy to

1. Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi for kind information.
2. Principal Secretary, Forests & Environment Dept., Government of Odisha for kind information.
3. Chairman, State Pollution Control Board, Parivesh 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, Chandrasekharpur, 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, Akash Sobha Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar-751001 for kind information.
7. Chief Engineer, PH (Urban), Orissa, 1st Floor, Heads of Dept. Building, Bhubaneswar-751001 for kind information.
8. Chief Engineer-cum-Member Secretary, Orissa 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, Parivesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
12. Guard file for record.

Member Secretary,

SEIAA-127/10

From

Bhagirathi Behera, IFS
Director, Environment-cum-
Special Secretary to Govt.
& Member Secretary, SEIAA

To

Sri Puneet Beriwalla,
Vipul Ltd, Managing Director,
Vipul technical Square Golf course road,
Sector -43, Gurugaon-122009

Sub: Environmental Clearance for construction of group housing project "Vipul Garden" at Mauza Shankarpur, Bhubaneswar.

Sir,

Please refer our letter no. 581/SEIAA dated 04.12.2010 regarding the above subject you are requested to read.

"Regarding violation of EIA notification, 2006 by you in constructing/developing before taking prior environmental clearance, the matter is being dealt separately by the State Government for action for such violation"

at the end of 4th para (item – xviii) at page 5 (five) in place of its present position on top at page 2(two).

Yours faithfully,

Member Secretary

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