



**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 – 261/10

From

Bhagirathi Behera, IFS
Director, Environment-cum-
Spl. Secretary to Government
& Member Secretary, SEIAA, Orissa

To

Sri Tapan Kumar Mohanty, (M.D)
M/s Z-Estates Pvt. Ltd.
M4/34, Acharya Vihar, Bhubaneswar-751013
Tel- 0674-2540806, Fax- 0674-2540698
E-mail- zestates@zestates.in

Sub: Environmental Clearance for construction of housing colony and shopping mall of M/s Z-Estates Pvt. Ltd. at Kalarahaga, Bhubaneswar.

Sir,

This has reference to your letter no. Nil dated 01.11.2010 and subsequent letters dated 28.12.2010, dated 07.01.2011, dated 03.03.2011, dated 02.04.2011, dated 02.05.2011, dated 14.05.2011, dated 16.05.2011, and dated 01.07.2011 on the above mentioned subject I am directed to say that the State Environment Impact Assessment Authority, Orissa have considered the application on the proposal for residential complex and shopping mall promoted by M/s Z-Estates Pvt. Ltd. at Kalarahanga, Bhubaneswar, Orissa. There will be blocks of B+G+12, 6 nos. B+G+14: 17 nos. B+G+19: 2 nos. B+G+24: 1 no. Total Plot Area is 105962.07 sqm. Total built up area is 244092.73 sq.m. The total makeup water requirement is 773.52 KLD. Around 928.2 KLD of waste water will be generated which will be treated in a Sewage Treatment Plant (STP). Treated water will be re-used for dual flushing, green belt and landscaping. Total solid waste generation will be 2.55 TPD. The power requirement is 110 MW. The case was placed in the SEAC meeting held on 3rd & 4th March, 2011. It was decided to consider the proposal after receipt of compliance from the proponent and the proponent will be invited for presentation. The unit has furnished certain compliances including BDA approval letter. The proponent along with the consultant M/s S.S Environics (India) Pvt. Ltd, Bhubaneswar made a detailed presentation before the SEAC, Orissa on 20th & 21st May, 2011 complying to earlier observations of SEAC. The committee decided to consider environmental clearance for the proposal after receipt of certain information /documents from the proponent. The proponent furnished the desired information/ documents. The committee verified the same

Based on the information / documents and clarifications provided by the proponent and on recommendation of SEAC, Orissa the State Environment Impact Assessment Authority, Orissa hereby accords Environmental Clearance in favour of the project for a period of 5 (five) years under the provisions of Environment Impact Assessment Notification, 2006 and 2009 and subsequent amendments thereto under various MoEF, Govt. of India circulars thereunder subject to the following stipulated conditions.

Stipulated Conditions:-

I. GENERAL

- i) The applicant (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 prescribed statutory norms and standards.
- ii) The applicant will take statutory clearance/approval / permissions from the concerned authorities in respect of the project as and when required.
- iii) 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, Orissa) on 1st June and 1st December of each calendar year.
- iv) 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.
- v) The project proponent shall comply all the conditions stipulated by the Bhubaneswar Development Authority, (BDA) in its building plan approval letter issued vide letter No. BP 2B-3415/10/7398/BP/BDA, Bhubaneswar, dated 26.04.2011.
- vi) The project proponent shall provide 16 (sixteen) mtrs. wide open space all around the 02 (two) nos. of B+G+19, 16 mtrs wide open space for 1 (one) no. of B+G+24, 13 mtrs wide open space for 17 nos. of B+G+14, and 12 mtrs wide open space for 06 mtrs. of B+G+12 mtrs. of building blocks for movement of fire engine as per provisions of National Building Code (NBC)-2005 and as recommended by Fire Prevention Officer, Orissa.
- vii) The project proponent shall comply to all the conditions stipulated by the Fire Prevention Officer, Orissa.
- viii) The project proponent shall comply to all the conditions stipulated by the Air Port Authority of India in its NOC for height clearance issued vide letter No. AAI/ER/NOC/(274/10)/200-202 dated 07.02.2011.
- ix) The applicant will adopt the prescribed 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) Day lighting and natural ventilation of buildings.
 - d) Safety from electrical fire, shock and lightning of the buildings.
 - e) Air-conditioning, 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 area 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. SPECIAL CONDITIONS

A) CONSTRUCTION PHASE

- i) No ground water shall be extracted for the project work at any stage during construction phase.
- ii) Provision shall be made for the housing of construction labourers within the site with all necessary infrastructure and facilities such as furl 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 neighbouring 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 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 Orissa Pollution Control Board.
- viii) The diesel generator sets to be used during construction phase shall be low sulfur diesel type 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.
- 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 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) 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 for monitoring should be in place all through the construction phase to avoid disturbances and pollution to the surroundings.

B. 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, Orissa 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 Orissa State Pollution Control Board. Necessary measures should be taken to mitigate 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, Orissa.
- 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 disposed off to composted and dry/ inert solid waste should be disposed off to a certified agency for safe disposal. 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 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 Orissa 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) Green-belt & avenue Plantation of trees over at least 20% of the site area shall be done using native tree species/ plants improving greenery & keeping in view aesthetics considerations in the whole campus. 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 parameters like dust, noise, emissions etc. and pathway for joggers.
- 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. Rainwater recharge should be through specified recharge pits of required numbers. The surface runoff water should be stored suitably treated and reused for landscaping. The bore-well for rainwater recharging should be kept at least 5 mtrs, 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. Care must be taken so that there is no water logging in the territory and drainage is 100%.
- 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. 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.
- xii) 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, Orissa 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, Orissa.
- 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/sent 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.
- xvi) 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, Orissa.
- xvii) The need of the local people should be appropriately addressed in the CSR activities to be undertaken in the area. An action plan in this regard should be prepared and submitted.

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 Orissa 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, Secretariat 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, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
12. Guard file for record.

Member Secretary,