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## STATE POLLUTION CONTROL BOARD, ODISHA

[DEPARTMENT OF FOREST, ENVIRONMENT & CLIMATE CHANGE, GOVERNMENT OF ODISHA]

Paribesh Bhawan, A/118, Nilakantha Nagar, Unit - VIII

Bhubaneswar - 751012

No. 7338 /

IND-II-CTE-7670

Date: 08-05-2026 /

Through online/By speed post

To

**Sri. Dhiraj Kumar Choudhury, Partner**

**M/s Dhiraj Sky Estate LLP**

**In front BeMC Guest House, Town Hall Road, Berhampur,**

**Ganjam, Odisha - 760001**

Sub: Environmental Safeguards for Construction of Residential Building Project Comprising Five Towers (B+S+12 Floors) and One (G+3) Storied Society House Over a Plot area of 14,941.48 Sqmt./ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. of M/s Dhiraj Sky Estate LLP, located in Mouza - Uttareswar, Tahasil-Berhampur, District - Ganjam, Odisha

Ref: 1. Environmental Clearance accorded by MoEF & CC, Govt. of India, vide EC Identification No. **EC25C3801OR5103554N**, Dated **05/12/2025**  
2. MoEF & CC, Government of India Office Memorandum, Dt. 14.01.2025

Sir,

In consideration of the online application no. **7384142** read with MoEF&CC, Government of India Office Memorandum dtd. 14.01.2025, the State Pollution Control Board is pleased to issue Environmental Safeguard in place of its Consent to Establish under section 25 of Water (Prevention & Control of Pollution) Act, 1974 and section 21 of Air (Prevention & Control of Pollution) Act for Construction of Residential Building Project Comprising Five Towers (B+S+12 Floors) and One (G+3) Storied Society House Over a Plot area of 14,941.48 Sqmt./ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. of M/s Dhiraj Sky Estate LLP, located in Mouza - Uttareswar, Tahasil- Berhampur, District - Ganjam, Odisha, with the following conditions.

### **GENERAL SAFEGUARD:**

1. The unit shall comply with the stipulations and carry out activity as per the Environmental Clearance granted by MoEF & CC, Govt. of India vide EC Identification No. EC25C3801OR5103554N, Dated 05/12/2025 for Construction of Residential Building Project Comprising Five Towers (B+S+12 Floors) and One (G+3) Storied Society House Over a Plot area of 14,941.48 Sqmt./ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. of M/s Dhiraj Sky Estate LLP, located in Mouza - Uttareswar, Tahasil- Berhampur, District - Ganjam, Odisha.
2. **Project must obtain all statutory clearances as well as permission from Central / State Government as applicable from time to time to keep this safeguard in force.**
3. The project proponent shall obtain requisite permission from the **CGWA and Water Resources Department, Govt. of Odisha** through Go-Swift Portal for withdrawal/use of ground water and surface water for the project.

4. **The unit has to deposit the arrear CTE fee/ Pollution levy, if any, within 07 days of the date of demand raise to keep this order in force.**
5. The land on which the project to be established shall be converted to Gharabari Kisam by the competent authority. The copy of the said land conversion document shall be submitted to the Board along with the Consent to Operate application.
6. The proponent shall obtain **approval for Building plan** from competent authority.
7. A **green belt** of at least 5m width and density preferably with local species along the periphery of the project area shall be raised to provide protection against particulates and noise. It must be ensured that at least 20.40 % (as proposed) of the total plot area shall be under greenbelt and a revised layout plan shall be submitted to the Board before commencement of the project. The proponent shall develop green belt as per the Office Memorandum of MoEF & CC (IAD), Govt. of India, dtd. 29th October 2025.
8. **Project must obtain all statutory clearances as well as permission from Central / State Government as applicable from time to time to keep this CTE order in force.**
9. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
10. The construction shall be carried out with **fly ash bricks / blocks**. A statement indicating use of fly ash bricks during construction period shall be submitted to the Board quarterly for record.
11. The unit must use **sintered fly ash coarse aggregate** (Artificial Lightweight Aggregate) in construction of floors, internal roads & other areas to reduce load on natural resources & promote Circular economy.
12. The proponent must adopt **Green Building Concept** for its proposed project & obtain certificate from concerned authority. The proponent shall construct residential complex as per provision under **Energy Conservation and Sustainable Building Code (ECSBC), 2024** published by Bureau of Energy Efficiency, Ministry of Power, Govt. of India.
13. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided.
14. The proponent shall take adequate measures to prevent noise during loading and unloading of the construction materials at night.
15. **In no way construction activities affect the private area, if any, in and around proposed premises.**
16. The construction and demolition waste generated from the proposed project shall be disposed of in accordance with the provisions of the **Construction and Demolition Waste Management Rules, 2025 & amendment** made thereafter.
17. The proponent shall comply with the provisions of **E-waste (Management) Rules, 2016 & amendment** made thereafter and shall handover E-waste to authorized collection centers/register dismantlers/ recyclers for proper disposal of E-waste.
18. The proponent shall comply with the provision made under **Plastic Waste Management Rules, 2016** and amendment made thereafter and shall ensure prohibition on use of Single Use Plastics within the premises.
19. All the plastic waste generated from the premises shall be collected and sent for co-processing to the registered recyclers under Plastic Waste Management Rules, 2016.
20. A corpus fund of adequate value shall be created and be kept in a separate account for operation and maintenance of STP and MSW Converter and this fund shall not be utilized for any other purposes.
21. **Carbon Footprint**  
In Order to reduce Carbon Footprint of the proposed project followings are recommended
  - i. Deployment of Electric operated vehicles (EV) / Hydrogen vehicles for domestic & internal transportation

- ii. At least 25% of Power Demand of the Project should meet from roof top Solar Plant / Windmills or combination of both. **Automation of Energy conservation must be implemented.**
- iii. Implementation of Advance Carbon Sequestration Technologies / methods to proceed towards Net Zero emissions from premises.
- iv. The Project Proponent shall provide **adequate number of EV charging stations** within the project premises to reduce carbon emissions.

## 22. Circular Economy

Project should ensure that all the wastes i.e., Garbage and other wastes (e-waste, C&D waste, plastic waste, etc) to be generated shall be 100% reused / recycled.

23. The Board may impose further conditions or modify the conditions stipulated in this order during installation and/or at the time of obtaining Consent to Operate and may revoke this order in case the stipulated conditions are not implemented and/or information is found to have been suppressed/wrongly furnished in the application form.
24. The unit shall abide by Environment (Protection) Act, 1986 and Rules framed thereunder.

## A. WATER POLLUTION:

1. The project proponent shall not utilize ground water for construction phase without prior approval from concerned authority.
2. **Rainwater harvesting** structure of adequate capacity inside the premises shall be developed to **recharge the ground water / Reuse** as per CPCB Guidelines. The proponent shall develop **underground rainwater storage facilities** to meet water demand of the complex to maximum possible extent to reduce stress on ground water.
3. The domestic wastewater to be generated from premises shall be treated in **Sewage Treatment Plants (STPs) of 380 KLD capacity** as proposed consisting of Screen chamber, Oil and Grease Trap, Collection Tank Cum Equalization Tank, Aeration tank (MBBR system), Clarifier, Filter Feed Tank, Dual Media Filter, Activated Carbon Filter and UV to meet the following standards as notified by the MoEF & CC, Govt. of India vide G.S.R. 1265 (E), dated 13.10.2017.

| Sl. No. | Parameters                 | Standards |
|---------|----------------------------|-----------|
| 1.      | pH                         | 6.5-9.0   |
| 2.      | BOD (mg/l)                 | < 20      |
| 3.      | TSS (mg/l)                 | < 50      |
| 4.      | Fecal Coliform (MPN/100ml) | < 1000    |

4. The project must provide Dual Plumbing facilities for reuse of treated effluent for flushing purposes. The treated effluent shall be reused for flushing, gardening, and plantation to the maximum possible extent.
5. Under no circumstances any wastewater (treated/ untreated) from the Project premises shall be allowed to discharge to nearby nallahs/ River/ any streams/ water bodies. The surplus treated effluent from STP shall be treated in a **Tertiary Treatment Plant (TTP)** and should be reused in nearby industries / construction projects/parks/ gardens, etc.
6. **Project proponent has to obtain necessary approval through EIDP for discharge of surplus treated effluent if any.**
7. The unit shall install **Continuous Effluent Quality Monitoring System (CEQMS)** with **IP camera along with flow meter at STP outlets** and shall be connected to SPCB, Odisha server through RT-DAS.

## **B. AIR POLLUTION:**

1. Water Sprinkling shall be carried out in stockpiles and haulage roads in the construction area to suppress fugitive dust emissions.
2. **Project proponent must provide a net Barrier of adequate Height all around its construction sites to contain the fugitive dust to be emitted during construction activities to avoid any dust nuisance in its surrounding residential & other areas.**
3. **The paved approached roads to the site should be maintained dust free by deploying mechanized Road sweeping systems (Vacuum type). In no case the public road shall be allowed to be deposited with dust & mud due to construction activities.**
4. Air compressor and DG set should be acoustically designed and should be housed in **appropriate acoustic enclosures** so that the noise level shall conform to the prescribed norms.
5. The height of the stack connected to DG set of capacity less than and up to 800 KVA shall conform to the following:  
$$H = h + 0.2\sqrt{KVA}$$
  - i) h-Height of the building where it is installed in meter
  - ii) KVA -Capacity of DG set
  - iii) H - Height of the stack in meter above ground level.
6. The project proponent shall ensure that no **ozone-depleting substances** are used in the air conditioners and refrigerators installed in the building.
7. Diesel power generating sets proposed as source of back-up power during operation phase shall be enclosed model and conform to Rules made under the Environment (Protection) Act. 1986. Use of **Blended Bio Diesel / 100% Bio Diesel/ CNG** for its gensets shall be explored to reduce emissions of PM, CO & VOC.
8. The proponent shall strictly comply with the Fuel Policy of the State, promulgated by Department of Forest, Environment and Climate Change, vide Order No- FE-ENV3-ENV-0014-2017- 7485, Dt. 12-04-2021 and subsequent amendment vide 7271 Dt. 12-04-2023 for use of fuel.

## **C. SOLID & HAZARDOUS WASTE SAFEGUARD:**

1. The solid waste generated from the complex shall be segregated as biodegradable and non-biodegradable. This shall be collected in separate-colored bins. Proper waste management practices shall be adopted during the collection, storing and disposal of the generated solid waste as per the **Solid Waste Management Rules, 2026** and amendment thereafter.
2. Proper covered storage area of adequate capacity for temporary storage of segregated Municipal Solid Waste (MSW) shall be developed inside the premises before handing over the MSW to the approved agency / Municipality Authority / In house for final disposal.
3. The proponent shall provide **Mechanized Organic Waste Converter** under covered shed for processing of Municipal Solid Waste generated from the complex to produce organic manure which may be used for development of green belt. Excess manure if any may be sold in local market.
4. The food wastes and vegetable wastes should be processed in **an anaerobic digester to produce Biogas** for use as fuel in common facilities & Residues shall be utilized for developing greenbelt.
5. Non-biodegradable wastes like polythene bags, metal, ceramic wastes, glass etc. shall be stored in separate garbage bin and should be sent to authorised agencies.
6. All required sanitary and hygienic measures shall be in place during construction activities and operation phase.
7. All the topsoil excavated during construction activities shall be used for backfilling & remaining stored for use in horticulture/landscape development within the project site.

8. The Project proponent shall dispose Hazardous waste materials such as tarry products, lead containing products, paints & pigments residues, broken fluorescent and mercury lamps during construction and operational phase as per **Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016** and amended thereafter.

*MMP*

**MEMBER SECRETARY**

Memo No. 7339 / Date: 08-05-2026

Copy forwarded to the Member Secretary, Ministry of Environment, Forest and Climate Change, Government of India (IA Division), At- Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003 for information. This letter for Environmental Safeguard is issued in compliance with Office Memorandum dtd. 14.01.2025 of MoEF&CC, Government of India for streamlining the implementation of Notification G.S.R 702 and G.S.R 703 Dt. 12<sup>th</sup> Nov 2024 (Para-E: Projects which have already been granted EC after 12<sup>th</sup> November 2024 but for which CTE has not been granted)

*P G*  
*08-05-2026*

**SR ENVIRONMENTAL ENGINEER**

Memo No. 7340 / Date: 08-05-2026

Copy forwarded to:

1. The Collector & District Magistrate, **Ganjam**
2. The DFO, **Ganjam**
3. The Regional Officer, SPC Board, **Berhampur**
4. CTO Cell, SPC Board, **Bhubaneswar**
5. Guard file



*P G*  
*08-05-2026*

**SR ENVIRONMENTAL ENGINEER**