



सत्यमेव जयते

File No: 547037/128-MINB1/08-2025

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), ODISHA)



Dated: 05/12/2025



To,

Sri. Dhiraj Kumar Choudhury, Partner
M/s Dhiraj Sky Estate LLP
In front BeMC Guest House, Town Hall Road, Berhampur, Ganjam, Odisha - 760001
dkc.sana@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed 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. located in Mouza – Uttareswar, Tahasil- Berhampur, District – Ganjam, Odisha by M/s Dhiraj Sky Estate LLP. submitted to SEIAA, Odisha vide proposal number SIA/OR/INFRA2/547037/2025 dated 06/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801OR5103554N
(ii) File No.	547037/128-MINB1/08-2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Environmental Clearance of proposed 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 Sqm/ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. located in Mouza- Uttareswar, Tahasil- Berhampur, District-Ganjam by Dhiraj Sky Estate LLP.
(vii) Name of Project	Dhiraj Sky Estate LLP
(viii) Name of Company/Organization	Mouza- Uttareswar, Tahasil- Berhampur, District- Ganjam, Odisha
(ix) Location of Project (District, State)	

(x) Issuing Authority	SEIAA,Odisha
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:Plot Nos. 567/2479, 564, 582, 565, 573, 577, 570, 546, 578, 547, 579, 580, 566, 571, 583, 559/1962(P), 563, 545, 562, 569, 575, and 584, Khata Nos. 133/1138, 133/11, 133/21, 15, 133/22, 133/115, 133/116, 133/12, 133/20, 133/776, 133/1353, and 133/52

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A & B),Application for EC were submitted to the SEIAA, Odisha for an appraisal by the State Level Expert Appraisal Committee(SEAC) under the provision of EIA notification 2006 and its subsequent amendments thereto.
4. The above-mentioned proposal has been considered for EC by SEAC in its meeting held on 11.08.2025. The minutes of the meeting and all the project documents as submitted by project proponent are available in the Parivesh which can be accessed from the Parivesh portal by scanning the QR Code above.
5. The details of the project along with the salient features of the project as submitted by the project proponent in Form1(Part A & B) and as presented before SEAC are annexed to this EC as Annexure- 2.
6. The SEAC, after detailed deliberations made by the Project Proponent and the EIA Consultant, clarification submitted thereto considered the proposal for EC in its meeting held on 09.09.2025 under the provisions of EIA Notification 2006 and its subsequent amendments thereof, recommended the proposal for grant of Environmental Clearance (EC) valid for a period of 10 years, stipulating various conditions(standard & specific).
7. The matter was examined in the State Environment Impact Assessment Authority (SEIAA), Odisha in its 251st meeting held on 12.11.2025, recommendation of SEAC, compliance to ADS dated 23.09.2025 of SEIAA and in accordance with the EIA Notification, 2006 and further amendments thereto. After detailed deliberations in the matter, the Authority **approved the Environmental Clearance (EC) of the project 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 75,705.41 Sq.mt. subject to submission of Structural stability certificate vetted by NIT, Rourkela with the following additional condition. (i)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. Further, the PP has complied the ADS of SEIAA.
8. Environmental Clearance (EC) is granted to the project for a period of 10 years valid from the date of issue of this EC under the provisions of EIA Notification No. S.O. 1533 (E) dated the 14th September, 2006 of the Government of India in the erstwhile Ministry of Environment and Forests, as amended from time to time for **proposed 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 Sqm/ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. located in Mouza- Uttareswar, Tahasil- Berhampur, District-Ganjam by M/s Dhiraj Sky Estate LLP.’** with the following stipulations, environmental conditions and safeguards as given in Annexure- 1.
9. The SEIAA, Odisha reserves the right to alter /modify the above conditions or stipulate any further condition in the interest of environment protection.
10. Validity of EC is upto a period of 10 years from the date of issue of this EC Order for starting of operations by the project or activity. In case the project proponent fails to start the operations within the EC validity date, application for Extension for EC validity shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
11. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

12. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
13. This issues with the approval of the Competent Authority.

Copy To

1. Joint Secretary (IA Division), Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for information.
2. Additional Chief Secretary, Forests & Environment Dept., Government of Odisha for information.
3. Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for information.
4. Guard file for record/Website/Parivesh Portal.

Copy for information and necessary action:

1. Member Secretary, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar.
2. Regional Officer, Integrated Regional Office (IRO), Ministry of Environment & Forests, GOI, A/3, Chandrasekharpur, Bhubaneswar.
3. Vice Chairman, Berhampur development Authority, Berhampur, Pin-760001.
4. Regional Director, CGWA, South Eastern Region, Bhujal Bhawan, Khandagiri, Bhubaneswar, Pin-751030.
5. Executive Engineer, Berhampur Municipal Cooperation, Berhampur, Pin-760001.
6. Collector & District Magistrate, Ganjam, District-Ganjam.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions															
1.1	<p>The following thrust area of environmental sustainability shall be adhered to by the project proponent comprising of 15 parameters and EC stipulations mentioned against each parameter:</p> <table border="1"> <thead> <tr> <th data-bbox="336 1361 416 1391">Sl.No.</th> <th data-bbox="496 1361 624 1391">Parameters</th> <th data-bbox="858 1361 1034 1391">EC Stipulations</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1552 368 1581">(a)</td> <td data-bbox="496 1552 842 1581">Brief description of the project</td> <td data-bbox="858 1402 1465 1653"> <p>Ø proposed 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 Sqm/ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. located in Mouza- Uttareswar, Tahasil-Berhampur, District-Ganjam.</p> </td> </tr> <tr> <td data-bbox="336 1809 368 1839">(b)</td> <td data-bbox="496 1787 783 1861">Environmental impact on project land</td> <td data-bbox="858 1659 1406 1910"> <p>Ø Estimated Population of the Project- 3450Persons(including floating population) Ø Total plot area- 14,941.48 Sqm/ 3.693 Acres. Ø Total Built-up Area-75,705.41Sqmt. Ø FAR Area -53,998.31 Sqmt. Ø Total No.of Dwelling Units-492Nos. Ø Height of the Tallest Building- 39.6meter</p> </td> </tr> <tr> <td data-bbox="336 1944 368 1973">(c)</td> <td data-bbox="496 1944 719 1973">Water Requirement</td> <td data-bbox="858 1921 1433 1989"> <p>Ø Total Water Requirement-397KLD Ø Total fresh makeup water requirement-261KLD</p> </td> </tr> <tr> <td data-bbox="336 2000 368 2029">(d)</td> <td data-bbox="496 2000 767 2029">Waste Water Treatment</td> <td data-bbox="858 2000 1465 2029"> <p>Ø STP of total 380KLD Capacity to be installed. The</p> </td> </tr> </tbody> </table>	Sl.No.	Parameters	EC Stipulations	(a)	Brief description of the project	<p>Ø proposed 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 Sqm/ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. located in Mouza- Uttareswar, Tahasil-Berhampur, District-Ganjam.</p>	(b)	Environmental impact on project land	<p>Ø Estimated Population of the Project- 3450Persons(including floating population) Ø Total plot area- 14,941.48 Sqm/ 3.693 Acres. Ø Total Built-up Area-75,705.41Sqmt. Ø FAR Area -53,998.31 Sqmt. Ø Total No.of Dwelling Units-492Nos. Ø Height of the Tallest Building- 39.6meter</p>	(c)	Water Requirement	<p>Ø Total Water Requirement-397KLD Ø Total fresh makeup water requirement-261KLD</p>	(d)	Waste Water Treatment	<p>Ø STP of total 380KLD Capacity to be installed. The</p>
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S. No	EC Conditions	
		<p>SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO.</p> <p>Ø Net Zero Liquid Discharge (ZLD) from project site during non-monsoon period.</p> <p>Ø PP is required to obtain site specific drainage plan and NOC from Competent Authority, as applicable for discharge of storm water to the nearest drain.</p> <p>Ø Not allowed during construction.</p> <p>Ø After Construction with permission from WRD/CGWB.</p> <p>Ø 15Nos.of Rain Water recharging pits/ or structures of adequate capacity, as proposed to be constructed within the premises.</p> <p>Ø Total solid waste generated- 1383 kg/day</p> <p>Ø Organic Waste Converter (OWC) of adequate capacity to be installed within the premises to treat all compostable waste.</p> <p>Ø Inorganic waste (inerts) to be disposed off through authorized vendor.</p> <p>Ø Maximum ambient noise level of 55dB to be maintained during construction.</p> <p>Ø DG Set of capacity 5x85 kVA to be installed, as proposed. The PP shall install adequate Stack height for DG set(i.e. stack exhaust port) as per norms prescribed by CPCB, in consultation with SPCB, Odisha. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO.</p> <p>Ø Solar power to be installed- minimum 75kVA (5.00% of total demand as proposed). The SPCB, Odisha shall ensure the compliance of the condition before issue of CTO.</p> <p>Ø Flyash brick, AACs, other environmental friendly bricks & blocks to be used-20%</p> <p>Ø 13,943.34 Sqmt. & Visitor's Parking-1382.67 Sqmt. parking space to be provided.</p> <p>Ø 3035.36 Sq.mt (20.40% of Plot area) to be raised before occupancy. The SPCB, Odisha shall ensure the compliance of the condition before issue of CTO.</p> <p>Ø Project Proponent shall develop Green Belt in an area of 3035.36 Sq.mt (20.40% of Plot area)as proposed and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded in the MeriLiFE Portal (https://merilife.nic.in).</p> <p>Ø No. of Trees to be planted- 189Nos. as proposed or as per Norms .</p> <p>Ø Firefighting system shall be provided as per the</p>
(e)	Drainage	
(f)	Ground water	
(g)	Solid Waste Generation & Management	
(h)	Air Quality & Noise levels	
(i)	Energy Conservation	
(j)	Traffic Circulation	
(k)	Green Belt Development	
(l)	Disaster /Risk Management	

S. No	EC Conditions
	<p>Plan fire NOC.</p> <p>(m) Socio Economic & CSR Ø A First Aid Room and other facilities as proposed to be provided in the project.</p> <p>(n) Environment Management Plan (EMP) Ø EMP cost: Rs.257.00Lakhs as capital cost and 8.35Lakhs as annual recurring cost to be utilized for the project.</p> <p>(o) Any other related parameter of the project Ø The Project Proponent shall convert the land to Gharabari and shall take the ownership of the land, if not already taken.</p>
1.2	<p>Any change in the EC stipulations of the parameters above shall require prior approval of SEIAA. The PP is required to obtain amendment in EC before making any changes, failing which it will be construed as violation under Environment (P) Act,1986. The Project Proponent shall ensure submission of all permission/documents as applicable to the project for monitoring of compliance of EC conditions. These certificates/permission/documents should be submitted by the PP to SPCB, Odisha, BeDA/BeMC or Competent Authority for Approval of Building Plan and to the Regional Office of MoEF & CC, Govt. of India who can assess / evaluate / monitor the compliance of conditions of EC order of the project to ensure sustainable environmental management due to the proposed project.</p>
1.3	<p>The SPCB, Odisha shall ensure that there is no change in the project w.r.t. the EC stipulations mentioned against each 15 parameters before giving 'Consent to Operate' to this project and by the local urban bodies and the BeDA/BeMC/or Competent Authority for Approval of Building Plan while giving the 'Occupancy Certificate' to this project.</p>
1.4	<p>The PP shall construct drain for the proposed 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.</p>
1.5	<p>The PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association/Society and also for compliance of EC conditions during operation stage. Responsibility to comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Conditions.</p>
1.6	<p>The Project Proponent shall carry out GreenBelt Plantation in the earmarked 3035.36 Sq.mt (20.40% of net plot area) greenbelt area and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in. The Regional Office of the Ministry and SPCB,Odisha shall ensure the compliance of this condition and the PP shall submit the status report as a part of six-monthly compliance report.</p>
1.7	<p>The Regional Office of Ministry and SPCB, Odisha shall ensure the establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar,</p>

S. No	EC Conditions
	Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site by the project proponent and ensure compliance of EC conditions.
1.8	Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken.
1.9	Proper landscaping to be developed to prevent artificial flooding.
1.10	The proponent shall obtain permission from concerned Fire Safety Authority and maintain appropriate fire corridor as recommended by Fire Safety Authority.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency,

S. No	EC Conditions
	Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

S. No	EC Conditions
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

S. No	EC Conditions
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	STP of total 380KLD Capacity shall be installed by PP before start of the operation phase of the building. Treatment of 100% grey water by decentralized treatment should be done. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO. The treated waste water from STP shall be recycled / reused to the maximum extent possible. Discharge of unused treated waste water shall conform to the norms and standards of the Odisha State Pollution Control Board. The sewage treatment plant shall be made functional before the completion of project. Periodical monitoring of water quality of treated sewage shall be conducted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

S. No	EC Conditions
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar Renewable Energy shall be installed to meet electricity generation equivalent to 5% of the demand load as proposed or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating

S. No	EC Conditions
	segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	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 mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 01 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 01 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour 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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the

S. No	EC Conditions
	project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Parivesh portal of MoEF & CC, GoI, (www.parivesh.nic.in). The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of MoEF&CC, Bhubaneswar & SEIAA, Odisha for compliance.
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	It shall be mandatory for the project management to submit half yearly compliance reports on the status of implementation of the above stipulated environmental safeguards to the SEIAA, Odisha / Integrated Regional Office of the MoEF & CC, Bhubaneswar on 1st day of June and 1st day of December of each calendar year. No hard copy of six monthly compliance report shall be accepted to SEIAA. The proponent shall upload the six monthly compliance report including results of monitored data, as applicable in the dedicated module of Parivesh portal of Ministry(www.parivesh.nic.in) for monitoring of EC Conditions by the Regional Office of Ministry.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the Regional office of MoEF&CC as a part of six-monthly compliance report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF & CC,GoI, Bhubaneswar, SPCB,Odisha along with the Six Monthly Compliance Report.
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V

S. No	EC Conditions
	to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the SPCB, Odisha, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee.
11.12	No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA, Odisha.
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The SEIAA, Odisha may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The SEIAA, Odisha reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. Specific Conditions

S. No	EC Conditions
12.1	Recommendations of mitigation measures from possible accident shall be implemented based on Risk Assessment studies conducted for worst case scenarios using latest techniques.

1. Proposal in Brief:

- i) This is a proposal of M/s Dhiraj Sky Estate LLP for Environmental Clearance of proposed 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 Sqm/ 3.693 Acres with Total Built-up Area to be 75,705.41 Sqmt. located in Mouza- Uttareswar, Tahasil-Berhampur, District-Ganjam filed by Sri. Dhiraj Kumar Choudhury, Partner.
- ii) Category: This project falls under Category “B” or - 8(a): Building & Construction Projects as per EIA Notification dated 14th Sept, 2006 and its amendments.
- iii) Location and Connectivity: The proposed site is coming under the Plot no - 567/2479, 564, 582, 565, ,573, 577 ,570 ,546 ,578 ,547 ,579, 580, 566, 571, 583, 559/1962 (P), 563, 545, 562, 569, 575, 584 of khata no - 133/1138, 133/11, 133/21, 15, 133/22, 133/115, 133/116, 133/12, 133/20, 133/776, 133/1353, 133/52 at Mouza - Uttareswar, Tehsil- Berhampur, Dist. – Ganjam, Odisha bearing Topo sheet No. E45A15 bounded by geo coordinates 19°17'18.76"N & 84°47'19.81"E to 19°17'25.30"N & 84°47'25.96"E . Project site lies in south side of the Berhampur city. The proposed land use is consistent with the surroundings. The nearest airport is Rangeilunda Airport, Berhampur – 9.1 km – E and Biju Pattanaik International Airport – 151 km towards NE direction. Jagannathpur Railway Station is 9.25 km away from the project site towards NE direction. Berhampur railway station is 0.9 km away from the project site towards NE direction. Golanthra railway station is 9.3 km away from the project site towards SW direction. The nearest village is Gosani Nuagam which is 0.5 km in the North direction. Other villages are Nilakanthanagar – 1 KM – N, Haladipada- 1.70 KM – SSW, Lanjipalli – 2 KM – NE and Kamapalli- 2.3 KM – NE from the project site. The nearby area is mostly vacant land and crop land and will be used for residential purposes. So, the existing land use pattern of the area will not significantly change due to the proposed construction project. The area is located in Survey of India Topo sheet No. E45A15. The project site is at a distance of 0.7 Km-S from AH-45 (NH-16A), 2.65 km- NE from NH – 59, 6.10 Km-NE from NH-516 and 2.80 km-NW from SH-22. The project site is well connected with highways, so there will be no problem for transportation to the project site. The site is coming under Berhampur Municipal Corporation (BeMC)

iv) Lulc Of Project Site

Lulc of Project Site	Area in Sqmt.	%
Ground Coverage	5335.66	35.90
Internal Road and Paved Area	4440.87	29.9
Greenbelt	3035.36	20.4
Open parking with Greenbelt	106.17	0.7
Electrical Substation Area	115.97	0.8
Other Open Area	1825.54	12.3
TOTAL	14859.57	100

- v) The total plot area is 14,941.48 Sqm/ 3.693 Ac. /1.494 ha. (as per Document) and 14,859.57 Sqm / 3.672 Ac /1.48 Ha (as per Possession) with total built-up area 75,705.41 sqm.

- vi) The Building Area Details of the Project in tabulated form: Proposed Net Plot Area is 14,859.57 Sqm, Grand Total Built up area = 75705.41Sqm; Total F.A.R. built-up area is 53,998.31 Sqm and F.A.R. is 3.63

Net Plot Area - 14859.57 Sqm.					
Floor	Proposed Area	Built-up	Less in FAR Area	FAR Area	Built-up
Basement Floor	11104.74		11104.74	-	
Stilt Floor	4752.60		4752.60	-	
1st Floor	4752.60		404.19	4348.41	
2ndFloor	4752.60		404.19	4348.41	
3rd Floor	4752.60		404.19	4348.41	
4th Floor	4752.60		404.19	4348.41	
5th Floor	4752.60		404.19	4348.41	
6th Floor	4752.60		404.19	4348.41	
7th Floor	4752.60		404.19	4348.41	
8th Floor	4752.60		404.19	4348.41	
9th Floor	4752.60		404.19	4348.41	
10th Floor	4752.60		404.19	4348.41	
11th Floor	4752.60		404.19	4348.41	
12th Floor	4752.60		260.51	4492.09	
Terrace	710.77		710.77	-	
Total	73599.31		21274.71	52324.6	
Total Units – 492					

- vii) Water Requirement: Total Fresh Water requirement is 261 m³/day. Total Flushing Water requirement is 136 m³/day. Total Water requirement is 397 m³/day (fresh water + flushing water). Wastewater generate is 357 m³/day. Treated water recovered is 285 m³/day. Reuses of treated water 175 m³/day in dry seasons. And rest 110 KLD will be discharged to nearest drain. During monsoon season 130 KLD water discharge required in nearest drain. The daily freshwater requirement will be approximately 261 KLD which will be met through Municipality Supply/ CGWA. 380 KLD of STP is proposed for the project

Table : Water requirement

S.No.	Particular	Quantity (KLD)
i)	Total Water Requirement	397 KLD
ii)	Fresh Water Requirement	261 KLD
iii)	Waste Water Generation	357 KLD
iv)	Treated Water recovered	285 KLD
	Utilization of STP Treated waste water	
v)	Flushing Water Requirement	136 KLD
vi)	Gardening	28 KLD
vii)	General Wash	11 KLD

- viii) Power Requirement: The electricity requirement for the proposed project is 1500 KVA. Source of Power is TPSODL. Power backup of 5 x 85 i.e., 425 KVA (Certified for Retrofit Emission Control Devices (RECDs) applicable to Diesel Genset Engines (Up to 800 kW) is proposed for the project. The Solar Power Demand For the proposed project unit will be 5% of total demand. Solar power proposed is 75 KVA.

Power Requirement	1500 KVA (Maximum Demand Load)
Power backup	425 KVA (5 x 85 KVA)
Renewable energy	75 KVA (5%)

- ix) Rainwater Harvesting: Total 15 no of 36 cubic m. each capacity of rainwater harvesting structures are being proposed for artificial rainwater recharge within the project premises.
- x) Parking Requirement: Total Parking Required is 13750.63 Sqm. Parking provided at Basement is 9777.46 Sqm. Parking Provided at Stilt is 4059.71 Sqm. Open Parking Area with Greenbelt is 106.17 Sqm. Total Provided Parking is 13943.34 Sqm. E-vehicle Charging Station proposed is 2nos. 10% Visitor Parking Provided at Stilt Floor which is 1382.67 Sqm.

ITEM	REQUIRED/ PERMISSIBLE	ACHIEVED
Total Parking Area	13750.63 SQM	13943.34 SQM
Visitor Parking	1375.06 Sqm	1382.67 Sqm

- xi) Firefighting Installations: Fire Fighting will be provided as per NBC Norms.
- xii) Green Belt Development: Total green area measures 3035.36 m² i.e. (20.4 % of the plot area). No. of trees required is 185 Nos and proposed is 189 Nos.

- xiii) Solid Waste Management: During operational phase, the solid waste generated from project will be mainly domestic in nature and the quantity of the waste will be 1383 kg/day. Solid wastes generated will be segregated into biodegradable 830 kg/Day (waste vegetables and foods etc.) and non-biodegradable or recyclable 553 kg/day (papers, cartons, thermo-col, plastics, glass etc.) Components will be collected in separate bins. The biodegradable organic wastes will be treated inside the premises by OWC (Organic Waste Converter) of capacity to treat 850kg/day. Recyclable and non-recyclable wastes will be disposed through Govt. approved agency.
- xiv) Project Cost: The estimated project cost is 165 Cr. During operation phase, Capital Environmental Management Plan Budget is 257 Lakh and Annual Recurring Environmental Management Plan Budget is 8.35 Lakh.
- xv) Environment Consultant: The Environment consultant M/s Visiontek Consultancy Services Pvt. Ltd., Bhubaneswar along with the proponent made a presentation on the proposal before the Committee on 11.08.2025. Considering the information furnished and the presentation made by the consultant, M/s Visiontek Consultancy Services Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended the following;
- A. The proponent may be asked to submit the following for further processing of EC application:
- i) Layout showing the fire corridor and greenbelt area in the proposed project site.
 - ii) Traffic study report vetted by institute of repute.
 - iii) Structural stability certificate of the proposed project in a composite manner.
- 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) The drainage network at the site along with plan to discharge excess sewage water and storm water to the nearest public drain.
 - 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.
- xvi) The SEAC in its meeting held on dated 11.08.2025 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
1.	Layout showing the fire corridor and greenbelt area in the proposed project site.	<p>1. As per the Fire Safety Recommendation issued by Odisha Fire & Emergency Service (Recommendation No. RECOMM1408260012024001958 dated 26.03.2024), the project has been designed with minimum 6.0 meters wide fire corridors/driveways around all proposed towers (A, B, C, D, E) and the Clubhouse.</p> <p>These fire corridors are kept unbuilt, hard-surfaced, and capable of bearing fire tender load up to 45 tonnes, ensuring compliance with Rule 30 & Rule 33 of Odisha Development Authorities (Planning & Building Standards) Rules, 2020.</p> <p>2. In addition to fire access corridors, adequate setback spaces have been demarcated in the approved layout</p>	Complied

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
		<p>plan, which also accommodate the greenbelt plantation area. A greenbelt buffer has been proposed along the periphery of the project site and in open spaces, covering the mandatory setback zones. Plantation with native tree species will enhance environmental quality, reduce dust/noise levels, and act as a natural barrier, while maintaining clear access for fire and emergency services.</p> <p>3. The layout plan (enclosed) clearly earmarks: Fire corridors of minimum 6 m width around the buildings. Greenbelt zones along the boundary and setback areas as per statutory requirements. Layout plan showing fire corridors is attached as Annexure-1 and fire recommendation is attached Annexure-1(a)</p>	
2.	Traffic study report vetted by institute of repute.	<p>1. A comprehensive Traffic Impact Assessment (TIA) / Traffic Study Report has been prepared for the proposed residential apartment project (B+S+12 Storied Towers with a Clubhouse) at Mouza-Uttareswar, Berhampur, Odisha</p> <p>2. To ensure accuracy, technical reliability, and compliance with the Indian Roads Congress (IRC) guidelines and other relevant traffic engineering standards, the report has been vetted by the reputed Institute, Department of Civil Engineering,</p> <p>3. The vetting work confirms that the methodologies adopted for traffic volume counts, trip generation, peak-hour analysis, parking provision, and mitigation measures have been carried out as per prescribed norms.</p> <p>4. This independent vetting ensures that the project's impact on the surrounding traffic network has been scientifically assessed and necessary remedial measures have been integrated into the design and planning stage.</p> <p>5. A copy of the vetted Traffic Study Report, duly signed and certified is attached as Annexure-2.</p>	Complied
3.	Structural stability certificate of the proposed project in a composite manner.	<p>1. The structural design and drawings of the proposed residential apartment project (comprising five B+S+12 storied buildings along with a Clubhouse at Gosaninuagaon, Berhampur, Odisha) have been vetted and certified for structural stability by the National Institute of Technology (NIT), Rourkela, Department of Civil Engineering.</p> <p>2. As per the enclosed Proforma Invoice (Ref. No.: NITR/CE/2025/L/NIL, dated 06.08.2025), issued by Dr. Bibekananda Mandal (Assistant Professor, Dept. of Civil Engineering, NIT Rourkela), the vetting of the design and drawings has been formally undertaken by a competent authority of national repute.</p>	Not submitted certificate of structural stability from NIT, Rourkela

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
		<p>3. This independent vetting by NIT Rourkela, a premier technical institute under Govt. of India, ensures the structural safety, stability, and compliance with applicable IS codes and standards in a composite manner for the entire proposed project.</p> <p>4. The structural stability certificate will be submitted along with the vetted design and drawings, duly signed and stamped by the authorized faculty expert of NIT Rourkela, as required by SEAC. We trust the above submission satisfies the requirement of SEAC regarding the structural stability of the proposed project.</p> <p>Enclosure: Proforma Invoice from NIT Rourkela (for vetting of structural design & drawings) is attached as a Annexure-3.</p>	

xvii) The proposed site was visited by the sub-committee of SEAC on 05.09.2025. Following are the observations of the sub-committee:

- a) The land is clean and there is no construction activity found in the land. There is a frontage road exits and the land does not appear to be flood prone.
- b) The land is connected by a drain at side of the road.
- c) Layout plan was discussed and explained by the PP. The land has private land at its back for whom the PP is allowing passage connectivity.
- d) PP to take necessary permission for discharge of storm water and excess treated water to the drain, from the appropriate authority (if not already taken), before implementation.
- e) Fire corridor, parking, RWH, STP placement in layout was explained
- f) DG stack to be as per CPCB norm and PP to take all require statutory conditions before implementation of the project.

xviii) Any deficiencies/omission have been noticed in the above documents- Nil

2. Deliberation in 09.09.2025 SEAC Meeting- The proposal was placed in SEAC meeting held on 09.09.2025 and considering the information furnished and the presentation made by the consultant, M/s Visiontek Consultancy Services Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended for grant of Environmental Clearance to the project valid for 10 years with stipulated standard conditions in addition to the following specific conditions:-

- i) The proponent shall obtain Permission from the Chief Engineer, Drainage / Concerned appropriate Authority for discharge of excess treated sewage water along with storm water to the nearest nallah/public drain. Provision of necessary infrastructure for facilitating above-mentioned discharges shall be provided in own cost.
- ii) The Proponent before implementation of the project shall convert the land to Gharabari and shall take the ownership of the land if not already taken.
- iii) Proper landscaping to be developed to prevent artificial flooding.
- iv) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
- v) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
- vi) The proponent shall obtain permission from concerned Fire Safety Authority.

- vii) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
- viii) 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.
- ix) The PP will not commence construction unless the drain layout is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
- x) 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.
- xi) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
However, SEIAA may grant EC to the proposal after receipt of following document from the project proponent.

(i) Structural stability certificate vetted by NIT, Rourkela

3. Deliberation in 241st SEIAA Meeting:-The proposal was placed in 241st SEIAA, Odisha meeting held on 23.09.2025. After detailed deliberation, the authority decided to seek information / document on the following:

(i) The agreement by the land owners has been made with M/s Creative Marvel Projects LLP for development of the land. But M/s Dhiraj Sky Estates LLP has applied for EC. Necessary clarification in this regard may be submitted.

(ii) In-principle approval / conditional approval of the project to be submitted from BeDA.

(iii) Structural stability certificate vetted by NIT Rourkela to be submitted.

➤ Now, the PP has submitted reply of ADS raised by SEIAA, Odisha with attaching agreement copy, In principle approval & Tax Invoice of NIT, Rourkela.

4. Deliberation in 251st SEIAA Meeting:-Decision of Authority: Approved subject to submission of information:-The proposal was placed in the 251st meeting of SEIAA held on 12.11.2025 for consideration of EC. After detailed deliberations in the matter, the Authority approved the Environmental Clearance (EC) of the project 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 75,705.41 Sq.mt. subject to submission of Structural stability certificate vetted by NIT, Rourkela with the following additional condition.

- 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.

➤ Now, the PP has complied the ADS of SEIAA.