

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
EASTERN ZONE BENCH, KOLKATA  
ORIGINAL APPLICATION NO. 55 OF 2024 / EZ  
(Earlier OA No.17/2024/PB)**

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Sanu Das

...Applicant

VERSUS

State of Odisha & Others

...Respondents

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Sl. No.	Description of the documents	Page Nos.
1.	Affidavit.	
2.	Photocopy of the letter letter No.4365 dtd.28.03.2024 of the R.No.3 Board. <b>(ANNEXURE – R3/1 )</b>	
3.	Photocopy he joint committee report along with its annexures carried out on dtd.18.04.2024. <b>(ANNEXURE – R3/2 Colly)</b>	

SPCB Odisha, R.No.3

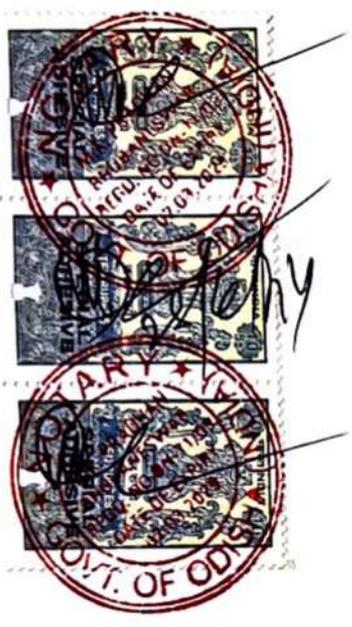
Through

**Sri Dipanjan Ghosh,**  
Advocates for the Respondent No.3  
(State Pollution Control Board, Odisha)  
e-mail: dpnjnghsh0@gmail.com  
Phone No.:9903080977

Kolkata  
Date:

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL  
 EASTERN ZONE BENCH, KOLKATA  
 ORIGINAL APPLICATION NO. 55 OF 2024 / EZ  
 (Earlier OA No.17/2024/PB)**

**28 JUN 2024**



Sanu Das ...Applicant

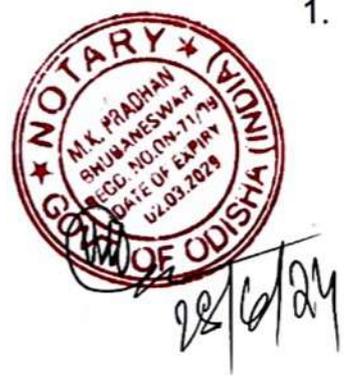
VERSUS

State of Odisha & Others ...Respondents

**AFFIDAVIT ON BEHALF OF THE STATE  
 POLLUTION CONTROL BOARD, ODISHA,  
 RESPONDENT NO.3 IN COMPLIANCE TO  
 ORDER DTD.23.04.2024 OF THIS HON'BLE  
 TRIBUNAL.**

I, Dr. Kailasam Murugesan, IFS, son of late Paramasivam Kailasam aged around 56 years, at present working as Member Secretary, State Pollution Control Board, having my office at Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, P.O. Nayapalli, Bhubaneswar, Dist – Khurda, Odisha-751012, do hereby solemnly affirm and state as under:

1. That I am the Member Secretary of the Respondent No.3 Board and, as such, am well-acquainted with the facts



and circumstances with the case and competent to swear this affidavit.

2. That the Hon'ble NGT, Principal Bench, New Delhi suo-motu on a letter petition submitted by the Applicant alleging non-compliance of conditions of environmental clearance issued by State Environment Impact Assessment Authority, Odisha vide letter dtd.16.05.2023 in favour of M/s. Kriday Realty Pvt. Ltd. for 'ARIANA' Project, Bhubaneswar, Odisha has registered a case vide OA No.17/2024/PB and constituted a committee and directed for inspection of the site and submission of report. it is further directed that the case will be transferred to the EZB, Kolkata and listed for hearing on 23.04.2024.

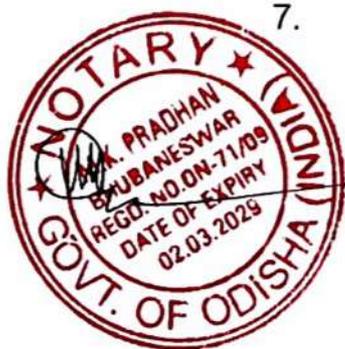
3. That it is further humbly submitted that after transfer of this case from the Principal Bench, New Delhi, the same was renumbered as OA No.55/2024/EZ and the Hon'ble NGT, EZB, Kolkata issued notice impleading this Board as R.No.3.

4. That after receipt of notice from the Hon'ble NGT, Kolkata the Board has nominated Dr.Sohan Giri, Addl.



Chief Environmental Scientist and Regional Officer, Bhubaneswar to represent the Board in the joint committee constituted by the Hon'ble Tribunal in their order dtd.15.02.2024 passed in OA No.17/2024/PB and intimated the same to other members of the committee vide Board's letter No.4365 dtd.28.03.2024 for necessary compliance. A copy of the letter No.4365 dtd.28.03.2024 is annexed to this affidavit and marked as **ANNEXURE – R3/1**.

5. That the matter was taken up for hearing before this Hon'ble Tribunal on 23.04.2024 wherein the Board through its counsel appeared and files vakalatnama.
6. That in the meantime, the joint committee constituted by the Hon'ble Tribunal visited the alleged site i.e. M/s. Kriday Realty Pvt. Ltd., ARIANA Project, Bhubaneswar to verify the allegation raised in the complaint on 18.04.2024. The applicant as well as the representative of R.No.12 have also been associated on the day of inspection as per direction of Hon'ble Tribunal.
7. That the joint committee in their report for inspection carried out on 18.04.2024 have made some observations



and suggestions as contained in the joint committee report. Copy of the joint committee report along with its annexures is annexed to this affidavit and marked as **ANNEXURE – R3/2 Colly.**

8. That this affidavit is filed to bring on record the joint committee inspection report in terms of direction dt.15.02.2204 of the Hon'ble NGT, PB, New Delhi in OA No.17/2024 read with order dtd.23.04.2024 of this Hon'ble Tribunal passed in the aforesaid case.
9. That the Respondent No.3 Board craves the leave of this Hon'ble Tribunal to file further affidavit if necessary for effective adjudication of this case.
10. That the annexures annexed to the present affidavit are true and correct copies of their originals.
11. That the contents of the above paragraphs are true and correct to the best of my knowledge, as derived from the official records, and that nothing material has been concealed therefrom.



  
**DEPONENT**  
Member Secretary  
State Pollution Control Board  
Odisha, Bhubaneswar

MANJULA KUMAR PRADHAN  
NOTARY PUBLIC  
BHUBANESWAR  
REGD.NO.ON-71/2009  
PH:-9437627119 (M)

**VERIFICATION:**

I, the above named deponent, do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge, as derived from official records, and that nothing material has been concealed therefrom.

Verified at Bhubaneswar on this the 28<sup>th</sup> day of June, 2024.

**SWORN BEFORE ME**

*[Signature]*  
**DEPONENT**  
Member Secretary  
State Pollution Control Board  
Odisha, Bhubaneswar



MANJULA KUMAR PRADHAN  
NOTARY PUBLIC  
BHUBANESWAR  
REGD.NO.ON-71/2009  
PH:-9437627119 (M)

**STATE POLLUTION CONTROL BOARD, ODISHA**

[DEPARTMENT OF FOREST AND ENVIRONMENT, GOVERNMENT OF ODISHA]

Paribesh Bhawan, A/118, Nilakanthanagar, Unit – VIII,  
Bhubaneswar – 751 012, INDIANo. 4365Date: 28/03/2024

VII-L – Misc – 1086

E-mail / Speed Post

To

The Regional Director  
Eastern Regional Directorate  
Central Pollution Control Board  
502, Southend Conclave,  
1582, Rajdanga Main Road  
Kolkata – 700107  
E-mail: [zokolkatta.cpcb@nic.in](mailto:zokolkatta.cpcb@nic.in)

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The Member Secretary  
SEIAA, Odisha,  
Qrs. No.5RF-2/1  
Unit-IX, Bhubaneswar.  
[seiaaodisha@gmail.com](mailto:seiaaodisha@gmail.com)

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The Collector & District Magistrate  
Khurda.  
[dm-khurda@nic.in](mailto:dm-khurda@nic.in)

Sub: OA No.55/2024/EZ – (Earlier OA No.17/2024/PB) – Sanu Das v. State of Odisha & Others.

Sir,

The Hon'ble NGT, PB, New Delhi vide their order dtd.15.02.2024 passed in OA No.17/2024/PB has constituted a joint committee comprising of representative of CPCB, SEIAA, Odisha, OSPCB, DM, Bhubaneswar and directed them to meet within two weeks, undertake visit of the site, look into the grievance of the applicant, associate the applicant and representative of the concerned project, verify the factual position and suggest appropriate remedial action. Further, in the said order, the SPCB, Odisha has been appointed as Nodal Agency for coordination and compliance. The issue raised in the OA is regarding violation of environmental clearance condition by M/s. Kriday Realty Pvt. Ltd. for Ariana Project, Bhubaneswar. In pursuance of the said order, the Hon'ble NGT, EZB, Kolkata has registered this case as OA No.55/2024/EZ and issued notice to the respondents fixing 23.04.2024 as the date of appearance. Dr.Sohan Giri, Addl. Chief Env.

// 2 //

Scientist and Regional Officer, Bhubaneswar (mob-9437278633) has been nominated to represent the Board in the joint committee, who shall also act as the Nodal Officer.

Copy of communications received from NGT, EZB, Kolkata through e-mail dtd.23.03.2024 along with its enclosure are forwarded for necessary action at your end.

Encl: As above.

Yours faithfully,

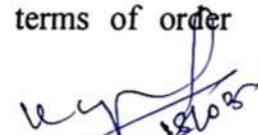


Member Secretary

Memo No. 4366 / Date: 28/03/2024 E-mail/Speed Post

Copy along with copy of enclosure forwarded to the Regional Officer, SPC Board, Bhubaneswar for information and necessary action. He is further requested to ensure that the applicant and representative of the concerned project (R.No.5) may be associated at the time of inspection by the joint committee in terms of order dtd.15.02.2024 at para-6.

Encl: As above.



Member Secretary

**REPORT OF THE JOINT COMMITTEE AS PER THE HON'BLE NATIONAL GREEN TRIBUNAL ORDER IN THE MATTER OF OA NO. 55/2024/EZ (EARLIER OA NO. 17/2024/PB) OF SANU DAS VRS. STATE OF ODISHA & OTHERS**

The Hon'ble NGT, PB, New Delhi vide their order dt. 15.2.2024 passed in OA No. 17/2024/PB has constituted a joint committee comprising of representative of Central Pollution Control Board; State Environment Impact Assessment Authority, Odisha; Odisha Pollution Control Board and District Magistrate, Bhubaneswar and directed them to meet within two weeks, undertake visit of the site, look into the grievance of the applicant, associate the applicant and representative of the concerned project, verify the factual position and suggest appropriate remedial action.

Hon'ble National Green Tribunal, Principal Bench, New Delhi in his order dated 15.2.2024 passed in OA No. No. 17/2024/PB in the matter of Sanu Das vs. Sate of Odisha & Ors. & Others has constituted a joint committee comprising of following members:

- (i) Representative of Central Pollution Control Board;
- (ii) State Environment Impact Assessment Authority, Odisha;
- (iii) Odisha Pollution Control Board and
- (iv) District Magistrate, Bhubaneswar.

Accordingly following name were nominated as members of the committee:

- (i) Sri Rudra Narayan Mohanty, OAS (SAG), Additional District Magistrate, Bhubaneswar, Odisha,
- (ii) Mr. Toufic Aslam, Scientist - C, Central Pollution Control Board, Eastern Regional Directorate, Kolkata,
- (iii) Dr. Sohan Giri, Additional Chief Environmental Scientist – cum - Regional Officer, State Pollution Control Board, Odisha, Bhubaneswar, Odisha and
- (iv) Dr. Pradeept Kumar Nayak, Environmental Scientist, State Environment Impact Assessment Authority, Odisha

In pursuance to the direction of the Hon'ble NGT, a meeting was held on dt. 18.4.2024 in the Office of the Additional District Magistrate, Bhubaneswar, Odisha. In the meeting the various issues raised in the OA as per the orders of Hon'ble NGT were discussed.

After the meeting on dt. 18.4.2024, the joint committee team visited the alleged location i.e. M/s. Kriday Reality (P) Ltd. for Ariana Project, Bhubaneswar to assess the grievances made by the applicant Sri Sanu Das. The joint committee also invited Sri Sanu Das, Applicant and Sri Siddhartha Roy, Project Head of M/s. Kriday Reality (P) Ltd. for Ariana Project and requested them to be present at the site and both of them were present during inspection.

Sri Sanu Das, Applicant and Sri Siddhartha Ray, Project Head of M/s. Kriday Reality (P) Ltd. for Ariana Project were present at the site of dt. 18.04.2024.

**OBSERVATIONS:**

Sl. No.	Letter & issues raised in the Grievances letter:	Observations of the Joint Committee
	<p><b>Subject of Grievance:</b> Non Compliance of EC issued to M/s. Kriday Reality (P) Limited for "ARIANA" Project, Bhubaneswar vide letter No. 1997/SEIAA, dt. 24.4.2013.</p> <p><b>Reference:</b> Rejection of EC vide letter dated 16.5.2023 issued to M/s. Kriday Reality (P) Limited for "ARIANA" Project, File No. SIA/OR/MIS/78819/2022.</p>	
1.	It is clear that M/s. Kriday Reality (P) Limited has failed to comply with all the conditions of Environmental Clearance even after 10 years but now wants to construct 4 new Tower for residential purpose.	(i). The environmental clearance (EC) was issued by SEIAA, Odisha vide letter no. 1997/SEIAA dt. 24.04.2013 for construction of 12 towers of Multi-Storied Residential apartment over plot no. 87/1263, 87/1264, Khata no. 421 covers 48575.31 sqm (12.0 acres), total built-up area-1,85,176.33 sqm (i.e. Phase-I + Phase-II) at Mouza Sankarpur, Tahasil: Bhubaneswar, Dist: Khordha in

		<p>favour of M/s. Kriday Realty Pvt. Ltd. for a period of 5 years. Earlier EC copy is attached in <u>Annexure-I</u>.</p> <p>(ii). Again, the project proponent had submitted expansion with modification EC proposal for said building and construction project and accordingly, ToR (Terms of Reference) application has been file by PP vide application no. SIA/OR/MIS/76188/2022 dt. 27.04.2022 and accordingly, ToR was issued vide letter no. 76188/83-MIS/04-2022 dt. 29.04.2022 for EIA studies. After completion of EIA studies, the PP again submitted EC application vide letter no. SIA/OR/MIS/78819/2022 dt. 25.06.2022. The SEAC visited the project site on 09.11.2022 and opined that the project has been granted prior environmental clearance vide letter no.-1997/SEIAA on dated 24.04.2013 for construction of 12 Towers having total construction area of 1,85,176.33sqm. (including Basement) 1,32,395.7 sqm (Excluding Basement area). Later due to PPP agreement expired in the year 2017 &amp; Extension of Time (EoT) received only in December 2021 from BDA building revised proposal for expansion and modification was submitted and recommended for the ToR. The basement approval for all 3 phases were taken earlier but EC application applied earlier for two phases only. The proposal was placed in the SEAC meeting held on 13.01.2023 and the SEAC have recommended for grant of Environmental Clearance valid for 10 years with standard stipulated conditions in addition to the specific conditions. Then, the proposal was placed in 109<sup>th</sup> SEIAA, Odisha meeting held on 22.02.2023, 23.02.2023 &amp; 24.02.2023 and after detailed deliberation in the matter the Authority decided that the proposal be referred back to SEAC with the following observations:</p> <p>a. The SEAC is requested to give their considered view on each of the point of earlier EC conditions after examining the</p>
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		<p>certified compliance report of IRO, BBSR, MoEF &amp; CC.</p> <p>b. The project has been granted prior-EC vide no. 1997/SEIAA on dated 24th April 2013 for construction of 12 Towers having total built up area of 1,85,176.33 Sq. mt. (including Basement, for Phase-I &amp; Phase-II) and 132395.7 sqm (Excluding Basement area for Phase-I &amp; Phase-II). Further, the CTO issued vide order no. 2866 with letter no. 1238 dated 30.01.2019 by OSPCB has been granted for the same area. Whereas, the PP has now applied the proposal for expansion of existing-79458.56 Sqm (Excluding Basement) &amp; 112805.24 Sqm (Including Basement)) area to Proposed new built-up area-58788.51 sqm (as expansion). The discrepancy between CTO issued and work completed may be clarified.</p> <p>c. The EC dated 24.04.2013 was issued by SEIAA, Odisha for 5 years based on undertaking that the storm water of quantity 770 cum/hr to be discharged through the peripheral drain of M/s. Trident properties Ltd. The BDA will acquire and construct the storm water drain of approximate length 180 meter for which the PP shall bear the cost of the drain as conditions mentioned the BDA letter no. 109/EM/BDA dated 11.02.2013. Recently, BDA has approved building plan vide letter no. 52316/BDA dt. 31.12.2022 for revised building plan (additional/alternation) of Tower nos. (5, 6, 7 &amp; 8) with integrated basement + Ground+21 storied residential building and G+2 storied retail commercial building (Phase-III) The present position and status of the storm water drain may be verified from field. BDA old and new approval letter is attached in <b>Annexure-II &amp; III.</b></p> <p>(iii) Again, the proposal was placed in SEAC meeting held on 27.03.2023 and the</p>
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		<p>committee opinion that :</p> <p>a. Since, this is an ongoing project, the PP has to comply the lapses as pointed out in the certified compliance report as per instruction issued by the MoEF&amp;CC, Govt. of India in their letter dated 14.03.2023. Further, certified compliance is required and PP to submit. Here, SEIAA henceforth should forward the applications to SEAC only if such a document is submitted by PP as this is a requirement in such types of projects. This will avoid delay. Reply, of the proponent is convincing.</p> <p>b. The committee visited and witnessed the drain that was connected to Trident drain and necessary documents including NOC were sought for discharge of storm water from the authority. However, documentary evidence like: agreement with Trident, BDA/BMC letter and its reply giving the consent to deposit the money for the final drain and the status of the same can be asked to PP (if not submitted earlier). The structured drain beyond Trident was to be developed/constructed after land acquisition by BDA/BMC and money to be deposited by PPs on getting the demand for the same. Thus, status of the same may be obtained in the form of documentary evidence instead of one more site visit as it is beyond the scope of the current project site.</p> <p>(iv) Finally, the committee recommended the additional condition:</p> <p>a) The proponent shall comply to the lapses as pointed out in the certified compliance report to the earlier EC conditions as per instruction issued by the MoEF&amp;CC, Govt. of India in their letter dated 14.03.2023.</p>
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		<p>(v) The proposal was placed in 116<sup>th</sup> SEIAA, Odisha meeting held on 26.04.2023 27.04.2023 &amp; 28.04.2023 and Authority perused the recommendation of SEAC and submission of PP vide their letter no. Nil dated 05.09.2022. The Authority observed the following:</p> <ol style="list-style-type: none"> <li>a. The PP was granted EC vide letter no. 1197/SEIAA dated 24.04.2013 which was valid for 5 years + 2 years = 7 years i.e. upto 23.04.2020.</li> <li>b. The EC issued for 12-Towers having a total built-up area of 1,85,1776.3 sq.m and Consent to Operate (CTO) has been obtained for the same area. There is no information regarding the built-up area for which occupancy certificate has been obtained. Therefore, there is no scope of further construction unless the CTO/occupancy certificate is revised.</li> <li>c. The undertaking given by the PP while obtaining the EC dated 24.04.2013 regarding discharge of storm water quantity of 770 cum/hour has not yet been fully complied with. Any further addition of dwelling unit only lead to increase in storm water quantity without proper arrangement for discharge.</li> <li>d. The original EC dated 24.04.2013 contains 50 conditions. The certified compliance report furnished by MoEF &amp; CC, IRO, Bhubaneswar vide their file no. 109-1145/EPE after inspecting the site on 13.01.2023 shows that out of 50 EC conditions, 19 no. are fully complied, 20 no. are partially complied and 11 no. are not complied even after 10 years. In view of the above, the Authority decided to reject the application for Expansion with Modification of "ARIANA", Multistoried Residential complex at Mouza Sankarpur, Bhubaneswar, District Khorda, The PP may apply afresh after obtaining revised CTO and occupancy certificate with</li> </ol>
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		<p>compliance of previous EC. Accordingly, rejection letter was issued vide file no. SIA/OR/MIS/78819/2022 dt, 16.05.2023 Rejected proposal letter copy is attached in <b>Annexure-IV</b>.</p> <p>(vi) Again, the PP had submitted fresh EC application vide SIA/OR/INFRA2/430852/2023 dt. 26.05.2023 with attaching certified compliance of EC conditions and other required documents and finally, the proposal was placed in 123<sup>rd</sup> SEIAA, Odisha meeting held on 19.06.2023 and the After detailed deliberation on the matter, the Authority decided as follows:</p> <p>a. EC is allowed subject to closure of the IRO compliance report vide letter no. No.109-1145/EPE dated 14.03.2023 of earlier EC conditions within a period of 6 months failing which the EC will be revoked.</p> <p>b. The issue of Occupancy Certificate (OC) &amp; Consent to Operate (CTO) for the 4 nos. of Towers shall be subject to completion of storm water drain as per BDA Condition vide its letter no.109/EM/BDA, Bhubaneswar dated.11.02.2013. Accordingly, EC was issued vide EC identification no. EC23B039OR184012 dt. 30.06.2023 with standard and above-mentioned specific conditions. Copy of Expansion with modification EC letter is attached in <b>Annexure-V</b>.</p>
2.	<p>One observation mentioned in letter dt. 16.05.2023 will have serious impact on not only for "Ariana" but also for neighbouring "Trident Galaxy" Apartment Complex, this is regarding discharge of 770 cum/hour Storm Water, which is yet to be fully complied with. Without proper arrangement for discharge of Storm Water, any further addition</p>	<p>(i). During the joint visit the committee observed that the M/s. Kriday Realty Pvt. Ltd. building and construction project and Trident Project are adjacent to each other, M/s. Kriday Realty Pvt. Ltd. is situated in upward position and Trident Project is located in downward of M/s. Kriday Realty Pvt. Ltd. and does not have access to a natural drain to discharge its storm water. Hence, an agreement through affidavit was made on 01.06.2016 between M/s. Kriday Realty Pvt. Ltd and Trident</p>

	<p>of Dwelling Units, will result in increase in Storm Water quantity. As mentioned above this will lead to disastrous consequences not only for "Ariana" but also for "Trident Galaxy" apartment Complex.</p>	<p>Project with condition that the Trident Project has to construct the storm water drain in their peripheral area and it can carry the discharge storm water of M/s. Kriday Realty Pvt. Ltd. and finally the storm water shall discharge to natural drain through private land after land acquisition by BDA which yet to be complete. As per the agreement with Trident Project, the M/s. Kriday Realty Pvt. Ltd. has deposited the amount of Rs.1,50,66,940/- to Trident Project for development of peripheral storm water drain of Trident Project which is under process and rest of the amount of Rs. 39,33,060/- has be paid by M/s. Kriday Realty Pvt. Ltd after completion of drain construction work by Trident Project. Copy of agreement Paper along with account statements for payment towards construction storm water drain is attached in <b>Annexure-VI &amp; VII.</b></p> <p>(ii). There is a condition of Bhubaneswar Development Authority (BDA) vide letter no. 109/EM dt. 11.02.2013 that out of the total storm water 960 cum/hr only 190 cum/hr (i.e. 20%) should be considered for discharging in 19 nos. of recharge pits. The balance storm water i.e. 770 cum/hr is recommended to be discharged through the peripheral drain of M/s. Trident Properties Pvt. Ltd. M/s. Kriday Realty Pvt. Ltd. may obtain the required invert levels &amp; accordingly a revised storm water drainage plan may be furnished for approval by BDA. M/s. Kriday Realty Pvt. Ltd. should bear the land acquisition charges to be incurred by BDA for acquiring land acquisition for an approximate length of 180 m along the proposed 200'-0' master plan road. Accordingly, EC conditions given vide letter no.1997/SEIAA dt. 24.04.2013 for construction of storm water drain.</p>
3.	<p>Attached the Occupancy Certificate (OC) Dated 30.6.2017 given for Tower No. 1,2,3,4,10,11 &amp; 12 and OC dated 04.12.2017 for Tower 9 for your kind reference:</p>	<p>(i). The committee observed that the EC was obtained from SEIAA, Odisha for construction of 12-Tower having total built-up area is 1,85,176.33 sqm has been modified to total built-up area-1,71,593.75sqm and already constructed built-up area is</p>

<p>Kindly refer Sl. No. 6 &amp; 7, Page 2 of the both OC.</p> <p>It is Clearly mentioned in sl. No. 6 &amp; 7 of the OC that:</p> <p>Sl. No. 6. "All the stipulated Conditions of the NOC given by PHED vide Memo no. 7168, dt. 18.4.2017, Certificate No. 54? FPW, dt. 5.4.207 issued by Chief Fire Officer, No. 1997/SEIAA dated 24.4.2013 and CESU permission letter No. 11310 dt. 21.7.2015 shall be strictly adhered to".</p> <p>Sl. No. 7. "The construction of storm water drain upto final disposal point and 20'-0" wide raod in the South-West of the project area shall be developed by the applicant to facilitate the neighbouring plot owners before obtaining full occupancy certificate".</p> <p>It is clear now, even M/s Kriday Relaty (P) Ltd. yet receive the final OC as they have failed to comply with SEIAA Letter no. 1997/SEIAA.</p> <p>In view of the above, I deem it as a favor and remain ever grateful to your esteem office, if fresh EC is not issued to M/s Kriday Realty Pvt. Ltd. for construction of balance 4 Towers in "ARIANA"</p>	<p>1,12,805.24 sqm (i.e. 8 nos. of Towers-Tower no.1,2,3,4,9,10,11,12 &amp; club-house) and rest of 4-towers having built-up area 58,788.51 cum is under construction for which EC obtained vide EC Identification No.-EC23B039OR184012 dt. 30.06.2023. BDA partly occupancy certificate is attached in <b><u>Annexure-VIII &amp; IX.</u></b></p> <p>(ii). As per BDA letter no. 109/EM dt. 11.02.2013 and EC conditions given vide letter no.1997/SEIAA dt. 24.04.2013 the project proponent of M/s. Kriday Realty Pvt. Ltd. has to be complete the storm water drain. The Committee observed that the project Proponent (PP) has completed the peripheral storm water drain in their own premises and it is connected to Trident Project storm water drain with mutual agreement on payment basis. But the complete storm water drain starting from M/s. Kriday Realty Pvt. Ltd. campus to natural drain is incomplete. The BDA has to develop the storm water drain from Trident Project campus boundary to natural drain after land acquisition which yet to be complete.</p> <p>(iii). The BDA has issued partly occupancy certificate (OC) to M/s. Kriday Realty Pvt. Ltd. vide letter no. 15869/BDA dt. 30.06.2017 for Tower No. 1,2,3,4,10,11,12 and vide letter no. 30785/BDA dt. 04.12.2017 for Tower no. 09 and Club House with condition that the full occupancy certificate shall be issued after the completion of the construction of storm water drain up to final disposal point and 20'-0: wide road in the South-West of the project area of M/s. Kriday Realty Pvt. Ltd.</p> <p>(iv). It is observed that the 20'-0" wide road in the South-West of the project area of M/s. Kriday Realty Pvt. Ltd. is under construction and the PP has informed that it is delay due to Sewerage underground pipeline construction work is passing along this road.</p>
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**Overall Observation & Suggestion:**

- 1) The Environmental Clearance (EC) was issued by SEIAA, Odisha vide letter no. 1997/SEIAA, dt. 24.04.2013 for construction of 12 towers of Multi-Storied Residential apartment over plot no. 87/1263, 87/1264, Khata no. 421 covers 48575.31 sqm (12.0 acres), total built-up area-1,85,176.33 sqm (i.e. Phase-I + Phase-II) at Mouza Sankarpur, Tahasil: Bhubaneswar, Dist: Khordha in favour of M/s. Kriday Realty Pvt. Ltd. for a period of 5 years based on undertaking that the storm water of quantity 770 cum/hr to be discharged through the peripheral drain of M/s. Trident properties Ltd. The BDA will acquire and construct the storm water drain of approximate length 180 meter for which the PP shall bear the cost of the drain as conditions mentioned the BDA letter no. 109/EM/BDA dated 11.02.2013.
- 2) Based on the terms of Reference (ToR), project proponent had submitted expansion with modification EC proposal for said building and construction project vide letter no. SIA/OR/MIS/78819/2022, dt. 25.06.2022 after due recommendation, the Authority accorded EC vide EC identification no. EC23B039OR184012, dt. 30.06.2023 with standard and specific conditions that the occupancy certificate and Consent to Operate (CTO) shall be issued after completion of construction storm water drain and 20'-0" wide road in the South-West of the project area shall be developed by the applicant to facilitate the neighboring plot owners.
- 3) The BDA has issued partly occupancy certificate (OC) to M/s. Kriday Realty Pvt. Ltd. vide letter no. 15869/BDA dt. 30.06.2017 for Tower No. 1,2,3,4,10,11,12 and vide letter no. 30785/BDA dt. 04.12.2017 for Tower no. 09 and Club House with condition that the full occupancy certificate shall be issued after the completion of the construction of storm water drain up to final disposal point and 20'-0": wide road in the South-West of the project area of M/s. Kriday Realty Pvt. Ltd.
- 4) It is observed that the 20'-0" wide road in the South-West of the project area of M/s. Kriday Realty Pvt. Ltd. is under construction and the PP has informed that it is delay due to Sewerage underground pipeline construction work is passing along this road.

- 5) During the joint visit the committee observed that the M/s. Kriday Realty Pvt. Ltd. building and construction project and Trident Project are adjacent to each other, M/s. Kriday Realty Pvt. Ltd. is situated in upward position and Trident Project is located in downward of M/s. Kriday Realty Pvt. Ltd. and does not have access to a natural drain to discharge its storm water. Hence, an agreement through affidavit was made on 01.06.2016 between M/s. Kriday Realty Pvt. Ltd. and Trident Project with condition that the Trident Project has to construct the storm water drain in their peripheral area and it can carry the discharge storm water of M/s. Kriday Realty Pvt. Ltd. and finally the storm water shall discharge to natural drain through private land after land acquisition by BDA which yet to be complete. As per the agreement with Trident Project, the M/s. Kriday Realty Pvt. Ltd. has deposited the amount of Rs.1,50,66,940/- to Trident Project for development of peripheral storm water drain of Trident Project which is under process and rest of the amount of Rs. 39,33,060/- has be paid by M/s. Kriday Realty Pvt. Ltd after completion of drain construction work by Trident Project.
- 6) Since, the issue mainly on the drainage line for discharge of storm water, the BDA shall acquire and construct the storm water drain of approximate length 180 meter for which the PP shall bear the cost of the drain as conditions mentioned the BDA letter no. 109/EM/BDA dated 11.02.2013 and the drain work shall be completed in time-bound period.

*[Handwritten Signature]*  
22/5/2024

**Addl. Chief Env. Scientist-cum-  
Regional Officer, SPCB, Odisha,  
Bhubaneswar**

*[Handwritten Signature]*  
22/5/2024

**Additional District Magistrate,  
Bhubaneswar, Khordha**

*[Handwritten Signature]*  
22/05/2024

**Scientist-C, CPCB, ERD, Kolkata**

*[Handwritten Signature]*  
22/05/2024

**Environmental Scientist, SEIAA,  
Odisha, Bhubaneswar**



## STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA), ODISHA

{ Constituted vide order No. S.O. 1899 (E) Date 17th August, 2012  
 Ministry of Environment & Forest, Govt. of India, Under Environment Protection Act, 1986.)  
 Qr. No. 5RF-2/1, Unit - IX, Bhubaneswar - 751022  
 Tele / Fax : 0674 - 2540669, E-mail : seiaaorissa@gmail.com

Ref. No. 1997/SEIAA

DI. 24.04.2013

From

Bhanu Pratap Singh, IFS  
 Member Secretary  
 State Environment Impact Assessment Authority (SEIAA), Odisha,  
 Bhubaneswar

To

Mr. Bachan Singh, (Vice President)  
 B-Wing, Trade World, 2<sup>nd</sup> Floor,  
 Kamala Mills, Senapati Bapat Marg,  
 Lower Parel (W), Mumbai-400013  
 Phone No- 01146004100  
 Fax- 01146004111  
 e-mail-bachansingh@tatahousing.com

Sub: Environmental Clearance for construction of Multi Storied Residential apartment at Mouza Shankarpur, Bhubaneswar in the district of Khurda.

Sir,

This has reference to your letter no. BBS/SEIAA/001 dated 18.07.12 and subsequent letter no. 176/SEIAA dated 8.10.12, no. nil dated 16.11.12, no. nil dated 22.11.12, no. nil dated 25.11.12, no. KRPL/CGWB/12-13/001 dated 16.03.12, No. KRPL/ARIANA/Bhubaneswar/12-13/123 dated 12.12.12, no. KPPL/ARIANA/BBSR/12-13/138 dated 28.12.12, no. KRPL/ARIANA/BBSR/12-13/159 dated 13.02.13, no. KRPL/ARIANA/BBSR/12-13/167 dated 28.02.13 and no. KRPL/ARIANA/BBSR/12-13/03 dated 12.04.13 on the above mentioned subject I am directed to say that the State EIA Authority, Odisha have been pleased to grant herewith Environmental Clearance for construct a Multi Storied Residential apartment over plot no-87/1263, 87/1264, Khata no. 421 covers 48575.31 sqm (12.0 acre) area at Mouza Shankarpur, Tahasil Bhubaneswar in the district of Khurda for a period of 5 (five) years.

M/s Kriday Realty Pvt. Ltd. proposed to construct a Multistoried Residential Apartment over Plot No-87/1263,87/1264 Khata No- 421 covers 48575.31 sqm (12.0 Acre) area at Mouza-Sankarpur, Tahasil-Bhubaneswar, Dist- Khurda, Odisha. This proposed residential building is having built-up area 1,85,176.33 sq. mtrs. It has proposed to construct 12 towers of different heights with retail & club area. Total Built-up area of phase-I, phase-II=13615.6 sqm+1,18,780.14 sqm=132395.7 sqm (excluding basement), Total Built-up area of phase-I, phase-II =17877.90 sqm.+ 1,66,460.32 sqm=185176.33 sqm (including basement area). Maximum height of the building is 61.5 m. Total Built-up area of phase-I, phase-II =17877.90 sqm.+ 1,66,460.32 sqm=185176.33 sqm (including basement area). Maximum height of the building is 61.5 m. Total parking area required (Phase-I & Phase-II)= 4222.5+35634.042= 39856.54 sqm. Total parking area provided ((Phase-I & Phase-II)= 4901.83+47680.18=52582.01 sqm. Exclusive green area is 9715.062 sqm. Total project cost is about Rs.577.00 crores. No National Park /Wild life sanctuary is located within 10 km radius of the project site. The daily power requirement for the proposed project is assessed as 4568 KW. The power will be entirely supplied through CESU. Also, in case of power cut, power backup generators will be provided. For this purpose, 2 nos. 1010 kVA and 1 no. 380 kVA DG sets will be provided. During construction stage daily requirement of water will 104 LKD which will be sourced from surface water (from river) through water tankers or PHED. During operation stage total fresh water requirement will be about 691 KLD which will be sourced from PHED, Bhubaneswar. One STP (FAB Technology) of 860 KLD capacity will be provided for treatment of waste water generated from the complex. 740 KLD treated water from STP will be used for DG Set cooling purpose. Zero discharge norms will be followed. 7 nos. (Capacity 48 cum each) of recharge pits will be provided for rainwater water harvesting. Solid waste generation will be approximately 2500.10 kg/d. It is assessed that height of the stack for DG set shall be 68m.

The project proponent alongwith the consultant M/s. Hubert Enviro Care System Pvt. Ltd, Chennai made detailed presentation before the SEAC during the SEAC meeting held on 24<sup>th</sup>, 26<sup>th</sup> & 27<sup>th</sup> November, 2012. The SEAC observed during presentation that the project proponent has not made the presentation according to building plan to be approved by the BDA, Bhubaneswar. Considering the request of the proponent, the SEAC decided to Call the project proponent for another presentation with approved building plan during meeting of SEAC on 17<sup>th</sup> & 18<sup>th</sup> December, 2012. The committee in its meeting held on 17<sup>th</sup> & 18<sup>th</sup> December, 2012 decided to take decision on the proposal after receipt of field visit report of the sub-committee. The sub-committee submitted field visit report and observed the following.

There is no natural drainage system nearby. On the south at about 500 mtrs away a valley line exists which crosses Kalinga Vihar road at a distance of 500 mtrs from the project site. On the south western direction at a distance of 1.5 km from the project, Jhumakanalla join with local storm water drains and outfalls to Gonguanall. This natural drainage system is the only source of disposal for storm water /excess treated water from this project. On the south west direction at a distance of 500 mtrs from this project another residential cum commercial complex is coming up by Trident Builders. The committee members also visited that project. The project managers of both projects were present during discussion. The members desired to know regarding the drainage arrangements of both the projects. Both the project manager told to committee members that a storm water

drain will be developed from Kriday realty project site to the trident trident complex and the storm water will combine and pass through the drain, developed by Trident upto Jhumakanalla. As per the statement of both managers, BDA has put this condition to both the project proponents.

The committee decided to consider the case after receipt of the letter of BDA and the written consent from M/s Trident Builders for consideration of grant of environmental clearance. The project proponent has submitted a letter from BDA. The committee in its meeting held on 16<sup>th</sup> and 18<sup>th</sup> February, 2013 decided to take decision on the proposal after receipt of consent from M/s Trident Builders.

The proponent has again appealed to the committee to consider their case as BDA has already stipulated a condition in its letter No. 109/EM/BDA dated 11.02.13 that storm water of quantity 770 cum /hr is to be discharged through the peripheral drain of M/s Trident properties Ltd. BDA will acquire and construct the storm water drain of approximate length 180 mtr. Along the proposed 200' master plan road and M/s Kriday Reality Pvt Ltd bear the cost of land acquisition and construction of storm water drain of their portion as per letter of BDA.

Based on the information, document and clarification provided by the proponent and on the recommendation of SEAC, Odisha the SEIAA, Odisha hereby accords Environmental Clearance in favour of the project for a period of 5 (five) years under the provisions of EIA Notification 2006 and 2009 and subsequent amendments thereto under various MoEF, Govt. of India circulars thereunder and subject to the following stipulated conditions.

**Stipulated Conditions:-**

**1. General Conditions:-**

- i) The applicant (project proponent) will take necessary measures for prevention, control and mitigation of Air Pollution, Water Pollution, Noise Pollution and Land Pollution including solid waste management as mentioned by them in Form-1, Form-IA 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), Odisha, on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year.
- iv) 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. 26990/BP/BDA dated 14.12.12.
- v) The project proponent shall comply all the conditions stipulated by the Bhubaneswar Development Authority (BDA) in its approval of external infrastructure such as storm water drainage, sewage disposal and road construction issued vide letter No. 109/EM/BDA dated 11.02.13.

*Handwritten signature and date: 22.11.2013*

- vi) The project proponent shall provide adequate wide open space all around the building blocks for movement of fire engine as per provisions of National Building Code (NBC)-2005.
- vii) 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.
- viii) The project proponent shall comply to all the conditions stipulated by the Fire Prevention Officer, Odisha.
- 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 the 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.
- x) Considering the peak water consumption of the occupants of the building project, the design of the water supply system and the sewage disposal system of the project should be based on the provisions of water consumption of 200 liters per capita per day (lpcd).
- xi) In case the water and sewer connections from the public water supply and sewerage systems maintained by the PHED are not technically feasible for the proposed housing complex as certified by the PHED and in case the proponent establishes its own water supply or sewerage system for the proposed housing complex, the proponent shall take full charge to operate and maintain the utility systems, confirming to the requirements of relevant authorities for a minimum period of five years from the date of occupation of the last house in the complex. This provision will find a place in the project brochure circulated among intending buyers and will also form a condition in the agreement or contract signed between the proponent and the house owner (purchaser) in very clear terms during purchase of the house to ensure that the purchasers are assured of the desired services committed to them by the builder/proponent after occupation. During the period of operation and maintenance (O & M), the proponent shall build the capacity of the Housing Society to take over the O&M of the utility services to run the same beyond the stipulated period. However, the proponent and the housing society are free to enter into fresh contracts on extension of the O&M of the utility services by the proponent and the housing society are free to enter into fresh contracts on extension of the O&M of the utility services by the proponent beyond the stipulated period on mutual agreement

21.04.2013

## 2. Special Conditions

### A. Construction Phase

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

20.11.2013

- xvi) Separation of grey and black water supplies and collection should be done by the use of dual plumbing line. Grey and black water should be treated separately decontaminating the pollutants including heavy metals, oil etc. before recycling/ reuse.
- xvii) Fixtures for showers, toilet flushing and drinking water should be of low flow type and restricted to requirements by use of aerators, avoiding wastage pressure reducing devices or sensor based controls.
- xviii) Use of glass may be maximum upto 40% of total outer wall area to reduce the energy consumption and load on air-conditioning. If necessary, high quality double glass with special reflective coating may be used in the windows.
- xix) Roof should meet the prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- xx) 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

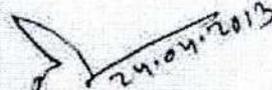
- i) The installation of the Sewage Treatment Plant (STP) should be certified by a competent agency and a report in this regard should be submitted to the SEIAA, Odisha before the project is commissioned for operation. Treated effluent from STP shall be recycled/ reused to the maximum extent possible after scientific treatment. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Odisha State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.
- ii) The 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 STP must be technically sound to treat all kinds of pollutants present in it and its capacity should take into account the entire load of sewage generated by the inhabitants.
- iv) 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.
- v) The solid waste generated should be properly collected and segregated. Wet garbage should be disposed off to be composted and dry / inert solid waste should be disposed through a certified agency for safe disposal. Necessary approval / permission may be obtained from the concerned authorities. In no case it should be left in the premises untreated.
- vi) Diesel power generating sets proposed as source of back-up power for lifts elevators and common area illumination during operation phase should be of enclosed type and conform to Environment Protection (EP) rules 1986. The height of the stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets put together and should be more than the highest building height. Low sulfur diesel should be used. The location of the DG sets may be decided in consultation with Odisha State Pollution Control Board. Care may be taken to avoid disposal of smoke /pollutants from DG sets in the residential area.

- vii) 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.
- viii) Green-belt & avenue Plantation of trees over atleast 20% of the site area shall be done using native tree species/shrubs improving greenery & keeping in view aesthetics considerations in the whole complex. Professional landscape architects should be engaged to design the green layout to provide for multi tier plantation and green fencing all around, mitigating various environmental pollutants like dust, noise, emissions etc. and pathway for joggers. Further, the project proponent shall ensure protection of existing natural plant species in the project area. Planting pattern of different species shall be decided by the project proponent in consultation with forestry/ horticulture specialist.
- ix) Adequate rain water harvesting structure shall to be placed aiming towards 'zero discharge' from the surface. Rain water harvesting for roof run- off and surface run-off should be implemented as per submitted plan. Before recharging the run off, pre-treatment must be done to remove suspended matter, oil, grease and other soluble components as per norms. Rainwater recharge should be through specified recharge pits of required numbers. The surface runoff water should be stored suitably treated and reused for landscaping. 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 registered commercial firm with performance guarantee.
- x) 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%.
- xi) The ground water level and its quality should be monitored regularly in consultation with Central / State Ground Water Authority.
- xii) 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.
- xiii) 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 submitted to the SEIAA, Odisha in three months time before operation/ habitation.
- xiv) Provisions of solar hot water storage / supplies at the roof top shall be made as per statutory norms of CPCB/ MoEF / SPCB, Odisha.
- xv) 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.
- xvi) The building blocks should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

21.04.2013

- xvii) The funds earmarked for the environment protection measures shall be judiciously utilized. Under no circumstances this fund shall be diverted for other purposes like Annual allocation and maintenance / monitoring etc and expenditure for this fund should be reported to the SEIAA, Odisha on regular basis.

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

  
24.04.2013  
Member Secretary

Memo No 1998/SEIAA/Dt. 24.04.2013

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, 1<sup>st</sup> 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.

  
24.04.2013  
Member Secretary



## BHUBANESWAR DEVELOPMENT AUTHORITY

AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.

FORM-II

[See Regulation-9 (4)]

No. 26990/3P/BDA, Bhubaneswar,Dated 14.12.2012.

File No. BP2B-1053/12

Permission Under Sub-Section(3) of the Section-16 of the Orissa Development Authorities Act'1982(Orissa Act,1982) is hereby granted in favour of Bhubaneswar Development Authority, Bhubaneswar represented by M/s Kriday Realty Pvt Ltd

for construction of Three blocks of Integrated Multistorey Residential Apartment (Two Towers of B+G+16 storey ,i.e. Tower No.3 & 4, Four Towers of 2B+G+18 storey,i.e. Tower No.5,6,7 & 8, Two Towers of B+G+15 storey, i.e. Tower No.9 & 10 and two Towers of B+G+14 storey i.e. Tower No.11 & 12) total 10 Towers building with Two blocks of G+1 storey (i.e. one club house and another is Retail) Building over Plot No. 1264 & 1263 Khata No421 , Village-Sankarpur in the Development Plan area of BDA, Bhubaneswar with the following parameters and conditions;

1. Parameters; (in Sq.mtr)

Covered area approved							Proposed use	No. of dwelling units
Floor	Tower No.3 & 4	Tower No.5	Tower No.6 & 7	Tower No.8	Tower No.9 & 10	Tower No.11 & 12		
LB	1433.50						Parking	
UB	33346.68						Parking	
G.F.	1419.68	648.98	1419.80	709.90	1358.80	1358.04	Residential	42 nos
1 <sup>st</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
2 <sup>nd</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
3 <sup>rd</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
4 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
5 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
6 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
7 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
8 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
9 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
10 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
11 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
12 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
13 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
14 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	1321.68	Residential	52 nos
15 <sup>th</sup>	1375.98	639.95	1404.34	702.17	1322.44	--	Residential	40 nos
16 <sup>th</sup>	1375.98	639.95	1404.34	702.17	--	--	Residential	28 nos
17 <sup>th</sup>	--	670.07	1487.78	743.89	--	--	Residential	16nos Duplex
18 <sup>th</sup>	--	507.51	1134.02	567.01	--	--	Residential	
							Total Number of Units	854 nos
Club House								
Ground	1318.50							
First	480.26							
Retail Block								
Ground	659.23							
First	340.37							
F.A.R.	2.733							
Parking	47680.18 sq.mtr( In Lower and Upper Basement)							
Total Built up area	166,803.18 sq.mtr							

Set backs approved to be provided	
Tower No.3 & 4	18.07 mtr
Tower No.5	16.76 mtr
Tower No.6,7 & 8	16.66 mtr
Tower No.9& 10	15.33 mtr
TowerNo.11& 12	15.36 mtr
Club house	7.06 mtr
Retail block	10.20 mtr

2. The building shall be used exclusively for **Residential Apartment** purpose and the use shall not be changed to any other use without prior approval of this Authority.
3. The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
4. Parking space measuring **47680.18 sq.mtr** as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose.
5. The land over which construction is proposed is accessible by an approved means of access of **30.48 mtr (Thirty point four eight meter)** in width.
6. The land in question must be in lawful ownership and peaceful possession of the applicant.
7. The applicant shall free gift xxx sft/sq,mtr wide strip of land to the xxxx Corporation/Municipality for further widening of the road to the standard width.
8. The permission granted under these regulations shall remain valid upto three years from the date of issue .However the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year.
9. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under BDA (Planning & Building Standards)Regulations, or under any other law for the time being in force.  
(ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things;
  - (a) the title over the land or building;
  - (b) easement rights;
  - (c) variation in area from recorded area of a plot or a building;
  - (d) Structural stability
  - (e) workmanship and soundness of materials used in the construction of the buildings
  - (f) quality of building services and amenities in the construction of the building,
  - (g) the site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc and
  - (h) other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.
10. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted , the permission so granted shall be treated as automatically cancelled during the period of dispute.
11. Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2005 and these regulations.
12. **The owner /applicant shall;**
  - (a) permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the regulations;
  - (b) obtain, wherever applicable, from the competent Authority permissions/clearance required in connection with the proposed work;

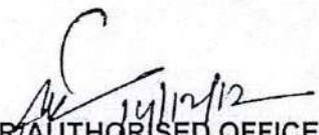
- (c) give written notice to the Authority before commencement of work on building site in Form-V ,periodic progress report in Form-VIII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him and
- (d) obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
13. (a) In case the full plot or part thereof on which permission is accorded is agricultural kism, the same may be converted to non-agricultural kism under section-8 of OLR Act before commencement of construction.
- (b) The owner/applicant shall obtain NOC from NAAI/Environmental Clearance from Ministry of Forest and Environment, Govt.of India and submit to BDA wherever applicable, before commencement of construction.
- (c) **The owner/applicant shall get the structural plan and design vetted by the institutions identified by the Authority for buildings more than 30 mtr height before commencement of construction.**
14. Wherever tests of any material are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
15. The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued;
- (a) A copy of the building permit; and
- (b) a copy of approved drawings and specifications.
16. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.
17. This permission is accorded on deposit /submission of the following;

item	Amount (in Rs)	Amount in words
Form fee	3000/-	Three thousand only
Scrutiny fee/	7,20,300/-	Seven lakhs twenty thousand three hundred only
Balance scrutiny fee	2,83,175/-	Two lakhs eighty three thousand one hundred seventy five only
Sanction fee	83,50,155/-	Eighty three lakhs fifty thousand one hundred fifty five only
Security fee	1,66,80,318/-	One crore sixty six lakhs eighty thousand three hundred eighteen only in shape of BankGuarantee issued by HDFC Bank on dated-7.12.2012
Fire fighting fee	1,66,803/-	One lakh sixty six thousand eight hundred and three only
Retention fee	Nil	Nil

18. **Other conditions to be complied by the applicant are as per the following;**
- I. The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/Clearances given by Fire Prevention officer/National Airport Authority/SEIAA, Ministry of Forest & Environment/PHED etc wherever applicable.
- II. Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Regulation-44 of BDA (Planning & Building Standards) Regulation, 2008.

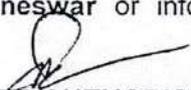
- III. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- IV. 20% of the parking space in group housing/apartment building shall be exclusively earmarked for ambulance, fire tender, physically handicapped persons and outside visitors with signage as per norms under Regulation-35(11)(12) of BDA(Planning & Building Standards) Regulations'2008.
- V. Plantation over 10%/20% of the plot area shall be made by the applicant as per provision under regulation 28 of BDA (Planning & Building Standards)Regulations'2008.
- VI. If the construction / development are not as per the approved plan / deviated beyond permissible norms, the performance security shall be forfeited and action shall be initiated against the applicant/builder / developer as per the provisions of the ODA Act, 1982 Rules and Regulations made there under
- VII. The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects , Authority will be no way be held responsible for the same in what so ever manner.
- VIII. The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Regulation.
- IX. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure from BMC/BDA before commencement of construction..
- X. The applicant shall work out a drainage plan in consultation with the Engineering Branch of BDA and implement the same before applying for commencement of work work order.
- XI. The applicant shall submit the clearance from Ministry of Forest and Environment, Govt. of India before commencement of construction.
- XII. The number of dwelling units so approved shall not be changed in any manner.

By order

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

Memo No. 26991/38 BDA, Bhubaneswar, Dated 14.12.2012 .

Copy forwarded alongwith two copies of the approved plan to M/s Kriday Realty Pvt Ltd, 59/C, Jayadurga Nagar, Bomikhal, Bhubaneswar or information and necessary action.

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation/Executive Officer, Khurda Municipality/Executive Officer, Jatni Municipality /Executive Officer Pipili NAC for information.

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar( in case of lease plot)/Director of Town Planning ,Orissa, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.



## BHUBANESWAR DEVELOPMENT AUTHORITY

AKASH SHOVA BUILDING,  
SACHIVALAYA MARG, BHUBANESWAR - 751001  
Visit us at: <http://www.bdabbsr.in>

No. 109 /EM /BDA, Bhubaneswar, the 11 th. Feb'2013

To

M/s Kriday Realty Private Limited  
Plot No. 59/c, Jayadurganagar  
Bomikhal, Bhubaneswar

Sub: Approval of external infrastructure such as storm water drainage, sewerage disposal & road for construction of B+G+13 & B+G+18 floors over plot No. 87/1264 & 87/1263, Khata No. 421 Mouza-Sankarpur, Bhubaneswar in phase-1 & 2.

Ref: Your letter No. Nil dated 18.9.2012 & Letter No. Nil dated 21.01.2013

Sir,

The proposal furnished by you for external infrastructure such as storm water drainage received vide your letter referenced above has been examined. As per the site feasibility, the proposal for disposal of storm water drainage, sewerage & providing approach road is approved as mentioned below.

### Storm Water Drain

Out of the total storm water 960 cum/hr only 190 cum/hr (i.e. 20%) should be considered for discharging in 19 nos. of recharge pits having following specifications:

1. Each recharge pit will consists of a 3m dia and 2m deep collection pit.
2. The collection pit will have a 200mx150m dia central bore of 8m depth from the lowest over burden strata (i.e. from bottom of the PVC casing pipe) to discharge the storm water to the ground aquifer through natural filter.
3. The brick masonry rainwater harvesting structure will be filled totally with gravel of size 10 mm to 12mm & coarse sand minimum 0.3m thick in layers. The bottom of rainwater harvesting pit should have 45-degree slope towards the central bore.

The balance storm water i.e. 770 cum/hr is recommended to be discharged through the peripheral drain of M/s Trident Properties Pvt. Ltd. M/s Kriday Realty Private Limited may obtain the required invert levels & accordingly a revised storm water drainage plan may be furnished for approval by BDA. M/s Kriday Realty Private Limited should bear the land acquisition charges to be incurred by BDA for acquiring land acquisition for an approximate length of 180 m along the proposed 200'-0" master plan road as shown in the map (copy enclosed) i.e. from A to B and also bear the cost of construction of the said storm water drain from 'A' to 'B'.

### Sewerage disposal

M/s Kriday Realty Private Limited is to obtain necessary permission from OWSSB (Odisha Water Supply & Sewerage Board) for discharging the effluent of STP in the trunk sewerage line proposed to be laid through the proposed 40' wide road by the side of Sankarpur land.

Also M/s Kriday Realty Private Limited shall develop 20'-0" wide road over BDA land with 10'-0" width B.T. carriage way for facilitating trunk sewerage line by OWSSB (Odisha Water Supply & Sewerage Board).

The invert levels of trunk sewerage line may also be obtained from OWSSB (Odisha Water Supply & Sewerage Board) & accordingly the invert levels of feeding line from STP may be redesigned & furnished for approval of BDA.

Since the drain networking system & laying of trunk sewerage line by OWSSB (Odisha Water Supply & Sewerage Board) & acquisition of land etc. mentioned above would take some time, M/s Kriday Realty Private Limited is granted go-ahead permission for the aforesaid projects. However the occupancy certificate will be issued only after completion of above mentioned infrastructure work by the firm with due certification by Engineering wing.

Encl: as above.

Yours faithfully

\_\_\_\_\_  
11/2/15  
Chief Engineer-cum-Engineer member ✓  
BDA, Bhubaneswar

Memo No. \_\_\_\_\_ date. \_\_\_\_\_

Copy to P.S. to V.C. for kind information of Vice-chairman, BDA.

\_\_\_\_\_  
Chief Engineer-cum-Engineer member  
BDA, Bhubaneswar

Memo No. \_\_\_\_\_ date. \_\_\_\_\_ Feb. 2013 Copy to  
Planning Member for information & necessary action. He is requested to intimate the  
firm for payment of required scrutiny fee & supervision fee to BDA...

\_\_\_\_\_  
Chief Engineer-cum-Engineer member  
BDA, Bhubaneswar



**BHUBANESWAR DEVELOPMENT AUTHORITY**  
**AKASHSHOVA BUILDING, SACHIVALAYAMARG, BHUBANESWAR.**

**FORM-II**

[See Rule -10(5) of ODA (P&BS) Rules, 2020]

No. 52316 /BDA, Bhubaneswar,  
 File No. BPBA-RV-17/2022

Dated... 31/12/2022

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Orissa Act, 1982) is hereby granted in favour of in favour of Kriday Reality(P) Ltd.

For **revised building plan (addition/alternation) of Tower nos (5 , 6 , 7, 8) with integrated basement+Ground+21 storied residential building and G+2 storied retail commercial building (Phase- III) over plot No. 87/1263 & 87/1264, Khata No.421, Mouza : Shankarpur** under Bhubaneswar Municipal Corporation within the Development area of Bhubaneswar subject to following Parameters and conditions.

**1. AREA STATEMENT (In Sqm.)**

Plot Area- 48575.96 Sq.m (Ac 12.00 dec)

Particulars	No of Floor	Total area approved (Sqm)	Existing (Sqm)	Proposed (Sqm)	No of Units	Proposed use
<b>A. Existing Towers in Phase- I &amp; II (Occupancy Certificate already obtained )</b>						
Tower No.- 1 & 2	G+13	13615.60	13615.60	--	222	LIG
Tower No.- 3 & 4	G+16	23435.36	23435.36	--	202	Residential
Tower No.- 9 & 10	G+15	21195.40	21195.40	--	190	Residential
Tower No.- 11 & 12	G+14	19861.56	19861.56	--	178	Residential
CLUB	G+1	1350.64	1350.64	--	--	House Owners Society Office /Recreational
<b>Total BUA for Phase- I &amp; II</b>		<b>79458.56</b>	<b>79458.56</b>	--	<b>792</b>	--
<b>Envelope Basement Area</b>		<b>33346.68</b>	<b>33346.68</b>	--	--	--
<b>B. Proposed Revision for Phase- III Development</b>						
Tower No.- 5	G+21	13399.31	--	14574.653	105	6 nos. L.I.G. & 99 nos. others type flat
Tower No.- 6	G+21	13335.19	--	15009.512	105	6 nos. L.I.G. & 99 nos. others type flat
Tower No.- 7 & 8	G+21	26655.18	--	30029.072	208	Tower 7 : 6 nos. L.I.G. & 99 nos. others type flat & In Tower 8 : 4 nos. L.I.G. & 99 nos. others type flat
Retail Commercial Building	G+2	721.93	--	878.899	--	Retail Commercial
<b>Total BUA for Phase- III</b>		<b>54111.61</b>	--	<b>60492.134</b>	<b>418</b>	--
<b>TOTAL BUA Phase- I, II &amp; III</b>		<b>133570.17</b>	<b>79458.56</b>	<b>60492.134</b>	<b>1210</b>	--

## 1A. Details of Tower-wise Area Statement for Proposed Buildings:

1) TOWER - 5: G + 21 Multi- storied Residential Building								
Floor	Built-up Area per Floor	Total Built up Area	FAR Exempted Area				F.A.R. Area per Floor	Total F.A.R. Area
			Balcony	Alcove Area	Parking	Fire Shaft		
GROUND FLOOR	625.606	625.606	-	-	285.556	19.219	320.831	320.831
1st & 2nd FLOOR	647.948	1295.897	-	2.279	-	19.169	626.500	1253.000
3rd TO 5th FLOOR	650.892	1952.675	-	2.279	-	19.019	629.593	1888.780
6th TO 19th FLOOR	650.892	9112.482	23.981	2.279	-	19.019	605.613	8478.578
20th FLOOR	650.892	650.892	23.981	2.279	-	19.019	605.613	605.613
21st FLOOR	572.415	572.415	15.973	2.279	-	19.019	535.144	535.144
Area Above Roof for Mumty, LMR & O.H.R., Str. For Solar PV	-	364.687	-	-	-	-	-	-
<b>TOTAL</b>		<b>14574.653</b>						<b>13081.945</b>

SOCIETY AREA FOR 105 NOS. FLAT OF 105 SQM. AREA TO BE PROVIDED IN EXISTING CLUB ( TOTAL CLUB AREA = 1350.64 SQM.)

## 2) TOWER - 6: G + 21 Multi- storied Residential Building

Floor	Built-up Area per Floor	Total Built up Area	Free Area From F.A.R.				F.A.R. Area per Floor	Total F.A.R. Area
			Balcony	Alcove Area	Parking	Fire Shaft		
GROUND FLOOR	644.608	644.608	-	-	278.783	18.079	347.746	347.746
1st & 2nd FLOOR	667.213	1334.426	-	2.279	-	18.079	646.855	1293.710
3rd TO 5th FLOOR	667.275	2001.826	-	2.279	-	18.079	646.917	1940.752
6th TO 19th FLOOR	667.275	9341.856	24.598	2.279	-	18.079	622.319	8712.472
20th FLOOR	667.275	667.275	24.598	2.279	-	18.079	622.319	622.319
21st FLOOR	589.127	589.127	16.407	2.279	-	18.079	552.362	552.362
Area Above Roof for Mumty, LMR & O.H.R., Str. For Solar PV	-	430.392	-	-	-	-	-	-

TOTAL

15009.512

13469.361

SOCIETY AREA FOR 105 NOS. FLAT OF 105 SQM. AREA TO BE PROVIDED IN EXISTING CLUB ( TOTAL CLUB AREA = 1350.64 SQM.)

**3) TOWER - 7: G + 21 Multi- storied Residential Building**

Floor	Built-up Area per Floor	Total Built up Area	Free Area From F.A.R.				F.A.R. Area per Floor	Total F.A.R. Area
			Balcony	Alcove Area	Parking	Fire Shaft		
GROUND FLOOR	644.608	644.608	-	-	300.973	18.079	325.555	325.555
1st & 2nd FLOOR	667.213	1334.426	-	2.279	-	18.079	646.855	1293.710
3rd TO 5th FLOOR	667.275	2001.826	-	2.279	-	18.079	646.917	1940.752
6th TO 19th FLOOR	667.275	9341.856	24.598	2.279	-	18.079	622.319	8712.472
20th FLOOR	667.275	667.275	24.598	2.279	-	18.079	622.319	622.319
21st FLOOR	589.127	589.127	16.407	2.279	-	18.079	552.362	552.362
Area Above Roof for Mumty, LMR & O.H.R., Str. For Solar PV	-	430.392	-	-	-	-	-	-
<b>TOTAL</b>		<b>15009.512</b>						<b>13447.170</b>

SOCIETY AREA FOR 105 NOS. FLAT OF 105 SQM. AREA TO BE PROVIDED IN EXISTING CLUB ( TOTAL CLUB AREA = 1350.64 SQM.)

**4) TOWER - 8: G + 21 Multi- storied Residential Building**

Floor	Built-up Area per Floor	Total Built up Area	Free Area From F.A.R.				F.A.R. Area per Floor	Total F.A.R. Area
			Balcony	Alcove Area	Parking	Fire Shaft		
GROUND FLOOR	654.657	654.657	-	-	316.144	18.079	320.433	320.433
1st & 2nd FLOOR	667.213	1334.426	-	2.279	-	18.079	646.855	1293.710
3rd TO 5th FLOOR	667.275	2001.826	-	2.279	-	18.079	646.917	1940.752
6th TO 19th FLOOR	667.275	9341.856	24.598	2.279	-	18.079	622.319	8712.472
20th FLOOR	667.275	667.275	24.598	2.279	-	18.079	622.319	622.319
21st FLOOR	589.127	589.127	16.407	2.279	-	18.079	552.362	552.362

Area Above Roof for Mumty, LMR & O.H.R., Str. For Solar PV	-	430.392	-	-	-	-	-	-
<b>TOTAL</b>		<b>15019.560</b>						<b>13442.048</b>
SOCIETY AREA FOR 103 NOS. FLAT OF 103 SQM. AREA TO BE PROVIDED IN EXISTING CLUB ( TOTAL CLUB AREA = 1350.64 SQM.)								
<b>TOTAL NO FLATS IN ALL TOWERS</b>	=	<b>418</b>	<b>NOS.</b>					
REQUIED L.I.G. FLAT 5% OF TOTAL NO OF FLAT	=	21	NOS.	As per the provision of the Development Agreement				
L.I.G. FLAT PROVIDED	=	22	NOS.					
<b>5) RETAIL COMMERCIAL BUILDING</b>								
Floor	Built-up Area per Floor	Total Built up Area	Free Area From F.A.R.				F.A.R. Area per Floor	Total F.A.R. Area
			Balcony	Alcove Area	Parking	Fire Shaft		
GROUND FLOOR	282.295	282.295	-	-	207.037	-	75.258	75.258
1st & 2nd FLOOR	274.422	548.845	-	-	-	-	274.422	548.845
Area Above Roof Level		47.760	-	-	-	-	-	-
<b>TOTAL</b>		<b>878.899</b>						<b>624.103</b>

Total Residential Built-Up Area	=	59613.235	SQM.
Total Built-Up Area towards Retail Commercial	=	878.899	SQM.
<b>Grand Total Built-up Area for Phase- III Development</b>	<b>=</b>	<b>60492.134</b>	<b>SQM.</b>
Total Residential Built-up area towards FAR	=	53440.524	SQM.
Total Commercial Built-up area towards FAR	=	624.103	SQM.
<b>Grand Total Built-up Area towards FAR for Phase- III Development</b>	<b>=</b>	<b>54064.627</b>	<b>SQM.</b>
Proposed FAR for Phase- III Development	=	1.113	
<b>Total FAR for Phase- I, II and III</b>	<b>=</b>	<b>2.749</b>	

#### 1B. Details of Proposed Parking Area

<b>Required Parking For Phase III (30% Of Built-Up Area For Residential &amp; 40% Of Built Up Area For Retail)</b>			
Built-Up Area For Residential & 40% Of Built Up Area For Retail)	=	17282.416	SQM.
Parking provided at Basement for Phase- III	=	13187.000	SQM.
Parking provided at ground level for Phase- III	=	1388.493	SQM.
Total covered parking provided for Phase- III	=	14575.493	SQM.
Parking provided at ground level (open) for Phase- III	=	2733.107	SQM.
<b>Total parking provided for Phase- III</b>	<b>=</b>	<b>17308.599</b>	<b>SQM.</b>

### 1C. Details of Plantation Area & RWH Pits

Total Plot Area	=	48575.31	SQM.
Required nos. Of tree @ 1 no. tree per 80 sqm. of plot area	=	607	NOS.
Total virgin green area provided	=	9997.585	SQM.
<b>Total no. of trees provided</b>	=	<b>610</b>	<b>NOS.</b>
Total roof area for phase III	=	3028.506	SQM.
Required recharge pit volume	=	181.710	CUM.
Provided 8 nos. recharge pit of dimension 3.0 x 3.0 x 3.0 (d)	=	216	CUM.

### 2. SETBACKS AND BUILDING HEIGHT(IN MTR):-

Item	Setback required	Setback Proposed
<b>A. Residential Towers (Tower- 5, 6, 7 &amp; 8): (G+21 storied building)</b>		
Front Set Back	9.00 Mtr all around	16.410 mtr.
Rear Set Back		18.996 mtr.
Left Set Back		23.424 mtr.
Right Set Back		33.189 mtr.
<b>B. Envelope Basement</b>		
Front Set Back	3.00 Mtr all around	3.00 mtr
Rear Set Back		3.00 mtr
Left Set Back		32.28 mtr.
Right Set Back		142.61 mtr..
<b>C. Retail commercial( G+2 storied building)</b>		
Front Set Back	2.0 Mtr all around	20.41 mtr
Rear Set Back		2.454 mtr
Left Set Back		More than 2.00 mtr.
Right Set Back		22.963 mtr.
<b>Height of Building Blocks</b>		
Residential Tower Tower- 5,6, 7 & 8 (G+21 storied building)	Total Building Height from the Plinth to roof Level- 66.00 Mtr.	As per the NOC vide no.- BHUB/ EAST/ B/ 090221/ 573242 from AAI, the maximum permissible height is 81.07 Mtr.
Retail commercial (G+2 storied)	Total Building height from the Ground Level- 11.40 mtr.	

- The building shall be used exclusively for **Residential Apartment and Retail Commercial** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **17308.599 Sq. Mtr. For Phase- III Development** (Covered + Open Parking) as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose.

6. The land over which construction is proposed is accessible by an approved means of access of **30.48 Mtr** in width.
7. The land in question must be in lawful ownership and peaceful possession of the applicant.
8. **The permission granted under these rules/ regulations shall remain valid up to three years from the date of issue.**
9. In case the construction of the building is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above validity period on payment of fee as prescribed under ODA CAF Rules, 2016.
10. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or technical person(s) or Project Management Organization/Architect under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, or under any other law for the time being in force.
- (ii) Approval of plan would mean granting of permission to construct under these regulations in force only and shall not mean among other things;
- (a) The title over the land or building;
  - (b) Easement rights;
  - (c) Variation in area from recorded area of a plot or a building;
  - (d) Structural stability
  - (e) Workmanship and soundness of materials used in the construction of the buildings
  - (f) Quality of building services and amenities in the construction of the building,
  - (g) The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc and
  - (h) Other requirements or licenses or clearances required to be obtained for the site /Premises or activity under various other laws.
11. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
12. Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC 2016 and these rules/ regulations.
13. **The owner /applicant shall;**
- (a) Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the regulations;
  - (b) Obtain, wherever applicable from the competent Authority permissions/clearance required in connection with the proposed work;

- (c) **Submit stage-wise construction report.** Penalty shall be imposed as per Rule 14 of ODA (P&BS) Rules, 2020 in case of non-submission of the same.
- (d) **Engage an Accredited person for third party verification at plinth and ground floor roof level.** Upon detection of unauthorized construction in the Third Party Verification report, the applicant shall be imposed a fine as prescribed under sub-rule (3) of Rule 15 of ODA (P&BS) Rules, 2020.
- (e) Give written notice to the Authority before commencement of work in building site in Form-V, periodic progress report in Form-VIII and notice of completion in form-VI as appended to ODA (CAF) Rules, 2016.
- (f) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
14. Wherever tests of any material are made to ensure conformity of the requirements of the regulations in force, records of the test data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
15. If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violations of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.

**16. This permission is accorded on deposit of the following;**

Item	Amount (in INR)	Amount in words
<b>Scrutiny fee</b>	INR 6,16,415.00	Rupees Six Lakh Sixteen Thousand Four Hundred Fifteen only.
<b>Sanction fee</b>	INR 30,33,396.00	Rupees Thirty Lakh Thirty Three Thousand Three Hundred Ninety Six only
<b>CWWC</b>	Applicable: INR 1,18,52,805.00  <b>Deposited:</b> INR 39,50,935.00	<b>Applicable:</b> Rupees One crore Eighteen Lakh Fifty Two Thousand Eight Hundred Five only. <b>Deposited:</b> Rupees Thirty Nine lakh Fifty Thousand Nine Hundred Thirty Five only  <i>Note: Deposited 1st instalment i.e. 1/3rd of the applicable fee, in accordance with BDA Office Order No. 30015/BDA dated 12.12.2019.</i>
<b>Shelter Fee</b>	Applicable: INR 2,88,61,322.00  <b>Deposited:</b> INR 72,15,331.00	<b>Applicable:-</b> Rupees Two crore Eighty Eight Lakh Sixty One thousand Three Hundred Twenty Two only <b>Deposited:-</b> Rupees Seventy Two Lakh Fifteen Thousand three hundred thirty one only  <i>Note: Deposited 1st instalment i.e. 1/4th of the applicable fee, in accordance with Clause no. 4.1.1.5 (b) of the Policy for Housing for All in Urban Areas, Odisha, 2015 notified vide H&amp;UD Department's notification number 1810-HUD-HU-POLICY-0002-2018/HUD dated 29.12.2020</i>

<b>Purchasable FAR</b>	<b>Applicable:</b> Rs 4,99,86,390.00	<b>Applicable:-</b> Rupees Four crore Ninety Nine Lakh Eighty Six Thousand only
	<b>Deposited:-</b> <b>1,24,96,598.00</b>	<b>Deposited:-</b> Rupees One crore Twenty four lakh ninety six thousand five hundred ninety eight only
Note: Deposited 1st instalment, i.e. 25% of applicable fee as per Rule 8(4) of ODA (P&BS) Rules, 2020.		

**17. The applicant shall deposit the subsequent installments towards deposit of fees, as per the following.—**

- The applicant shall deposit the balance Shelter fee amounting to INR 2,16,45,991.00 as per Clause no. 4.1.1.5 (b) of the Policy for Housing for All in Urban Areas, Odisha, 2015 notified vide H&UD Department's notification number 1810-HUD-HU-POLICY-0002-2018/HUD dated 29.12.2020
- The applicant shall deposit the balance Construction Workers Welfare Cess (CWWC) amounting to INR 79,01,870.00 as per BDA Office Order No-30015 dt.12.12.2019.
- The applicant shall deposit the balance Purchasable FAR amounting to INR 3,74,89,792.00 as per Rule 8 (4) of ODA (P&BS) Rules, 2020.

**18. Other conditions to be complied by the applicant area as per the following:**

- Storm water from the premises of roof top shall be conveyed and discharged to the rain water recharging pits as per Rule - 47 of ODA (Planning & Building Standards) Rules, 2020.
- The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- Atleast 10% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors and in all other cases as per norms under sub-rule (12) of Rule 37 of ODA (P&BS) Rules 2020.
- Barrier-free access for physically challenged, differently abled person, elderly and children shall be provided as per Rule 46 of ODA (P&BS) Rules, 2021
- Atleast 50% of the open space shall be pervious and plantation @ one tree per 80 Sq.mtr. of the plot area shall be made by the applicant as per provision under Rule-30 of ODA (P&BS) Rules, 2020.
- Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater.
- Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area.
- All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.
- House owner's society office and assembly area at the rate of one square meter floor space per flat shall be provided and the minimum area shall not be less than 12 square meters.

- The building shall not be put to any use other than the purpose for which the permission is accorded.
- xi. Rooftop Solar Energy Installation shall be provided as per ODA (Planning & Building Standards) Rules, 2020.
  - xii. Public Washroom Complex with outdoor signage shall be provided as per Rule 50 of ODA (P&BS) Rules, 2020 and the same shall have direct access from outside the plot i.e. direct access from the road, so as to permit usage by the general public.
  - xiii. As per the proposal, Control Room with same functionality of ICT landing point shall be provided in the Ground Floor of Tower No.-6.
  - xiv. STP and other utilities, if provided within minimum setback area shall not be allowed above ground level and shall only be constructed below ground level; and the same shall be appropriately covered for movement of vehicle/people above it.
  - xv. Guard room, electric cabin, sub-station, area for generator set, ATM, etc, if provided shall not be allowed within minimum setback area.
  - xvi. Provision of cycle tracks along internal road shall be provided within the site.
  - xvii. The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
  - xviii. If the construction / development are not as per the approved plan / deviated beyond permissible norms; action shall be initiated against the applicant/builder/developer as per the provisions of the ODA Act, 1982 / Rules / Regularization.
  - xix. The concerned Architect / Applicant / Developer are fully responsible for any deviations additions & alternations beyond approved plan/ defective construction etc. shall be liable for action as per the provisions of the Rule.
  - xx. The Authority shall in no way be held responsible for any structural failure and damaged due to earthquake/cyclone/any other natural disaster.
  - xxi. The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC/ clearance of PHD vide letter no 10580 dtd 24.05.12, Odisha Fire Service (OFS) recommendation vide no. RECOMM1204130012022000549 on dt. 05.04.2022, NOC from AAI vide NOC ID BHUB/EAST/090221/573242 dtd. 22.09.2021 and State level Environment Impact Assessment Authority (SEIAA) vide their letter no. 1997/ SEIAA dated 24.04.2013.
  - xxii. The electrical installation within the building and building premises shall be undertaken as per the Electrical Layout Plan prepared by an Electrical Engineer registered with DTP, Odisha and the Occupancy Certificate shall not be issued without submission of certificate from the registered electrical engineer that the electrical installation within the building and building premises are in complete adherence to the specification, standards and code of practice recommended in the National Building Code of India.
  - xxiii. All the fire fighting installation etc are to be ensured and maintained by the applicant as per NBC-2016 .

- xxiv. No storm water/water shall be discharged to the public road/public premises and adjoining plots.
- xxv. Adhere to the provisions of ODA (Planning & Building Standards) Rules-2020 strictly and conditions thereto.
- xxvi. The applicant shall obtain ORERA registration as per the affidavit submitted by applicant and submit the ORERA Registration Certificate at the time of submission of application for issue of Occupancy Certificate.
- xxvii. The number of dwelling units so approved shall not be changed in any manner.
- xxviii. The construction of the building (s) shall be in strict adherence of the structural plan and design vetted by IIT, Bhubaneswar vide their letter dated 28.06.2022.
- xxix. All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.
- xxx. The applicant shall execute the EIDP approved by C.E.-cum-E.M. BDA in accordance with Clause no. 3.2.4 of the SOP for Approval of External Infrastructure Development Plan (EIDP) and deposit of External Infrastructure Development Fee in case of Urban Local Bodies and Rural Local Bodies located within Bhubaneswar Development Area issued vide no. 2360/BDA dtd 18.01.2021.

After completion of the external infrastructure, the applicant shall obtain the written recommendation of the EIDP committee regarding satisfactory completion of infrastructure as per the approved EIDP. The applicant shall apply for issue of NOC from Engineer Member, BDA after recommendation of the Committee. Occupancy Certificate shall be issued only after obtaining the NOC from Engineer Member, BDA in accordance with Clause 3.2.6.

- xxxi. The applicant shall submit Fire Safety Certificate before issue of the Occupancy Certificate.
- xxxii. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in a conspicuous place a copy of the building permit and copy of approved drawing and shall place a display board on site with details and declaration as given at Annexure-I.

By order

  
PLANNING MEMBER/AUTHORISED OFFICER  
Bhubaneswar Development Authority

Memo No. 523/7 /BDA, Bhubaneswar, Dated 31/12/2022

Copy forwarded along with two copies of the approved plan to The Authorized Signatory, M/S Kriday Realty Pvt Ltd, Plot No.87/1263/1802 & 87/1264, Mz: Shankarpur, Bhubaneswar- 751019 for information and necessary action.

  
PLANNING MEMBER/AUTHORISED OFFICER  
Bhubaneswar Development Authority.

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation/Executive Officer, Khurda Municipality/Executive Officer, Jatni Municipality /Executive Officer Pipili NAC for information.

**PLANNING MEMBER/AUTHORISED OFFICER**

Bhubaneswar Development Authority

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar ( in case of lease plot) /Director of Town Planning ,Odisha, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

**PLANNING MEMBER/AUTHORISED OFFICER**

Bhubaneswar Development Authority



STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, ODISHA  
 5RF-2/1, Unit-IX, Bhubaneswar-751022, Tel: 0674-3512840, Email:  
 seiaaodisha@gmail.com  
 (A statutory body constituted by Ministry of Environment, Forest & Climate Change  
 under Environment (Protection) Act, 1986)

File No. SIA/OR/MIS/78819/2022

Dated 16<sup>th</sup> May, 2023.

To  
 Mr. Siddhartha Roy; General Manager  
 M/s Kriday Realty Private Limited  
 At Mouza- Sankarpur, Bhubaneswar, Odisha

Sub: Proposal for grant of EC for Expansion with Modification of "ARIANA", Multistoried Residential complex at Mouza- Sankarpur, Bhubaneswar, District Khorda, of M/s Kriday Realty Private Limited - reg.

Ref: Minutes of the 116<sup>th</sup> meeting of SEIAA held on 26.04.2023 & 27.04.2023.

Sir,

In inviting a reference to the above cited subject, I am directed to inform you that the proposal was placed in the meeting of SEIAA held on 26.04.2023 for consideration of EC. The authority perused the recommendation of SEAC and submission of PP vide their letter no. Nil dated 05.09.2022. The following are the observation:

1. The PP was granted EC vide letter no. 1197/SEIAA dated 24.04.2013 which was valid for 10 years i.e. upto 23.04.2023(as per Notification S.O.1807(E) dated 12.04.2022).
2. The EC issued for 12-Towers having a total built-up area of 1,85,1776.3 sq.m and Consent to Operate (CTO) has been obtained for the same area i.e. 1,85,1776.3 sq.m vide SPCB letter No.1238 dated 30.01.2019. Again, there is no information regarding the built-up area for which occupancy certificate has been obtained from BDA. At present, there is no scope of further EC unless the CTO /occupancy certificate is revised.
3. The undertaking given by the PP while obtaining the EC dated 24.04.2013 regarding discharge of storm water quantity of 770 cum/hour has not yet been fully complied with. Any further addition of dwelling unit will only lead to increase in storm water quantity without proper arrangement for discharge of the same.
4. The original EC dated 24.04.2013 contains 50 conditions. The certified compliance report furnished by MoEF & CC, IRO, Bhubaneswar vide their file no. 109-1145/EPE after inspecting the site on 13.01.2023 shows that out of 50 EC conditions, 19 no. are fully complied, 20 no. are partially complied and 11 no. are not complied even after 10 years.

After detailed deliberation in the matter, the Authority decided to reject the application for expansion with modification of "ARIANA", multi-storeyed residential complex located at Mouza- Sankarpur, Bhubaneswar, District Khorda, Further, the PP may apply afresh after obtaining revised CTO and occupancy certificate with full compliance of previous EC conditions.

Therefore, you are requested to comply with the observation of the Authority and submit the proposal afresh. This is for you kind information.

Yours faithfully,

D. Nayak  
 Environmental Engineer

ENVIRONMENTAL  
CLEARANCE

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

To,

The General Manager - Projects  
KRIDAY REALTY PRIVATE LIMITED  
Avishikta-1, Flat No.1D 601, 369/1 Purbachal Kalitala Road, Haltu -  
700078

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/OR/INFRA2/430852/2023 dated 26 May 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC23B039OR184012  |
| 2. File No.                                | 430852/509-INFRA2/05-2023   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B   |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Environment Clearance for Expansion with Modification of "ARIANA", Multistoried Residential complex at MouzaSankarpur, Bhubaneswar, Odisha. |
| 7. Name of Company/Organization            | KRIDAY REALTY PRIVATE LIMITED   |
| 8. Location of Project                     | ODISHA  |
| 9. TOR Date                                | N/A   |

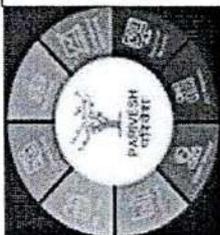
The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 30/06/2023

(e-signed)  
Dr. K. Murugesan, IFS  
Member Secretary  
SEIAA - (ODISHA)

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*



**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, ODISHA**  
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 statutory body constituted by Ministry of Environment, Forest & Climate Change under Environment  
 (Protection) Act, 1986

**SEIAA File No. 430852/509-INFRA2/05-2023**

**Subject:** Application of EC of M/s Kriday Realty Pvt. Ltd for proposed Expansion with Modification of Project "TATA ARIANA". Multistoried Residential complex with Total Plot area of 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Existing EC: 1,85,176.33Sqmt, proposed modified/revised Builtup-1,71,593.75 Sqmt) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda-**Environmental Clearance reg.**

This has reference to your online proposal No. SIA/OR/INFRA2/430852/2023 dated 26.05.2023, submitted to SEIAA, Odisha for grant of Environmental Clearance (EC) for proposed Expansion with Modification of Project "TATA ARIANA", Multistoried Residential complex with Total Plot area of 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Earlier EC granted: 1,85,176.33Sqmt, Existing Builtup area—1,12,805.24 Sqmt.(8 Towers Completed) Modified builtup area-1,71,593.75Sqmt(4 Towers-proposed builtup area-58788.51 Sqmt.) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda by M/s. Kriday Realty Pvt.Ltd. filed by Sri Siddhartha Roy, GM-Projects in terms of the provisions of the Environment Impact Assessment(EIA) Notification, 2006 under the Environment(Protection) Act,1986 and subsequent amendments thereto.

**2.Proposal in Brief:-**

Proposal No.	SIA/OR/INFRA2/430852/2023
Date of application	26.05.2023
File No.	430852/509-INFRA2/05-2023
Project Type	EC (expansion with modification)
Category	B1
Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
Name of the Project	Proposal for EC for proposed Expansion with Modification of Project "TATA ARIANA". Multistoried Residential complex with Total Plot area of 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Earlier EC granted: 1,85,176.33Sqmt, Existing Builtup area—1,12,805.24 Sqmt,(8Towers Completed) Modified builtup area-1,71,593.75Sqmt (4 Towers-proposed builtup area-58788.51 Sqmt.) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda,
Name of the company/Organization	Applicant: M/s Kriday Realty Pvt.Ltd.; Sri. Siddhartha Roy; General Manager - Projects

AA



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Location of Project	At Mouza- Sankarpur, Tahasil-Bhubaneswar District- Khorda
ToR Date	29.04.2022

**3. Project Details:** The highlights of the proposal as ascertained from the application and as revealed from proceedings/discussion held during the meeting of SEAC/SEIAA, are given as under.

- (i) The proposal is for Expansion with Modification of "ARIANA", Multistoried Residential complex 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Earlier EC granted: 1,85,176.33Sqmt, Existing Builtup area—1,12,805.24 Sqmt,(8Towers Completed) Modified builtup area-1,71,593.75Sqmt(4 Towers-Proposed builtup area-58788.51 Sqmt.) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda by M/s. Kriday Realty Pvt.Ltd. filed by Sri Siddhartha Roy,GM-Projects.
- (ii) M/s Kriday Realty Pvt.Ltd. has proposed for expansion with modification of Residential Project "TATA ARIANA" located at Mouza - Sankarpur, Tahasil-Bhubaneswar, in the district of Khorda in Odisha. The project site is coming under Bhubaneswar Municipality area.
- (iii) Earlier, the project has been granted environmental clearance vide letter no - 1997/SEIAA on dated 24.04.20213 for construction of 12 Towers having total builtup area of 1,85,176.33 Sqmt (including Basement) & 1,32,395.7 sqm (Excluding Basement area). The proposed project of 12 Towers could not be completed within the stipulated time period as per agreement with BDA and only 8 Towers were completed with total built up area of 1,12,805.24 Sqmt. The CTO was granted for 12 Towers by SPCB which was subsequently revised to 8 Towers vide their letter no.7629/IND-I-CON-6662 dated 11.05.2023. The Occupancy certificate for 8 Towers has already been granted by BDA. Since, this was a Project on PPP basis with BDA for completion of 12 Towers, the agreement with BDA for completion of the project expired in the year 2017 & extension of time (EoT) to complete the project was received only in December'2021 from BDA. During this period, the building proposal was revised for expansion and modification for the remaining 4 Towers.
- (iv) The PP has submitted the proposal for construction of the remaining 4 Towers for which EC was already granted in 24.04.2013. The ToR application for construction of the remaining 4 Towers was submitted on 27.04.2022 and Standard ToR was granted by vide letter no. File No.76188/83-MIS/04-2022 dated 29.04.2022 for undertaking detailed EIA studies for the project.
- (v) Location and Connectivity – The proposed site is located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District-Khordha. The Geographical co-ordinates of the project site are Latitude: 20°15'47.40"N & Longitude: 85°45'22.72"E. The site is very near to NH 5 is approx. 0.92km. The nearest railway station is Bhubaneswar Railway Station approx. 9.3 km from the project site. Biju Patnaik International Airport is at a distance of approx. 7km from the project site. Chandka-Dampara Wild Life Sanctuary is about 7.71 km. Nandankanan Wild Life Sanctuary is about 14km.

DSE



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(vi) The Detailed area Statement of the building Project:

S. No.	Project Activity	Details	Work completed	Work Yet to be completed
i)	Plot Area	Total Plot Area: 48575.31 sqm. (12.00 Acre/ 4.857531 Ha), In Possession-201537.49 sqm		
ii)	Ground coverage	9,977.279 (20.5%)	6918.703 (14.2%)	3058.576 (6.3%)
iii)	Road Area	8075.162		
iv)	Green belt (plantation area )	9997.585		
v)	Green belt above Podium	8195.295		
vi)	Service Area	515.522		
vii)	Swimming Pool	269.383		
viii)	open parking area	5800.365		
ix)	Proposed FAR	Permissible -2.75 Proposed - 2.749		
x)	Built Up Area	EC obtained for 12 Towers with built-up area of 1,85,176.33 m <sup>2</sup> (including Basement) & 132395.7 sqm (Excluding Basement area)		
		The total built-up area after modification will be decreases from 1,85,176.33 m <sup>2</sup> (including Basement) to 171593.75 m <sup>2</sup>	Existing-79458.56 sqm (Excluding Basement) 112805.24 sqm (Including Basement))	Proposed built up area-58788.51 sqm
xi)	Landscape Area Total Green belt (plantation area) 20.6 % Green belt above Podium 16.9 %	18192.88 sqm (37.5 %)	Green belt (plantation area) 9997.585 sqm	
			Green belt above Podium 8195.295 sqm	
xii)	Parking Area	Total parking area -	Existing 8 Towers =	Proposed 4 Towers &

D.M.



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S. No.	Project Activity	Details	Work completed	Work Yet to be completed
	30 % percentage of total built-up area towards FAR	41,685.917	24377.318 Sqm (31% of Built up area )	= 17308.599 Sqm (30% of Built up area )
xiii)	Maximum height of building	66 m	-(G+13, G+14 , G+15 & G+16) -51 m	Proposed – ( G+21) -66 m
xiv)	No. of Units	1210 nos.	792	418 Total no of L.I.G. Flats=244 nos (Which is more than 20% of total nos. of Flats)
xv)	Total project cost	Rs. 557 Cr	Rs. 346 Cr	Rs. 211

(vii) Water Requirement – During Operation phase, the total water requirement for proposed 4 towers will be approx. 323 KLD (domestic + flushing), out of which total domestic water requirement for residential is 215 KLD, flushing water is 108 KLD. The total fresh water requirement is 215 KLD (daily basis for residential blocks for domestic requirement). The total fresh water requirement for the total project(12Towers) is approx. 895 KLD, out of which total domestic water requirement for residential is 589 KLD, flushing water is 306 KLD. Therefore, the total fresh water requirement will be 589 KLD (daily basis for residential blocks for domestic requirement).

(viii) Waste water Generation & Management- It is expected that the total project will generate 719KLD of waste water. A total of 530 KLD of waste water is generated from existing 8 towers and 189 KLD will be generated from proposed 4 towers. The wastewater will be treated in a STP having capacity of 860 KL (provided for Existing and proposed sewage water Treatment) provided within the complex generating 576 KLD of recoverable treated waste water from STP which will be recycled within the project. During dry season, zero discharge will be followed and during monsoon period surplus treated wastewater 140 KLD will be discharged into municipal sewer after due permission from the competent authority. Sewerage treated water can be reused in toilet flushing & landscaping to reduce the load on fresh water. Therefore, the total fresh water requirement will be approx. 895 KLD for the project., out of which total domestic water requirement for residential is 589 KLD, flushing water is 306 KLD. The total fresh water requirement is 589 KLD (daily basis for residential blocks for domestic requirement).

(ix) Rainwater Harvesting Pits-Total no. of Rainwater Harvesting pits provided for the project will be 08 nos.

(x) Power Requirement - The overall maximum demand is approximately 4384.49 KW or 6000kVA at power factor 0.9. It is proposed to have Grid supply at 33KV from Electricity Supply Company. It is proposed to have 100% Power Backup for Common Area Services and limited for each flat. The Back-up power shall be provided by 415 Volt DG Sets. Total

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- Backup power load is 3530 KVA which will be met by 3 nos. 1010 kVA, 1 no. 500 KVA 415 DG sets. Solar Power proposed for 4 towers is 100KW.
- (xi) Solid waste Management - During operation phase, waste comprise of municipal waste majorly. Total waste generation after overall development of the project is estimated to be 3381 kg/day. Waste will be segregated into recyclable, compostable and inert waste. Apart from this E-waste will be generated from the project site. Hazardous waste to be generated from site is used oil only from DG sets. Presently, total solid waste generation is about 1.196 T/day. However, it is envisaged to be 3.8 T/day after 100% completion and operation of the project. The Municipal Solid Waste Management will be conducted as per the guidelines of Solid Waste Management Rules, 2016.
- (xii) Green Belt – The project has been well planned to have sufficient open space and green coverage. The green area comprises of evergreen, tall and ornamental trees and ornamental shrubs inside the premises. The green area has been developed over total green area measuring 18192.88 sqm (37.5 %) has already been developed. The biodiversity in the area will improve due to the proposed green cover. Evergreen tall and ornamental trees and ornamental shrubs will be planted inside the premises.
- (xiii) Parking Details – Total Parking Area Provided - 41,685.917Sq. (Existing 8 Towers = 24377.318 Sqm (31% of Built up area) & Proposed 4 Towers= 17308.599 Sqm (30% of Built up area ).
- (xiv) Fire fighting Installations: Fire fighting system will be installed as per recommendation of the Firefighting Officer, Odisha and as per the provisions given in Part-IV of National Building Code of India -2016 and relevant BIS specifications.
- (xv) The residential population of the project will be 2392 persons after 100% completion. The population for the project is estimated at 2392 permanent, 316 visitors, and 1133 in retail, Club & Town admin building etc.
- (xvi) The project cost is 577 crores in total out of which for existing building is 327 crores and for proposed building is 250 crores. Environmental Monitoring Programme Cost Capital and recurring cost towards EMP will be Rs. 2058.75 lakhs and 429.9 lakhs/ annum respectively.
- (xvii) The project proponent along with the consultant M/s Visiontek Consultancy Services Pvt. Ltd., Bhubaneswar made a detailed presentation on the proposal on 03.08.2022.
- (xviii) The proposed site was visited by the sub-committee of SEAC on 09.11.2022. Following are the observations of the sub-committee as below:
- i) No construction has been made in the proposed phase except the basement. PP and Consultant were present. PP informed that the basement approval for all 3 phases were taken earlier (PP informed to submit document). Similarly, the STP has already been installed for all 3 phases as informed by PP. Thus, calculation sheet justifying the capacity to be submitted.
  - ii) Solar power (roof top) has not been installed for earlier 2 Phases, PP informed that the same was not a requirement while the approval for the earlier 2 phases were taken. However, the solar power installations will be done for the current phase and details will be submitted.

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- iii) A drain is existing as shown by PP, thus NOC from BMC for draining excess treated water to be taken before construction.
- iv) Stack height to be enhanced as committed in the proposal, as current height is less than Phase 3 building height.
- (xix) The Sub-committee of SEAC recommended EC subject to compliance of above conditions and also submission of documents /compliances as asked by the committee during presentation.
- (xx) The PP submitted the ADS as sought by SEAC & sub-committed on 27.09.2022.
- (xxi) The proposal was placed in the SEAC meeting held on 13.01.2023 and the SEAC have recommended for grant of Environmental Clearance valid for 10 years with standard stipulated conditions and addition specific conditions.
- (xxii) The proposal was placed in 109<sup>th</sup> meeting of SEIAA, Odisha and After detailed deliberations, the Authority decided that the proposal be referred back to SEAC with the following observations:
- (i) As per MoEF & CC, Govt. of India circular F.No. J-11011/618/2010-IA-II(I) dated 30.05.2012, application for expansion project receipt without a certified report of the status of compliance of the conditions stipulated in the environmental clearance for the on-going/existing operation of the project by Integrated Regional Office (IRO) of MoEF & CC, Bhubaneswar, the EC shall not be accepted and placed for consideration before the SEAC. In this case, the certified compliance report of EC condition attached at annexure-6 is not certified by IRO, MoEF & CC, Govt. of India.
- (ii) The SEAC is requested to give their considered view on each of the point of EC conditions after examining the certified compliance report of IRO, MoEF & CC.
- (iii) The project has been granted prior-EC vide no. 1997/SEIAA on dated 24th April 2013 for construction of 12 Towers having total built up area of 1,85,176.33 Sq. mt. (including Basement, for Phase-I & Phase-II) and 132395.7 sqm (Excluding Basement area for Phase-I & Phase-II). Further, the CTO issued vide order no. 2866 with letter no. 1238 dated 30.01.2019 by OSPCB have been granted for the same area. Whereas, the PP has now applied the proposal for expansion of existing-79,458.56 Sqm (Excluding Basement) & 1,12,805.24 Sqm (Including Basement)) area to Proposed new built-up area-58788.51 sqm (as expansion). The discrepancy between CTO issued and work completed may be clarified.
- (iv) The EC dated 24.04.2013 was issued by SEIAA, Odisha for 5 years based on undertaking that the storm water of quantity 770 cum/hr to be discharged through the peripheral drain of M/s. Trident properties Ltd. The BDA will acquire and construct the storm water drain of approximate length 180 meter for which the PP shall bear the cost of the drain as conditions mentioned the BDA letter no. 109/EM/BDA dated 11.02.2013. The present position and status of the storm water drain may be verified from field.
- (xxiii) The proposal was again placed in SEAC meeting held on 27.03.2023 and the SEAC reiterated its earlier decision of EC with additional condition with the following opinion:
- Since, this is an ongoing project, the PP has to comply the lapses as pointed out in the certified compliance report as per instruction issued by the MoEF & CC, Govt.

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of India in their letter dated 14.03.2023. Further, certified compliance is required and PP to submit. Here, SEIAA henceforth should forward the applications to SEAC only if such a document is submitted by PP as this is a requirement in such types of projects. This will avoid delay.

- Reply of the proponent is convincing.
  - The committee visited and witnessed the drain that was connected to Trident drain and necessary documents including NOC were sought for discharge of storm water from the authority. However, documentary evidence like: agreement with Trident, BDA/BMC letter and its reply giving the consent to deposit the money for the final drain and the status of the same can be asked to PP (if not submitted earlier). The structured drain beyond Trident was to be developed / constructed after land acquisition by BDA/BMC and money to be deposited by PPs on getting the demand for the same. Thus, status of the same may be obtained in the form of documentary evidence instead of one more site visit as it is beyond the scope of the current project site.
- (xxiv) The proposal was again placed in the 116<sup>th</sup> meeting of SEIAA held on 26<sup>th</sup> -27<sup>th</sup> April, 2023. The authority had perused the recommendation of SEAC and submission of PP vide their letter no. Nil dated 05.09.2022 and decided to reject the EC application with the following observation:
- The PP was granted EC vide letter no. 1197/SEIAA dated 24.04.2013 which was valid for 10 years i.e upto 23.04.2023.
  - The EC issued for 12-Towers having a total built-up area of 1,85,1776.3 Sqmt. and Consent to Operate (CTO) has been obtained for the same area. There is no information regarding the built-up area for which occupancy certificate has been obtained. At present, there is no scope of further EC unless the CTO /occupancy certificate is revised.
  - The undertaking given by the PP while obtaining the EC dated 24.04.2013 regarding discharge of storm water quantity of 770 cum/hour has not yet been fully complied with. Any further addition of dwelling unit only leads to increase in storm water quantity without proper arrangement for discharge.
  - The original EC dated 24.04.2013 contains 50 conditions. The certified compliance report furnished by MoEF & CC, IRO, Bhubaneswar vide their file no. 109-1145/EPE after inspecting the site on 13.01.2023 shows that out of 50 EC conditions, 19 no. are fully complied, 20 no. are partially complied and 11 no. are not complied even after 10 years.
  - The PP may apply afresh after obtaining revised CTO and occupancy certificate with full compliance of previous EC condition.
- (xxv) The PP had now submitted new EC application as per the decision of SEIAA and has submitted the ADS of SEIAA with information for consideration of EC as follows:

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Sl No	Parameter	As per EC Condition vide letter no. 1997/SEIAA dated 24.04.2013	Existing Condition as on 01.06.2023	Now Proposed by PP for existing 8 towers + proposed 4 towers
1	2	3	4	5
a)	Total plot area (Sq.m):	48,575.31	48,575.31	48,575.31
	Total Built up Area (Sq.m):	1,85,176.33	1,12,805.24	1,12,805.24 + 58,788.51 = 1,71,593.75
b)	Total Number of Dwelling Units:	1268	792	792 + 418 = 1210
c)	Fresh Water Requirement	691KLD as per previous EC.	374 KLD	374 KLD for existing 8 Towers and 215 KLD for proposed 4 Towers. Total fresh water requirement after expansion will be approx. 589KLD
d)	Waste Water Treatment	860KLD as per previous EC for 12 towers.	Presently waste water generated from existing 8 towers is 530 KLD.	530 KLD of waste water generated from existing 8 towers and 189 KLD will be generated from proposed 4 towers. Total 719 KLD of waste water generation after Expansion (from 12 towers). STP Capacity is 860KLD .
e)	Drainage	770 cu/hr	770 cu/hr	770 cu/hr
f)	Ground water	No ground water shall be extracted for the project work at any stage during the construction phase. Rain water recharge pit = 7 nos	No ground water was extracted during construction work of 8 Towers. Rain water recharge pit = 5 nos	No ground water will be extracted for construction work of proposed 4 Towers. Rain water recharge pit= For existing 8 towers 5 nos+ proposed 4 towers 3 nos= total 8 nos
g)	Solid Waste Generation and Management (MT per Month)	2500 kg/day or 75 Ton/Month	Bio degradable waste- 26.8 ton/month and Non Bio degradable waste- 37.47 ton/month are generated and handed over to BMC, Bhubaneswar	Bio degradable waste- 41 ton/month and Non Bio degradable waste- 60 ton/month will be generated and will be handed over to BMC, Bhubaneswar (for existing 8 towers +proposed 4 towers) We will install adequate capacity of OWC within the premises to treat 1400 Kg/day of bio degradable Waste.

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h)	Air Quality and Noise levels	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.	Maximum Ambient Noise Level of 55 dB during Construction was complied. DG set of capacity 2x1010 KVA are used for 8 Towers.	Maximum Ambient Noise Level of 55 dB will be maintained during Construction. DG set of 3 Nos. 1010 KVA + 1 No. 500 KVA will be required for 8 existing Towers and 4 Proposed Towers.
i)	Energy Conservation	Energy conservation measures like installation of CFL, s/TFL,s for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFL,s and TFL,s 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	Fly Ash Bricks, AAC Blocks were used during the construction of 8 Towers. LED Lights at the Common Area and Solar Street Light are used for 8 Towers. Solar Hot Water @40litres/Unit Capacity were provided for Kitchen Hot Water for 8 Towers.	Fly Ash Bricks, AAC Blocks will be used during the construction of proposed 4 Towers. LED Lights at the Common Area and Solar Street Light will be used for proposed 4 Towers Solar PV system @ 5% of Power Demand for 4 proposed Towers will be provided.

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		possible especially for street lights.		
j)	Traffic Circulation	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 earmarked for parking shall not be used for any other purpose. Alternate entry and exit must be provided to handle excess traffic and emergency situations .	Minimum width of the Access Road is provided as 30.48m. 1841m length of Internal Road Network with average width of 5.5m are provided for the 8 Existing Towers. Total 788 Nos. of Parking have been provided for Existing 8 Towers.	Minimum Width of 30.48m Access Road will be provided for the 8 Existing Towers + 4 proposed Towers. 996m length of Internal Road Network with average width of 6.5m will be provided for the proposed 4 Towers. Total 473 Nos. of Parking will be provided for the proposed 4 Towers.
k)	Greenbelt Development	Green belt and avenue plantation of trees over atleast 20% of the site area shall be done using native tree species/shrubs improving greenery & keeping in view aesthetics considerations in the whole complex. Professional landscape architects should be engaged to design the green layout to provide for multi-tier plantation and green fencing all around, Mitigating various environmental pollutants like dust,	8821.179 Sqm. of Land (18.16% of Plot Area ) have been provided for the Existing 8 Towers.	9997.585 Sqm. of Land (20.582% of Total Plot Area ) will be provided for 8 Existing Towers and 4 Proposed Towers.

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		noise, emissions etc. and pathway for joggers. Further, the project proponent shall ensure protection of existing natural plant species in the project area. Planting pattern of different species shall be decided by the project proponent in consultation with forestry/horticulture specialist.		
l)	Disaster / Risk Management	Standard Engineering Norms.	Emergency preparedness and response plan was available and followed during construction phase. HIRAC and safe operation procedure for each and every activity were carried out. Mock drills were being conducted for different emergency scenario like cyclone, earthquake, thunderstorm, collapse of crane, electrocution, fall from height etc. Firefighting System were provided as per Fire norms for the existing 8 Towers.	Emergency preparedness and response plan will be available and followed during construction phase for 4 Proposed Towers. HIRAC and safe operation procedure will be followed for each and every activity. Mock drills will be conducted for different emergency scenario like cyclone, earthquake, thunderstorm, collapse of crane, electrocution, fall from height etc. Firefighting System will be provided as per Fire norms for the proposed 4 Towers.
m)	Socio Economic	As per Engineering	First Aid Room was	First Aid Room, Workers shelter,

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	management	norms.	provided during the Construction of 8 Towers	Ambulance, First Aider shall be provided during the construction of 4 proposed Towers.
n)	Environment management		EMP Cost of Rs. 912.75lakh was spent during the construction and operation of 8 Towers.	EMP Cost of Rs. 861.0 Lakh will be spent during the construction and operation of proposed 4 Towers.
o)	Any other related parameter of the project	NA	NA	NA
p)	Estimated cost of storm water drain under construction within Trident Properties	Rs.1,50,66,940 estimated (Including tax)	Rs.1,50,66,940 estimated (Including tax) deposited to BDA.	Network Completed

4. This proposal conforms to the item no. 8(b)-"Townships and Area Development Projects" in the schedule of EIA Notification, 2006 as amended time to time, and the Building & Construction project falls under Category B1 as the built-up area of the project is  $\geq 1,50,000$ Sqmt.
5. The SEAC have appraised the proposal for consideration of EC in its meeting dated 13.01.2023 & 27.03.2023 and recommended for grant of Environmental Clearance for the project valid for a period of 10 years, stipulating various conditions.
6. The matter was further examined in the State Environment Impact Assessment Authority (SEIAA), Odisha in its 123<sup>rd</sup> meeting held on 05.05.2023, recommendation of SEAC, submission of PP and in accordance with the EIA Notification, 2006 and further amendments thereto.
7. Environmental Clearance (EC) is granted to the project valid for a period of 10 years under the provisions of EIA Notification No. S.O. 1533 (E) dated the 14<sup>th</sup> September, 2006 of the Government of India in the erstwhile Ministry of Environment and Forests, as amended from time to time for "proposed Expansion with Modification of "ARIANA", Multistoried Residential complex 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Existing Builtup area—1,12,805.24 Sqmt,(8 Towers Completed), Modified/revised built up area-1,71,593.75Sqmt (for 4 Towers-Proposed built up area-58788.51 Sqmt.) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda by M/s. Kriday Realty Pvt. Ltd." with the following stipulations (specific and standard), environmental conditions and safeguards.

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**A. STIPULATIONS AT A GLANCE:**

**Specific conditions:**

- 7.1 EC is allowed subject to closure of the Integrated Regional Office (IRO) compliance report vide letter no. No.109-1145/EPE dated 14.03.2023 of earlier EC conditions within a period of 6 months failing which the EC will be revoked.
- 7.2 The Issue of Occupancy Certificate (OC) & Consent to Operate (CTO) for the 4 nos. of Towers shall be subject to completion of storm water drain as per BDA Condition vide its letter no.109/EM/BDA, Bhubaneswar dated.11.02.2013.
- 7.3 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:

Sl.No.	Parameters	EC Stipulations
(a)	Brief description of the project	<ul style="list-style-type: none"> <li>➤ Project "ARIANA", Multistoried Residential complex with Total Plot area of 12.00 Acre/ 4.857531 Ha with Total Built up area of 1,71,593.75 Sqmt. (Existing Builtup area— 1,12,805.24 Sqmt,(8 Towers Completed), Modified/revised built up area- 1,71,593.75Sqmt (with 4 Towers-Proposed built up area-58788.51 Sqmt) located at Mouza- Sankarpur, Tahasil-Bhubaneswar, District- Khorda</li> <li>➤ Estimated Population of the Project- 2392Persons(residential)</li> </ul>
b)	Environmental impact on project land	<ul style="list-style-type: none"> <li>➤ Total plot area- 48,575.31 Sqmt..</li> <li>➤ Total Built-up Area-1,71,593.75Sqmt (Existing-1,12,805.24 sqm, proposed - 58,788.51 Sqmt)</li> <li>➤ FAR-2.749</li> <li>➤ Total No. of Dwelling Units-(792Nos. for 8 Towers + 418Nos. for 4 Towers = 1210Nos..)</li> </ul>
(c)	Water Requirement	<ul style="list-style-type: none"> <li>➤ Total water requirement-895KLD (572KLD-existing 8 Towers &amp; 323KLD for 4 Towers)</li> <li>➤ Total fresh makeup water requirement- 589KLD(374KLD-existing 8 Towers &amp; 215KLD for 4 Towers)</li> </ul>
(d)	Waste Water Treatment	<ul style="list-style-type: none"> <li>➤ STP Capacity of 860KLD to be installed.</li> <li>➤ Net Zero Liquid Discharge(ZLD) from project site. PP is required to submit NOC from</li> </ul>



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		BMC/competent authority to SEIAA, Odisha for any change in ZLD.
(e)	Drainage	➤ PP is required to submit site specific drainage plan for drainage of storm water from BMC/Competent Authority to SEIAA, Odisha.
(f)	Ground water	➤ Not allowed during construction. ➤ After Construction with permission from WRD/CGWB. ➤ 8nos.of recharging pits of adequate capacity to be constructed within the premises.
(g)	Solid Waste Generation & Management	➤ Organic Waste Converter (OWC) of 1400kg/day capacity to be installed within the premises to treat minimum 3800 kg/day compostable waste. ➤ Inorganic waste (inerts) to be disposed off through authorized vendor.
(h)	Air Quality & Noise levels	➤ Maximum ambient noise level of 55dB to be maintained during construction. ➤ DG Set of capacity 3x 1010 kVA, 1 x 500 KVA to be installed.
(i)	Energy Conservation	➤ Solar power to be installed-100kw, minimum ➤ Flyash brick, AACs, other environmental friendly bricks & blocks to be used-20%
(j)	Traffic Circulation	➤ Minimum width of the access road (right of way) shall be 30m as height of building is above 60 m. ➤ 41,685.917Sqmt/1261ECS parking space to be provided with e-vehicle charging facility.
(k)	Green Belt Development	➤ 18,192.88 sqm (37.5 % of Plot area, ie 8,821.179 Sqmt for 8 Towers & 9,997.585 Sqmt for 4 Towers) to be raised before occupancy.
(l)	Disaster /Risk Management Plan	➤ Firefighting system shall be provided as per the fire NOC.
(m)	Socio Economic & CSR	➤ A First Aid Room with Workers shelter, Ambulance to be provided in the project both during construction and operations of the project.
(n)	Environment Management Plan(EMP)	➤ EMP cost: Rs. 2058.75Lakhs as capital cost & Rs. 429.90 Lakhs as recurring cost to be utilized each year.

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(o)	Any other related parameter of the project	➤ The Project Proponent shall convert the land to Gharabari and shall take the ownership of the land if not already taken.
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- 7.4 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, BDA, SEIAA, Odisha and to the Integrated 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.
- 7.5 The SPCB, Odisha shall ensure that there is no change in the project w.r.t. the EC stipulations mentioned against each parameter before giving 'consent to operate' to this project and by the local urban bodies and the Bhubaneswar Development Authority while giving the 'occupancy certificate' to this project.

**B. SPECIFIC ENVIRONMENTAL CONDITIONS AND SAFEGUARDS WHICH NEED TO BE COMPLIED WITH BY THE PROJECT PROPONENT BEFORE BREAKING OF LAND:**

**7.6 Statutory Compliance:**

- (i) The PP shall adhere to terms of Agreement with BDA.
- (ii) The Proponent shall also obtain permission/NOC from Executive Engg. (PHD) and / or from the appropriate authority for disposal of excess STP treated water to the nearest drain and also submit the same to SEIAA, Odisha before start of construction work. Also, in case of the connecting drain passing through others land (Govt. or Private land), the Proponent shall obtain the permission and possession as the case may be.
- (iii) The approval of the Competent Authority shall be obtained in regard to structural safety of buildings against earthquake, adequacy of fire fighting equipment as per National Building Code including protection measures from lightning.
- (iv) The project proponent shall obtain all necessary clearance/ permission from all concerned agencies including BDA authority before commencement of work in accordance with the local building byelaws.
- (v) When the public water supply will be available adjacent to/ in the vicinity of the proposed project in future, the PP shall avail it following due procedure of the Govt if the concerned authority agrees and dispense with the drawl of ground water except one borewell for

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emergency purpose. The PP shall take up suitably for the purpose with the concerned authority of the Government.

- (vi) The proponent shall obtain permission from concerned Fire Safety Authority.
- (vii) To reduce discharge of treated water to open drain, the proponent shall use more water for increased number of trees proposed to be planted in the green belt area & shall also utilize this treated water for car washing, floor washing to minimize the surplus discharge to drain.
- (viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (ix) 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 SEIAA, Odisha. 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.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tahsildar's office for 30 days.

**C. SPECIFIC ENVIRONMENTAL CONDITIONS AND SAFEGUARDS WHICH NEED TO BE COMPLIED WITH BY THE PROJECT PROPONENT DURING CONSTRUCTION PHASE:**

- 7.7 Water Requirement:** The project shall adopt & implement net 'Zero liquid discharge' principle and shall maximize recycling and reuse of treated waste water generated in the project. All waste water generated shall be treated in the STP and the treated waste water shall be recycled and reused within the project so as to minimize extraction of ground water. Also ground water recharge by surplus waste water in the project plot area shall be maximized. For discharge of any quantity of treated waste water to outside the project area premises during monsoon period, the exact location of drain, etc. to which such discharge will be made and permission of competent authority allowing such discharge have to be reported. The layout of pipe lines, etc to take the waste water to the approved discharge

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- point has to be elaborately depicted on map and submitted. The EC is liable to be revoked if such report is not submitted by PP.
- (ii) No ground water shall be extracted for the project work at any stage during the construction phase without obtaining the permission from the Water Resources Department, Govt. of Odisha/ CGWB.
- (iii) 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.
- (iv) When the public water supply will be available adjacent to/ in the vicinity of the proposed project in future, the PP shall avail it following due procedure of the Govt if the concerned authority agrees and dispense with the drawl of ground water except one borewell for emergency purpose. The PP shall take up suitably for the purpose with the concerned authority of the Government.
- (v) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- 7.8 Disposal of Solid Waste:** The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per Solid Waste Management Rules, 2016. The biodegradable waste generated shall be utilized through the Organic Waste Converter to be installed at the project site. Solid waste disposal shall be by micro composting of all bio degradable waste inside the premises. The inert waste (bio-non degradable components like plastics) shall be disposed off as per norms only at authorized site. The mode of disposal of all such waste at any approved site shall be reported, even if it is handed over to any authorized vendor. Construction & Demolition (C&D) waste from the project (debris) shall be segregated and managed as per C&D Waste Management Rules, 2016 and the detailed mode of disposal to the final disposal point shall also be reported. The PP shall formulate a concrete implementation plan and submit a report showing on the layout plan of the final disposal point of biodegradable waste, non-biodegradable waste and debris generated during construction. The EC is likely to be revoked if such report is not submitted by PP.
- 7.9 Air Quality Management and Noise Management:** (i) 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

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prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- (ii) 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 Rules, 2016. 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.
- (iii) 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.
- (iv) Ambient noise levels shall conform to residential standard both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000 for the project. 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.

**7.10 Natural Drainage:** (i) 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. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

- (ii) The permission from competent authority will be obtained to discharge the excess storm water to drain if any. The proponent shall renovate the existing drain to accommodate the discharge and maintain it perennially.

**7.11 Provision for construction labour:** (i) Provisions 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, creche 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 shall be provided in the project both during construction and operations of the project.

**7.12 Top Soil Preservation and Reuse:** 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

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stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

**D. SPECIFIC ENVIRONMENTAL CONDITIONS AND SAFEGUARDS WHICH NEED TO BE COMPLIED WITH BY THE PROJECT PROPONENT DURING OPERATION PHASE:**

**7.13 Water Requirement and Rain Water Harvesting:**

- (i) For meeting the total fresh water requirement for the project upto maximum 589KLD (Total water requirement -895KLD (approx.) i.e. first time before recycle) from ground water source, necessary prior permission has to be obtained from the Water Resources Department, Govt. of Odisha/ CGWB, failing which no ground water is allowed to be tapped. PP shall install water meter at all water drawal and intake points for the project.
- (ii) 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 Integrated Regional Office, MoEF&CC and SEIAA, Odisha along with six monthly Monitoring reports.
- (iii) 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.
- (iv) 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.
- (v) 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.
- (vi) 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. The proponent shall also obtain permission from Water Resources Department, Govt. of Odisha for drawl of water.
- (vii) The proponent shall keep one bore well as standby domestic water source once municipal water supply is made available in the project area.
- (viii) A complete plan for rainwater harvesting at the proposed site shall be drawn up and implemented. The complete rainwater harvesting plan shall be submitted to SEIAA within one month from this day. As proposed, 08 nos. of rain water harvesting pits for artificial ground water recharge shall be installed as per CGWB guidelines.

**7.14 Solid Waste Management:**

- (i) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules,

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- 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (ii) 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.
  - (iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into bio-degradable and inert materials. Bio-degradable waste shall be composted in Organic Waste Converter of 1400kg/day as proposed. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from the project will be sent to dumping site.
  - (iv) 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.
  - (v) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the Municipal Solid Waste generated from project shall be obtained.

**7.15 Sewerage Treatment Plant:**

- (i) STP of 860 KLD capacity shall be installed before start of the operation phase of the building. Treatment of 100% grey water by decentralized treatment should be done. The treated waste water from STP shall be recycled / reused to the maximum extent possible. Flushing, washing, watering of the lawns and gardening, filter backwash, cleaning of the floors, etc. facilities are to be met by recycled water. Discharge of unused treated waste water shall conform to the norms and standards of the Odisha State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP. The sewage treatment plant shall be made functional before the completion of Building Complex. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (ii) Excess treated water shall be discharged to the drain only after getting the permission from the concerned authority. The proponent shall renovate the existing drain to accommodate the discharge and maintain it perennially.
- (iii) A certificate from the competent authority shall be obtained for discharging treated effluent/ untreated effluents into the Public sewer/disposal/drainage systems along with the final disposal point.
- (iv) The wastewater generated shall not be allowed to mix with storm water. The Project Proponent shall ensure separate approved line for discharge of treated waste water and that of storm water. No sewage or untreated effluent water would be discharged through storm water

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drains.

- (v) 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.
- (vi) The proponent shall obtain permission from the concerned authority to discharge the liquid waste to any drain i.e. the competent authority of the drain and "Nala" before commencement of any activity at the project site.

**7.16 Energy Conservation:**

- (i) 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. Outdoor and common area lighting shall be LED. 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.
- (ii) 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (iii) The proponent shall use renewable energy/ solar power of at least 5% of projected power requirement for the building premises as feasible.
- (iv) Solar 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 & feasible. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- (v) 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.
- (vi) 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. 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

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on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.

- (vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be submitted.

**7.17 Air Quality Management and Noise Management:**

- (i) 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.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India shall be provided.

**7.18 Greenbelt Development:**

- (i) Green-belt, lawn area & avenue plantation of trees over the area of 18,192.88 sqm (37.5% of plot area) shall be done using native tree species/shrubs improving greenery & keeping in view aesthetics considerations in the whole complex. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Professional landscape architects should be engaged to design the green layout to provide for multi-tier plantation and green fencing all around, mitigating various environmental pollutants like dust, noise, emissions etc. A minimum of 1 tree for every 80 Sqmt of land should be planted and maintained.
- (ii) Rainwater from open spaces shall be collected and reused for landscaping and other purposes. Roof top rain water harvesting shall be adopted for the proposed Buildings. Rainwater harvesting at the proposed site shall be implemented. Before recharging the surface runoff, pre-treatment must be done to remove suspended matter, oil and grease.

**7.19 Parking, Traffic & Transportation:**

- (i) A comprehensive mobility plan, as per Ministry of Urban Development 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.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - Traffic calming measures
  - Proper design of entry and exit points.
  - Parking norms as per local regulation
- (ii) 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 km 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 km radius of the site and the traffic

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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.

- (iii) 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.
- (iv) A dedicated entry/exit and parking shall be provided for commercial activities.
- (v) Barricades shall be provided around project boundary.
- (vi) Speed of the vehicles shall be restricted upto 15 kmph by erecting speed bumps at regular intervals at project site and proper signage shall be provided for guided vehicular movement and speed restrictions.
- (vii) Parking shall be prohibited on the access road to the proposed project site.
- (viii) Parking in terms of ECS & space, both for 4 wheelers / 2 wheelers for the project shall be provided as per the norms considering the residents and visitors in the project.
- (ix) Footpath shall be seamless with sufficient width.
- (x) No vehicles shall be allowed to stop and stand in front of the gate on main access.
- (xi) A buffer of minimum 10 m shall be maintained between the entry/exit gate and the road to avoid traffic congestion.

**7.20 Environment Management Plan:** (i) The company shall have a well laid down environmental policy duly approve by the Board of Directors/project authority. 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 Integrated Regional Office, MoEF&CC, Govt. of India, Bhubaneswar as well as SEIAA, Odisha as a part of six-monthly report.

- (ii) An Environmental Management Plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like sewage treatment plant, landscaping, rain water harvesting, energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

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- (iii) Action plan for implementing EMP(as proposed) 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 Integrated Regional Office, MoEF&CC, Govt. of India, Bhubaneswar as well as SEIAA, Odisha along with the Six Monthly Compliance Report.
- 7.21 Half-yearly Compliance Report:** (i) It shall be mandatory for the project management to submit six (06) monthly compliance reports on post environmental monitoring in respect of the stipulated terms and conditions in this Environmental Clearance to the State Environment Impact Assessment Authority (SEIAA), Odisha, SPCB & Integrated Regional Office of the Ministry of Environment & Forest, Odisha, the respective Zonal Office of CPCB and the SPCB in hard and soft copies on 1<sup>st</sup> June and 1<sup>st</sup> December of each calendar year. The proponent shall also upload the compliance report including results of monitored data, as applicable in the website of the Ministry for monitoring of EC Conditions. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (ii) Officials from the Integrated Regional Office of MoEF&CC, Bhubaneswar/SPCB, Odisha who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection.
- (iii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Integrated Regional Offices of MoEF&CC, Govt. of India by E-mail.

**E. MISCELLANEOUS ENVIRONMENTAL CONDITIONS WHICH NEED TO BE COMPLIED WITH BY THE PROJECT PROPONENT:**

**7.22 Other Conditions:**

- (i) The project proponent shall inform the Integrated Regional Office, MoEF&CC, Govt. of India, Bhubaneswar as well as SEIAA, 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.
- (ii) No further expansion/revision or modifications in the project shall be carried out without

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- prior approval of SEIAA, Odisha. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Odisha.
- (iii) The SEIAA, Odisha reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner. The company in a time bound manner shall implement these conditions.
- 8 All EC condition stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- 9 Any appeal against this clearance 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.

Yours faithfully,

*[Handwritten Signature]*  
 Member Secretary

**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. **Deputy D.G.Forest**, Integrated Regional Office (IRO), Ministry of Environment & Forests, A-31, Chandrasekharpur, Bhubaneswar.
3. **Regional Director**, CGWA, South Eastern Region, Bhujal Bhawan, Khandagiri, Bhubaneswar, Pin-751030.

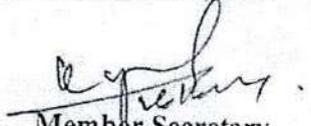
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4. **Vice Chairman**, BDA, Bhubaneswar Development Authority, Akash Shova Building, Sachivalay Marg, Bhubaneswar, Pin-751001.
5. **Executive Engineer**, Bhubaneswar Municipal Corporation, Vivekananda Marg, Near Kalpana Square, Bhubaneswar, Pin-751014.
6. **Member Secretary**, OWSSB, Unnati Bhawan, 2<sup>nd</sup> floor, Satya Nagar, Bhubaneswar. Pin-751007.
7. **Engineer-in-Chief**, PHD, Unnati Bhawan, 1<sup>st</sup> floor, Satya Nagar, Bhubaneswar, Pin-751007.
8. **Collector, District Magistrate**, Khordha, District-Khordha.

SAP

  
 Member Secretary

Signature Not Verified

Digitally signed by Dr. K.  
 Murugesan, IFS  
 Member Secretary

Date: 6/30/2023 9:40:04 PM

Date of Issue EC - 30/06/2023

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AGREEMENT

THIS AGREEMENT is made on this the 1<sup>st</sup> day of June, 2016 at Bhubaneswar.

**M/s. TRIDENT PROPERTIES PVT. LTD**, a Company duly incorporated & Registered under the Companies Act, 1956, having its Office at **HIG-25, 3<sup>rd</sup> Floor, Jayadev Vihar, Bhubaneswar-751015** (Odisha State) and having its Registered Office at **H.No.8-408, Flat No. D-1, Sri Krishna Apartments, Road No. 6, Banjara Hills, Hyderabad-500034** (Andhra Pradesh) Represented by its Authorised Signatory: **M.V. Shailesh Kumar, S/o. Late M R Veera Swamy**, aged about: 42 Years, Occupation: Service, R/o. Plot No.62-A, Hemnivas, Prachi Enclave, Chandrasekharapur, Bhubaneswar who has been authorized to execute and sign the documents as per Board Resolution Dated: 31.03.2011. (hereinafter called the "TPPL") being **Party of the First Part;**

AND

**M/S KRIDAY REALTY PRIVATE LIMITED** a company under the Companies Act 2013 having its registered office at **B WING ,TRADE WORLD,2ND FLOOR, KAMALA MILLS ,SENAPATI BAPAT MARG, LOWER PAREL (W).MUMBAI-400013** herein after referred to as "**KRPL**" through its authorized signatory **GM-ENGG. Mr. PANKAJ KUMAR** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its affiliates. Successors Subsidiary: associate concerns (if any) assigns) being **Party of the Second Part;**

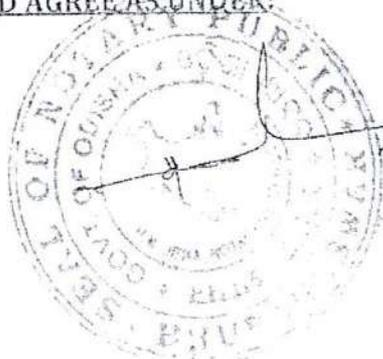
"TPPL" and the "KRPL" are, where the context demands, individually referred to as "Party" and collectively as "Parties".

TRIDENT PROPERTIES PVT. LTD.  
 OF TRIDENT PROPERTIES PVT. LTD.  
 Kriday Realty Private Limited  
 (A Subsidiary of TRIDENT PROPERTIES PVT. LTD.)

**WHEREAS;**

- A. The 1<sup>ST</sup> party developer is the registered GPA holder of the properties of the Trident Galaxy and Trident Polaris under construction in mouza Paikarapur totally admeasuring 38 Acres bearing revenue plot No's 1700 and others (hereinafter referred to as "Trident Project"). Total extent 38 Acres bearing revenue plot no's - ( more particularly described in Schedule A hereunder written)
- B. The 2<sup>nd</sup> Party developer is developing Ac. 12.000 bearing Revenue Plot No. 87/1264 measuring Ac. 7.990 and Plot No. 87/1263/1802 measuring Ac.4.010 in Khata No. 421 situated at Mauza:- Shankarpur under Bhubaneswar Tahasil of Khurda District under the name of "Ariana" (hereinafter referred to as "Ariana") being the sub lessee of the Bhubaneswar Development Company ("BDA") which is in the vicinity of the Trident Project.
- C. As KPRL's Ariana project does not have access to a natural drain to discharge its storm water hence, it has been proposed by KRPL to Trident that it shall discharge the storm water from Ariana Project which shall further pass through the peripheral storm water drain passing through the Trident project. The said Drain shall finally connect to the natural drain as demarcated on the plan annexed hereto as Annexure A.
- D. The Parties here to mutually agree that a part of Trident's peripheral drain and boundary wall shall be constructed by Trident Properties in accordance with approved drawings of Trident specification, the cost of construction shall be reimbursed to Trident as the construction will be done by Trident, as per mutually agreeable terms and conditions, a separate agreement / document for the same shall be issued by KRPL for the same (as described in Annexure-1). It is further agreed that, the cost of land for construction of the drain has not been considered and that there shall not be any transfer of rights of property on which the drain is constructed, all rights over the land shall remain exclusively with Trident and its society thereafter.
- E. The Parties agree to the abovementioned arrangement on the terms and conditions as contained herein below;

**NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTEND TO BE LEGALLY BOUND AND AGREE AS UNDER:**



For TRIDENT PROPERTIES PVT. LTD.

*Shashi*  
Authorised Signatory

Kriday Realty Private Limited  
(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)  
29/6/2016

**1. Expenses:**

- 1.1 The Parties estimate that the one time cost of construction of said Drain shall be Rs,1.90 Cr. (Rupees One Crore Ninety lacs Only) + taxes as applicable which shall be paid by M/s KRPL to TPPL as per the payment instalments appearing in the Annexure 1 hereto.
- 1.2 The herein state that Drain shall be constructed by M/s TPPL with an intent and understanding that Trident shall maintain the Drain water passage within its property on its own and with no further cost implication of any nature whatsoever to KRPL in future (including any statutory costs / fees).
- 1.3 The agreed lumpsum amount of Rs,1.90 Cr.+ taxes as applicable will be disbursed in three instalments [Construction linked which will be captured in Annexure-1.]

**2. Responsibility:**

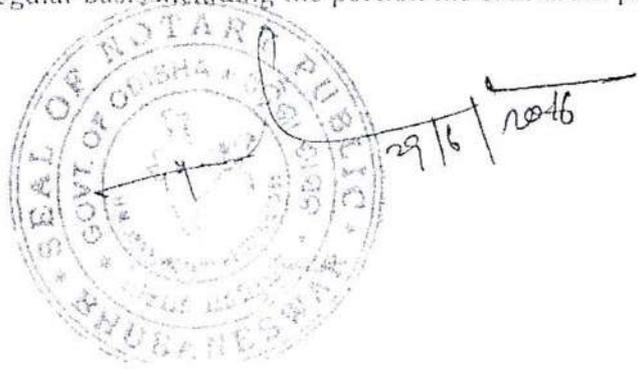
- 2.1 The Parties state that the responsibility of construction, supervision and completion and maintenance of the said Drain in the time bound manner (1<sup>st</sup> June'2016 to 15<sup>th</sup> Sep'2016) is being cast upon Trident. However, Parties agree that KRPL shall have access and right to inspect the construction of the said Drain at all times, subject to a prior notice to Trident of 24 hours.
- 2.2 The Parties agree that the said Drain passing through Trident, shall be designed as per specification, alignment, routing specified by Trident
- 2.3 That all future costs and expenses towards the maintenance, upkeep, clearing of debris, repair work, addition, alteration etc. shall be to the account of TPPL from the completion date of the said drain till defect liability period of 12 months. KPRL will take adequate measures to prevent/clear debris at their point of discharge.

**3. Maintenance of the Drain:**

- 3.1 The Parties state that the maintenance of the said Drain shall be carried out by the societies to be formed in Trident Galaxy & Polaris and Ariana Project on regular basis, cost of which shall be equally shared by the respective societies in equal proportion.
- 3.2 The parties agrees that during the maintenance of the said drain including any major rectification due to deficiency or damages to the said drain shall be done solely by TPPL on regular basis including the portion the said drain passing through

For TRIDENT PROPERTIES PVT. LTD.  
*[Signature]*  
 Authorised Signatory

Kriday Realty Private Limited  
 (A Subsidiary of TATA HOUSING DEVELOPMENT)  
*[Signature]*



the additional land (define hereunder) from the completion of the said drain till defect liability period of 12 months at the cost as mentioned herein. Trident responsibility will shift to the societies of Trident and Ariana post handing over of possession.

3.3 That the terms and conditions mutually agreed between the Parties hereto concerning operation and maintenance of the said Drain as agreed in this agreement shall be incorporated in the Bye-Laws of the societies to be formed in Trident and Ariana Project.

**4. Additional Land:**

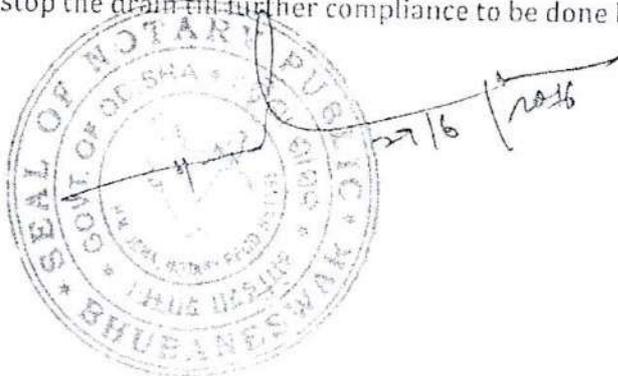
4.1 The Parties state that the said Drain is required to extend beyond the Trident Project admeasuring 222 mtrs approx. as demarcated in red colour on the Plan annexed hereto as Annexure A. Trident declares that Trident has already executed necessary documents i.e a Memorandum of Understanding dated 9<sup>th</sup> February 2016 with the owners of the adjoining land parcel bearing No. 456/1355 situate <sup>(Plot No. 1353/388)</sup> at Mouza - Paikarapur as demarcated on the Plan annexed as Annexure A hereto ("Additional Land"), so as to ensure that the said Drain passes through the said Additional Land without any obstruction and hindrance. All costs and expenses (including any statutory costs/ fees) associated with such extension shall be attributed to Trident and that KRPL shall not be held responsible/ liable thereto, in future.

4.2 Trident states that it shall bear the sole responsibility to ensure that the said Drain passing through the Additional Land is not blocked, stopped or objected by the said owners or any other person and an uninterrupted flow from the said Drain is maintained at all times.

4.3 Trident also mentions that the said Drain passing thorough the said Additional Land shall be accessible at all times for the purposes of maintenance and inspection without any objection or hindrance by the owners of the Additional Land.

**5. Use of said Drain:**

KRPL undertakes that it shall not discharge the treated or untreated water from its STP into the storm water drain and the drain shall be exclusively used for discharge of storm water only, failing which Trident shall issue a written notice to KRPL directing rectification within (15 (fifteen) days failing which Trident Galaxy society shall be entitled to stop the drain till further compliance to be done by KRPL.



For TRIDENT PROPERTIES PVT. LTD.

*Shashi*  
Authorised Signatory

Kriday Realty Private Limited

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)

*(Signature)*

Authorised Signatory

**6. Indemnity:**

Trident hereby indemnifies KRPL against any such loss, damage that may be caused on account of obstruction of the said Drain passing through Trident and the Additional Land at any point of time and any such issues that may be raised by the land owners of the said Additional Land shall be resolved by Trident without any reference to KRPL.

**7. SETTLEMENT OF DISPUTES**

**7.1 Mutual Discussion**

All or any disputes arising out or touching upon or in relation to the terms of these Presents including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion.

**7.2 Arbitration Clause**

All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this Agreement or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of these presents or otherwise, or as to any other matter in any way connected with or arising out of or in relation to the subject matter of contained in these presents, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator to be mutually decided by the Parties failing which the Parties shall appoint one arbitrator which who shall nominate the Umpire. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Bhubaneswar only. The proceedings shall be conducted in English language.

**8. JURISDICTION:**

This Agreement shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the laws of India.

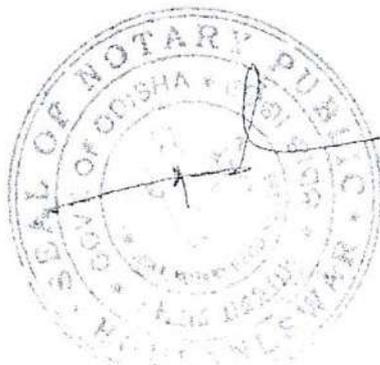
For TRIDENT PROPERTIES PVT. LTD.

*Shashi*

Authorised Signatory

Kriday Realty Private Limited  
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*Low Key*



*29/6/2016*

9. The Parties agree that the Civil Courts of Orissa alone shall have exclusive jurisdiction in all matters arising out of/touching and/or concerning these Presents.

In witnesses whereof the parties put their signatures on the day month and year as mentioned above.

SIGNED SEALED AND DELIVERED )

The within named )

KRIDAY REALITY PRIVATE LTD )

Through its authorized signatory )

Mr. Ranjan Kumar Das )

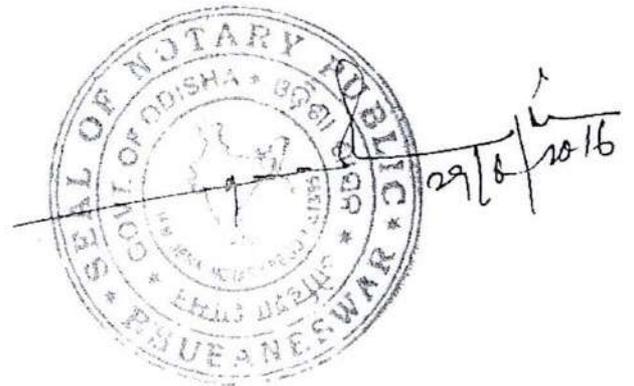
Kriday Realty Private Limited  
(A subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)

Ranjan  
Authorized Signatory

In the presence of Witnesses ; )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )



SIGNED SEALED AND DELIVERED )

The within named )

M/s. TRIDENT PROPERTIES PVT. LTD )

Through its authorized signatory )

Mr. M.V. SHASHI KUMAR )

M/s. TRIDENT PROPERTIES PVT. LTD.

Shashi  
Authorized Signatory

In the presence of Witnesses ; )

1. \_\_\_\_\_ )

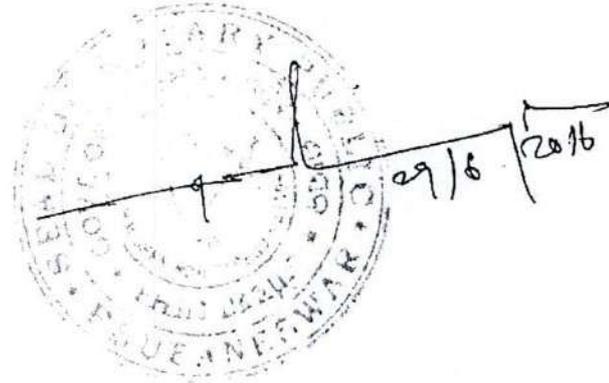
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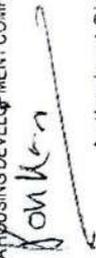
**Annexure A**

- I. Map showing said Drain, portion of Drain extending beyond Trident Project and Additional Land.
- II. MOU of (TRIDENT & LAND OWNER) - Portion of drain extending beyond Trident Project & Additional Land.

**ANNEXURE 1**

- 1. PAYMENT SCHEDULE
- 2. SCOPE OF WORK (Terms & Conditions)



Kriday Realty Private Limited  
 (A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)  
 Authorised Signatory  
  
 Authorised Signatory

TRIDENT PROPERTIES PVT. LTD.  
 Authorised Signatory  
  
 Authorised Signatory

**ANNEXURE - 1****1.1 SCOPE OF WORK**

The project involves Carrying out construction of external storm water drain for the Proposed Housing Project At Shankarpur, Bhubaneswar, more elaborately mentioned in the contract Agreement. The work shall be executed as per the Drawings, items and specifications in accordance with the definite agreement being executed between M/s. TPPL and (KRPL) and stipulating the terms and conditions upon which the services shall be rendered by you.

The scope of works also includes to do the necessary coordination / follow up for your scope of work from Municipal authorities, department of industries and commerce, Statutory authorities & any other public body, Government, revenue departments to obtain necessary / required permission for debris, payments of royalties, duties, levies, etc., labour licenses, erection of temporary structures ( for labours, site office, DG set up etc.), which are required for satisfactory progress and timely completion of the work.

**1.2 CONTRACT SUM**

Developer confirms your acceptance of the total Contract value for construction of external storm water drain of Rs. 1.90 Cr. (Rupees OneCroreNinety Lakhs only) which is exclusive of all taxes as applicable.

**1.3 TIME FOR COMMENCEMENT AND COMPLETION OF THE WORKS**

Work shall be completed by 31<sup>st</sup> Nov' 2016 including monsoon.

Works covered under this contract shall be completed as mentioned above for this scope of works which is including monsoon from the date of issue of this agreement or in the event of any delays due to reasons not attributable to you, any extended period as approved by the Project Head & Regional Head of Developer in writing.

The TPPL shall mobilize adequate plants and machinery, material, equipment of sufficient capacities and numbers, and labours to meet the schedule. The time for completion is inclusive of any monsoon period and no extension of the time shall be granted on this account. The KRPL reserves the right to advance, defer or modify any part of this schedule to suit the project completion date.

**1.4 ADDRESS FOR CORRESPONDENCE/NOTICE**

You hereby agree that for the proper and effective administration of the Agreement, all notices, instructions, payments under the Contract to Developer shall be addressed to the Project Head of M/s Kriday Realty Private Ltd. and if to TPPL addressed to M/s. Trident Properties Pvt Ltd & handed over to authorize representative (GM Operation). Such notices and instructions shall be deemed as duly served to you pursuant to the conditions of Agreement. Any change in the address for correspondence or the contact person shall be duly intimated to us in writing. You may want to add communication by post, email, registered post etc., which are also accepted means of communications.

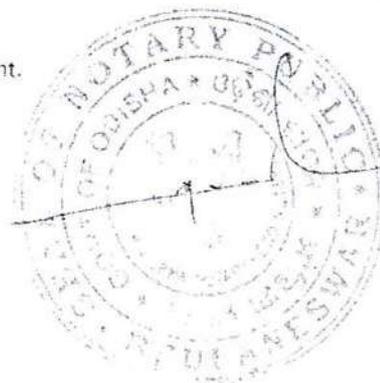
**1.5 Defects Liability Period (DLP):**

The TPPL shall guarantee for a period of 12 months after completion of entire work.

**1.6 PAYMENT/STAGES OF PAYMENT**

You shall be entitled for payment as per milestone (Based on completion certificate in M/s Trident Properties Pvt Ltd Letter Head) -

a) 25% against signing of agreement.



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b) 50% against 60% completion of the total work.

C) 25% against successful completion of balance 100% works.

Upon this TPPL shall submit a "TAX INVOICE" mentioning the Service Tax registration Number & Vat Registration No and 'SERVICE TAX' amount & VAT amount shall be mentioned separately.

**1.7 TAXES & DUTIES**

The above mentioned Amount is based on present tax structure. Any impact due to new taxes/change in tax during the tenure of contract shall be adjusted at actuals. Any variation in the tax structure/introduction of new taxes during the tenure of the contract shall be adjusted at actuals. Also if State/Central Government introduces any new taxes after award of the works, the same will be reimbursed at actual only on submission of documentary evidence.

**1.8 Water & Electricity:**

The TPPL shall make his own arrangement for water and electricity. The water procured from outside shall have to tested and approved by Client representative from time to time.

**1.9 Phased Work:**

If required, the TPPL has to work in phases/stages as per the work fronts available at site and shall therefore adjust your deployments according to the sequence of the work phases in consultation with project in charge. However no extra claim/cost shall be charged by the TPPL for the same.

**1.10 Work During Night:** Not Applicable.

**1.11 SAFETY & HOUSEKEEPING:**

The TPPL shall be entirely responsible for the safety & security of his staff, labours, equipment, & machinery at site. The TPPL should take adequate precautions for safety at site. TPPL shall provide PPE to all his workmen, and undertake all steps to ensure a safe environment in accordance with the clauses of ANNEXURE VIII. (EHS ready reckoner)

If any accident occurs due to the negligence of the above mentioned safety norms the TPPL will solely be responsible for the same and compensation if any will only be payable by the TPPL. The TPPL to ensure that the other equipment's of the Client and/or of its other TPPL is not damaged or the work carried out by others is not in any manner withheld due to the work under present contract being executed. The TPPL shall be responsible for any damage to the work done during the progress of the work owing to his negligence and shall make good any loss or damage.

If any accident taking place on account of negligence of above mentioned safety norms the TPPL, shall be solely responsible for all consequences arising out of the above and the client is Absolved/indemnified from all claims/compensation/liabilities of whatsoever nature payable by the TPPL to workmen.

The rates shall be inclusive of preparatory work, providing protecting majors to protect the life and property at site and also to ensure 100% safety of all his workmen.

Please refer ANNEXURE VIII for TPPL's ready reckoner for EHS and proforma for TPPL's undertaking.

**1.12 Quality and Workmanship:**

Entire work shall be executed as per Good Engineering Practice and in the best workmanlike manner as provided in Client's QUALITY MANUAL. The TPPL shall maintain all the records as mentioned in Client's Quality manual book and ISO procedures. Best Quality and Workmanship is expected form the TPPL, any defective work would be redone or repaired by TPPL at his own risk as directed by Project Head or his representative. The decision of Project Head shall be final and binding on the TPPL. Quality, progress of work, wastages control and cleanliness shall be strictly maintained by TPPL at the construction site.

Kriday Realty Private Limited  
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Authorized Signatory  
[Signature]

[Circular Stamp]  
[Signature]  
29/6/2016

Client's Engineer shall check the Quality & report on the TPPL's quality standards at intervals. Debits or holding of amounts due to bad quality of work done by the TPPL shall be at the discretion of the Project Head.

**1.13 Statutory requirements:**

TPPL shall comply with all labor laws related statutory requirements like, Provident Fund (PF), Labour License, and all allied labor laws as may be applicable.

**1.14 Employee State Insurance (ESI):**

You shall be responsible for fulfilling statutory requirement of ESIC and PF as per statutory laws if applicable. You will be responsible to pay ESIC and PF as and when demanded by the concerned authorities and indemnify the Employer in this regards. On instance of non-compliances of PF and ESIC Registrations, all the payments due to you under this contract shall be withdrawn and shall be released only on submission of above registration certificates with the respective statutory bodies.

**1.15 Workmen's Compensation Policy:**

TPPL shall take a policy towards Workmen Compensation policy.

**1.16 KRPLs material for TPPL's establishment:** Not Applicable.

**1.17 Procurement Of Material in the scope of TPPL by KRPL:** Not Applicable.

**1.18 Drawings:**

All drawings issued for work shall be Clients property and remain at site with the TPPL's site staff and same should be returned to Client upon completion of work. Proper records shall be kept for all the working and structural drawings issued by Client separately.

All the deleted and revised drawings shall be returned to Project Head promptly. The TPPL shall be liable for the misuse of any Architects /Consultants working and structural drawings, details and sections.

Any changes in drawings/specifications shall not be considered as increase in scope of work.

**1.19 Security arrangement:**

The TPPL shall provide their own security at site shall be responsible for the security of premises, constructed work, safety and security of various services at site and security of materials supplied by KRPL.

KRPL reserves the right to post Manager/Supervisors to supervise the overall security of site, customer relations and in general to ensure safety, security, ward & watch, and goodwill in the premises. All records pertaining to inward and outward movement of TPPL's as well as KRPL's materials shall be always accessible to KRPL. KRPL shall not be responsible for any theft or damage happening to the materials.

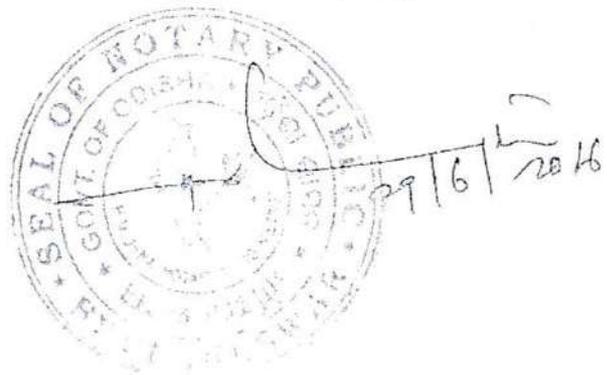
**1.20 Office / stores / Labour hutment**

TPPL will have to make their own office / store / labour hutment strictly in consultation with the KRPL, outside the site premises. The cost towards making such temporary works will be on TPPL's account. Such office and store room shall be used strictly for the above purposes.

*Shashi*

Kriday Realty Private Limited  
(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)

*Govind*  
Authorized Signatory



**1.21 Cleanliness & Housekeeping at Site**

TPPL will ensure that the site is kept clean at all times as indicated in the contract document. If at any time it is noticed that debris has been accumulated at site and after giving written instructions to clear the debris, if it is still not cleared, then the KRPL reserves the right to clear the debris and debit the TPPL the full cost of such expenses including the supervision costs.

**1.22 As-built Drawings**

The TPPL shall submit As-built drawings, after the virtual completion of any specific item or works.

**1.23 Force Majeure**

The term "force majeure" as employed in the contract shall mean war, declared civil war, tidal waves, flooding due to heavy rains, fire, major flood, earth quakes (above 7 magnitude on Richer Scale), damage from aircraft, nuclear fission, riots (other than among the TPPL's employees) lightning, terror attacks and other such causes over which the TPPL has no control and are accepted as such by the Project Head whose decision shall be final and binding.

**1.24 Default of the TPPL:**

If in the opinion of the Project Head/Client finds that the TPPL is in gross default for any breach or breaches in terms of this contract and the TPPL is willfully or otherwise neglecting or unable to repair or remedy the situation satisfactory within seven days from receipt of the notice in writing from the Project Head/Client, then in such a case the Project Head/Client, notwithstanding any previous waiver, shall appoint any other agency or agencies or employ his own workman to augment/supplement the work of the TPPL to such extent as determined by the Project Head at the entire risk and cost of the TPPL.

**1.25 NON-DISCLOSURE & CONFIDENTIALITY**

All commercial and technical information and data provided by us or the Contract in relation to the project shall be kept confidential and you shall not at any time directly or indirectly disclose such information and data to any person or firm or use or exploit the same in any manner other than in connection with the pursuit of the object of this Agreement, without the prior written consent of us, save and except if the same is required to be disclosed by any law or rules. You acknowledge and hereby agree that you shall indemnify and keep harmless KRPL from all claims, liabilities, damages, losses, costs, charges, expenses, proceedings and actions of any nature whatsoever made or instituted against the KRPL directly or indirectly by reason of breach of the obligation to maintain the confidentiality of the information provided or accessed by you.

**1.26 Risk Purchase Clause:**

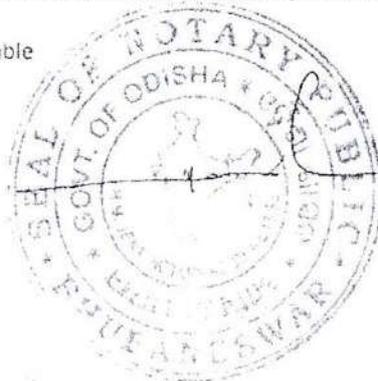
If the given job is not completed as per schedule or lacking in quality and finish, then the same work shall be carried out by the Developer and the cost of such rectification of finishes + 5 % incidental cost will be debited to the TPPL from his bills.

**1.27 CONTRACT AGREEMENT – You shall be followed the contract Agreement.**

**1.28 Contract Termination: Not Applicable**

Friday Realty Private Limited  
A subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.

for work



29/6/2016

1.29 TATA CODE OF CONDUCT

KRPL in its dealings is self-regulated by a code of conduct as enshrined in the "Tata Code of Conduct" (available on www. tatahousing.com). You are requested to support us in adhering to the code in letter and spirit. You are also requested to promptly bring any violation of the Code to the notice of the Ethics Counsellor or MD &CEO of KRPL at the email id: ethics@tatahousing.com. All communication received in this regards shall be treated as confidential.

1.30 RELATIONSHIP DISCLOSURE

The TPPL shall make disclosure of relationship with the Director/s of the KRPL or the entity/ies, in which such director/s is/are interested, shall be reported as per format attached herewith as Annexure 2.

SIGNED SEALED AND DELIVERED )  
The within named )  
KRIDAY REALTY PRIVATE LTD )  
Through its authorized signatory )  
Mr. Ranvijay Kumar Des )  
In the presence of Witnesses ; )

Ranvijay Kumar Des  
Kriday Realty Private Limited  
(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.)  
Authorized Signatory

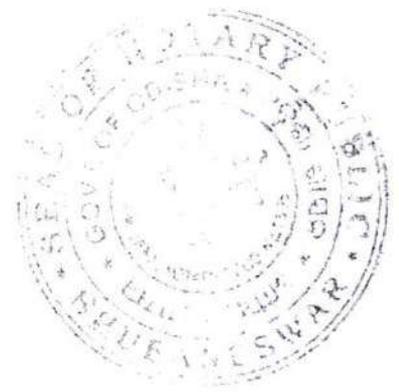
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SIGNED SEALED AND DELIVERED )  
The within named )  
M/s. TRIDENT PROPERTIES PVT. LTD )  
Through its authorized signatory )  
Mr. M.V. Shashi Kumar )  
In the presence of Witnesses ; )

Shashi

1. \_\_\_\_\_ )  
2. \_\_\_\_\_ )

[Signature]  
HARA MOHAN JENA  
NOTARY PUBLIC  
Govt. of Orissa, Regd-13/08  
LB-81, Bhubaneswar  
Bhubaneswar-751002  
Ph: 2557474; M: 9437427282  
29/11/2016



KRIDAY REALTY  
PRIVATE LIMITED

A subsidiary of TATA HOUSING DEVELOPMENT COMPANY LTD.

Ref: KRPL/ARIANA/BBSR/23-24/61

Date-16/06/2023

To

The Member Secretary,

State Level Environmental Impact Assessment Authority (SEIAA) Odisha,  
SRF-2/1, Acharya Vihar, Unit - IX, OPTCL Colony, Anand Bazar, Bhoi Nagar,  
Bhubaneswar, Odisha 751022**Sub: - Environment Clearance for Expansion with Modification of 'ARIANA' Multi Storied Residential Apartment", at Plot 87/1263/1802 & 87/1264, Mouza - Shankarpur, Khorda, Odisha - 751019,**

Ref: File No. 78819/94-MIS/06-2022

Respected Sir,

With reference to above subject, we hereby propose to apply for "Environment Clearance for proposed Expansion with Modification of 'ARIANA' Multi Storied Residential Apartment", at Plot 87/1263/1802 & 87/1264, Mouza - Shankarpur, Khorda, and Odisha of M/s Kriday Realty Private Limited.

We have already applied for ToR Application for this project on dated 27/04/2022 having proposal no: SIA/OR/MIS/76188/2022 for which EC Recommendation has already been received from SEAC through Proceeding of the meeting of SEAC On dated 13/01/2023.

we are now applying the same project as fresh proposal along with the clarifications with respect to your queries vide our letter no. KRPL/ARIANA/BBSR/Z3-Z4/S7 on dated 25/05/2023.

Clearances Applied

Form-1 (Part-C) Information for Appraisal (for Category - A/B1)

Proposal No.	State	Status	Date of Submission
SIA/OR/INFRA2/430852/2023	ODISHA	SUBMITTED	26/05/2023

Form-1 (Part-A): Information for Scoping (for Category - A/B1) / Appraisal for Category - B2 (including Building &amp; Construction projects under 8 (a))

Proposal No.	State	Status	Date of Submission
SIA/OR/INFRA2/430690/2023	ODISHA	SUBMITTED	25/05/2023

The proposal was placed in the meeting of SEIAA and the Authority decided to seek clarification. We are enclosing our Clarifications for your consideration please.

We request you to kindly consider our case and to take necessary steps to recommend the Environmental Clearance at the earliest and obliged.

Thanks &amp; Regards,

Yours sincerely,

For M/s. Kriday Realty Private Limited.

Kriday Realty Pvt. Ltd.  
Siddhartha Roy  
Authorized Signatory  
16/06/23

Sl No	Parameter	As per EC Condition vide letter no. 1997/SEIAA dated 24.04.2013	Existing Condition as on 01.06.2023	Now Proposed by PP for existing 8 towers + proposed 4 towers
-1	-2	-3	-4	-5
a)	Total plot area (Sqm):	48,575.31	48,575.31	48,575.31
b)	Total Built up Area (Sqm):	1,85,176.33	1,12,805.24	1,12,805.24 + 58,788.51 = 1,71,593.75
	Total Number of Dwelling Units:	1268	792	792 + 418 = 1210
c)	Fresh Water Requirement	691KLD as per previous EC.	374 KLD	374 KLD for existing 8 Towers and 215 KLD for proposed 4 Towers. Total fresh water requirement after expansion will be approx. 589KLD
d)	Waste Water Treatment	860KLD as per previous EC for 12 towers.	Presently waste water generated from existing 8 towers is 530 KLD.	530 KLD of waste water generated from existing 8 towers and 189 KLD will be generated from proposed 4 towers. Total 719 KLD of waste water generation after Expansion (from 12 towers). STP Capacity is 860KLD.
e)	Drainage	770 cu/hr	770 cu/hr	770 cu/hr
f)	Ground water	No ground water shall be extracted for the project work at any stage during the construction phase. Rain water recharge pit = 7 nos	No ground water was extracted during construction work of 8 Towers. Rain water recharge pit = 5 nos	No ground water will be extracted for construction work of proposed 4 Towers. Rain water recharge pit= For existing 8 towers 5 nos+ proposed 4 towers 3 nos= total 8 nos
g)	Solid Waste Generation and Management (MT per Month)	2500 kg/day or 75 Ton/Month	Bio degradable waste- 26.8 ton/month and Non Bio degradable waste- 37.47 ton/month are generated and handed over to BMC, Bhubaneswar	Bio degradable waste- 41 ton/month and Non Bio degradable waste- 60 ton/month will be generated and will be handed over to BMC, Bhubaneswar (for existing 8 towers +proposed 4 towers) We will install adequate capacity of OWC within the premises to treat 1400 Kg/day of bio degradable Waste.

h)	Air Quality and Noise levels	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.	Maximum Ambient Noise Level of 55 dB during Construction was complied. DG set of capacity 2x1010 KVA are used for 8 Towers.	Maximum Ambient Noise Level of 55 dB will be maintained during Construction. DG set of 3 Nos. 1010 KVA + 1 No. 500 KVA will be required for 8 existing Towers and 4 Proposed Towers.
i)	Energy Conservation	Energy conservation measures like installation of CFL, s/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 CFL,s and TFL,s 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.	Fly Ash Bricks, AAC Blocks were used during the construction of 8 Towers. LED Lights at the Common Area and Solar Street Light are used for 8 Towers. Solar Hot Water @40litres/Unit Capacity were provided for Kitchen Hot Water for 8 Towers.	Fly Ash Bricks, AAC Blocks will be used during the construction of proposed 4 Towers. LED Lights at the Common Area and Solar Street Light will be used for proposed 4 Towers Solar PV system @ 5% of Power Demand for 4 proposed Towers will be provided.
j)	Traffic Circulation	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 earmarked for parking shall not be used for any other purpose. Alternate entry and exit must be provided to handle excess traffic and emergency situations .	Minimum width of the Access Road is provided as 30.48m. 1841m length of Internal Road Network with average width of 5.5m are provided for the 8 Existing Towers. Total 788 Nos. of Parking have been provided for Existing 8 Towers.	Minimum Width of 30.48m Access Road will be provided for the 8 Existing Towers + 4 proposed Towers. 996m length of Internal Road Network with average width of 6.5m will be provided for the proposed 4 Towers. Total 473 Nos. of Parking will be provided for the proposed 4 Towers.

<p>k)</p> <p>Greenbelt Development</p>	<p>Green belt and avenue plantation of trees over atleast 20% of the site area shall be done using native tree species/shrubs improving greenery &amp; keeping in view aesthetics considerations in the whole complex. Professional landscape architects should be engaged to design the green layout to provide for multi-tier plantation and green fencing all around, Mitigating various environmental pollutants like dust, noise, emissions etc. and pathway for joggers. Further, the project proponent shall ensure protection of existing natural plant species in the project area. Planting pattern of different species shall be decided by the project proponent in consultation with forestry/horticulture specialist.</p>	<p>8821.179 Sqm. of Land (18.16% of Plot Area ) have been provided for the Existing 8 Towers.</p>	<p>9997.585 Sqm. of Land (20.582% of Total Plot Area ) will be provided for 8 Existing Towers and 4 Proposed Towers.</p>
<p>l)</p> <p>Disaster / Risk Management</p>	<p>Standard Engineering Norms.</p>	<p>Emergency preparedness and response plan followed during construction phase. HIRAC and safe operation procedure for each and every activity were carried out. Mock drills were being conducted for different emergency scenario like cyclone, earthquake, thunderstorm, collapse of crane, electrocution, fall from height etc. Firefighting System were provided as per Fire norms for the existing 8 Towers.</p>	<p>Emergency preparedness and response plan will be available and followed during construction phase for 4 Proposed Towers. HIRAC and safe operation procedure will be followed for each and every activity. Mock drills will be conducted for different emergency scenario like cyclone, earthquake, thunderstorm, collapse of crane, electrocution, fall from height etc. Firefighting System will be provided as per Fire norms for the proposed 4 Towers.</p>

m)	Socio Economic management	As per Engineering norms.	First Aid Room was provided during the Construction of 8 Towers	First Aid Room, Workers shelter, Ambulance, First Aider shall be provided during the construction of 4 proposed Towers.
n)	Environment management		EMP Cost of Rs. 912.75lakh was spent during the construction and operation of 8 Towers.	EMP Cost of Rs. 861.0 Lakh will be spent during the construction and operation of proposed 4 Towers.
o)	Any other related parameter of the project	NA	NA	NA
p)	Estimated cost of storm water drain under construction within Trident Properties	Rs.1,50,66,940 estimated (Including tax)	Rs.1,50,66,940 estimated (Including tax) (Enclosed. Annexure-1)	Network Completed

Account Statement 0004103000049805

Account Id 0004103000049805: KRIDAY REALTY PRIVATE LIMITED  
Search Criteria

Transaction Date From : 01/07/2016 to : 31/01/2017

Srl	Txn Date	Value Date	Description	Cheque No	CR/DR	CCY	Amount (INR)
1	15-07-2016 17:24	15-07-2016	NEFT-SBIN0000041-TRIDENTPROPER		Dr.	INR	50,22,916.00
2	02-12-2016 16:08	02-12-2016	RTGS-IBKLR62016120200524745-TR		Dr.	INR	50,00,000.00
3	27-12-2016 19:05	27-12-2016	NEFT-SBIN0000041-TRIDENTPROPER		Dr.	INR	10,00,000.00
4	28-12-2016 17:15	28-12-2016	NEFT-SBIN0000041-TRIDENTPROPER		Dr.	INR	14,00,000.00
5	03-01-2017 15:43	03-01-2017	NEFT-SBIN0000041-TRIDENTPROPER		Dr.	INR	10,00,000.00
6	06-01-2017 17:11	06-01-2017	NEFT-SBIN0000041-TRIDENTPROPER		Dr.	INR	16,44,024.00
Total Amount ==>>							1,50,56,940.00

ANNEXURE-1

*Dr. H. M. S. S.*



FORM X

OCCUPANCY CERTIFICATE (PART)

No. 15869 /BDA, Bhubaneswar, dated 30<sup>th</sup> June, 2017.  
File No. BPBA-C-854/16

Occupancy Certificate (Part) under Regulation-16 of BDA (Planning & Building Standards) Regulations-2008 is issued in favour of Bhubaneswar Development Authority represented through M/s Kriday Reality Pvt. Ltd. in respect of Integrated Multistoreyed Residential Apartment building i.e. Tower No.1,2 (B+G+13), No. 3&4 (B+G+16), No.10(B+G+15), No.11&12 (B+G+14) over plot No.87/1264 & 87/1263 Khata No.421, Village-Sankarpur, Bhubaneswar.

The work of erection, re-erection or for material alternation undertaken in respect of plot No.87/1264 & 87/1263 Khata No.421, Village-Sankarpur, Bhubaneswar is completed under the supervision of Ar. Debraj Behera (Empanelment No.CA/2004/33719 & Er. B.K. Bholia Structural Engineer (Empanelment No.SER/003/BDA) as per the Completion certificate submitted. On inspection, it is observed the erection, re-erection or alternation undertaken with respect to above plot(s) conform the approved plan issued vide No.26990/BP dated 14.12.2012 and subsequent letter No.592/CSC/BDA dt.16.01.2016. The Building is permitted for Residential occupancy subject to the following.

1. All physical infrastructures like water supply, sewerage and drainage system and water harvesting structures shall be maintained.
2. At least 20% of the land shall be developed for plantation and landscaping and maintained.
3. Periodic inspection shall be made by the Fire Authority to ensure the fire safety of the building and compliance with the provisions of fire and life safety requirement (Fire and Lift Safety Part-4 of NBC).
4. Periodic Occupancy renewal certificate shall be issued by the Authority on the recommendation of the Fire Prevention Officer which shall also include safe keep of the fighting installations and equipments for such building.

5. The building shall not be put to any other use other than the purpose for which the permission is accorded.
6. All the stipulated conditions of the NOC given by PHED vide Memo No. 7168 dt. 18.4.2017, Certificate No. 54/FPW dt. 5.4.2017 issued by Chief Fire Officer, No. 1997/SEIAA dated 24.04.2013 of SEIAA and CESU permission letter No. 11310 dt. 21.7.2015 shall be strictly adhered to.
7. The Construction of storm water drain up to final disposal point and 20'-0" wide road in the South-West of the project area shall be developed by the applicant to facilitate the neighbouring plot owners before obtaining full occupancy certificate. One set of completion plans duly certified is returned herewith.

By Approval of Vice-Chairman

  
Authorised Officer

Bhubaneswar Development Authority

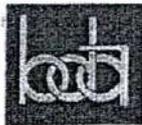
Memo No. 15870 BDA DT. 30.06.17

Copy submitted to the Chief Fire Officer, Cutlack/City Engineer, BMC, Bhubaneswar/Executive Engineer, PH Divn-II, BBSR/ Manager(Ele), BCDD-II, IRC Village, Nayapalli, BBSR-15 for information and necessary action.

  
Authorised Officer

Bhubaneswar Development Authority

*Handwritten note:*  
20/6/17



## FORM X

## OCCUPANCY CERTIFICATE (PART)

No. 30785/BDA, Bhubaneswar, dated - 04.12.2017  
File No. BPBA-O-854/16

Occupancy Certificate (Part) under Regulation-16 of BDA (Planning & Building Standards) Regulations-2008 is issued in favour of **Bhubaneswar Development Authority represented through M/s Kriday Realty Pvt. Ltd.** in respect of **Integrated Multistoreyed Residential Apartment building i.e. Tower No.9 (B+G+15) and Club House over Sabak plot No.87/1264 & 87/1263 ( Hal Plot No. 87/1263/1802) Khata No.421, Village-Sankarpur, Bhubaneswar.**

The work of erection, re-erection or for material alternation undertaken in respect of plot No. 87/1264 & 87/1263/1802 Khata No.421, Village-Sankarpur, Bhubaneswar is completed under the supervision of Ar. Debraj Behera (Empanelment No. CA/2004/33719 & Er. B.K. Bholu Structural Engineer (Empanelment No. SER/003/BDA) as per the Completion certificate submitted. On inspection, it is observed the erection, re-erection or alternation undertaken with respect to above plot(s) conform the approved plan issued vide No.26990/BP dated 14.12.2012 and subsequent letter No.592/CSC/BDA dt.16.01.2016. The Building is permitted for Residential occupancy subject to the following.

1. All physical infrastructures like water supply, sewerage and drainage system and water harvesting structures shall be maintained.
2. At least 20% of the land shall be developed for plantation and landscaping and maintained.
3. Periodic inspection shall be made by the Fire Authority to ensure the fire safety of the building and compliance with the provisions of fire and life safety requirement (Fire and Lift Safety Part-4 of NBC).
4. Periodic Occupancy renewal certificate shall be issued by the Authority on the recommendation of the Fire Prevention Officer which shall also include safe keep of the fighting installations and equipments for such building.

5. The building shall not be put to any other use other than the purpose for which the permission is accorded.
6. All the stipulated conditions of the NOC given by PHED vide Memo No. 7168 dt. 18.4.2017, Certificate No. 54/FPW dt. 5.4.207 issued by Chief Fire Officer, No. 1997/SEIAA dated 24.04.2013 of SEIAA and CESU permission letter No. 11310 dt. 21.7.2015 shall be strictly adhered to.
7. The Construction of storm water drain up to final disposal point and 20'-0" wide road in the South-West of the project area shall be developed by the applicant to facilitate the neighbouring plot owners before obtaining full occupancy certificate. One set of completion plans duly certified is returned herewith.

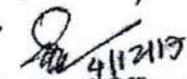
By Approval of Vice-Chairman

  
Authorised Officer

Bhubaneswar Development Authority

Memo No. 30786/BDA DT. 04.12.2017

Copy submitted to the Chief Fire Officer, Cuttack/City Engineer, BMC, Bhubaneswar/Executive Engineer, PH Divn-II, BBSR/ Manager(Ele), BCDD-II, IRC Village, Nayapalli, BBSR-15 for information and necessary action.

  
Authorised Officer

Bhubaneswar Development Authority

