

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA

(Through Video Conference)

M.A. 15/2024/EZ

In

Original Application No. 11/2022/EZ

Z1 Residents' Welfare Association -----Applicant(s)

Vrs

Z Estates Private Limited & Ors.----- Respondent(s)

Affidavit on Behalf of the State Environment Impact Assessment
Authority (SEIAA), Odisha (Respondent No-3) Before the Hon'ble
National Green Eastern Zone Bench, Kolkata

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Place: Bhubaneswar

Date: 18/02/2025

Shri Apurba Ghosh

Advocate for Respondent No.03

(SEIAA), Odisha

C/o Partha Sarathi Shamajder

25/D Baderapur Road

P:O Jadavpur, Kolkata -700032

Email-apu7law@gmail.com

Phone No.9476239442

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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA**

(THROUGH PHYSICAL HEARING WITH HYBRID MODE)

Miscellaneous Application No. 15/2024/EZ

In

Original Application No.11/2022/EZ

Z1-Residents' Welfare Association.-----Applicant(s)

Versus

Z Estates Private Limited & Ors.-----Respondent(s)

**AFFIDAVIT ON BEHALF OF THE OPPOSITE PARTY/RESPONDENT
NO. 03 STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
(SEIAA), ODISHA IN COMPLIANCE TO ORDER DATED 20.12.2024 OF
THIS HON'BLE TRIBUNAL**

1. Shri Prem Kumar Jha, IFS, son of late Dr. Harihar Jha aged 56 years, at present working as Director Environment-cum-Special Secretary to Govt. in Forest, Environment & Climate Change Department and Member Secretary, State Environment Impact Assessment Authority (herein after called SEIAA in short) Odisha, do hereby solemnly affirm and state as follows.
2. That I am the deponent in this affidavit and I have been duly authorized to swear this affidavit on behalf of the Opp. Party No.03 before this Hon'ble National Green Tribunal.
3. That, I have gone through the order passed on dated 20.12.2024 of Hon'ble Tribunal in Miscellaneous Application and Counter Affidavit dated 01.05.2024 filed by SEIAA, Odisha and understood the contents thereof. I am well acquainted with the facts of the case and the relevant official records. Any contention, allegation or averment not dealt with in the present affidavit shall be construed as denied.


MEMBER SECRETARY
State E.I.A Authority
Orissa, Bhubaneswar



4. That, in reply to the order dated 20.12.2024, passed by Hon'ble Tribunal in the M.A. No. 15/2024/EZ in OA No.11/2022/EZ, the deponent humbly submits the following as follows:

i. As per direction to SEIAA, Odisha in the point no. 48(A), 48(B) & 48(G) of the Hon'ble Tribunal order dated 01.05.2023 in OA no. 11/2022/EZ, a joint committee was formed and have visited the alleged site on 13.07.2023 and observed that the project proponent (PP) has failed in their commitment to comply the condition of EC letter no.433/SEIAA dated 16.08.2011 and subsequent amendment EC letter no. 827/23.02.2016 in respect to green belt/plantation, solar system for energy conservation to the extent of 5% of the total power consumption through solar water heater and solar generation system for its use etc. Accordingly, the environmental compensation amounting of Rs.1,41,37,500/- as on 13.07.2023 has been calculated and intimated to the builder vide letter no. SEIAA-68/07-2023 dated 16.03.2024 to deposit the same to Forest, Environment & Climate Change Department Government of Odisha Account No. 06640110075074, IFSC: UCBA0000664 and copy to SEIAA, Odisha within 15 days of issuance of the letter dated 16.03.2024. But instead of depositing the environmental compensation, the Z1-Builder has Appeal before Hon'ble Tribunal vide Appeal No.08/2024/EZ (IA No.40/2024/EZ) against the order dated 16.03.2024 of the Authority, SEIAA, Odisha and in this regard, the SEIAA, Odisha have submitted the Counter Affidavit dated 22.10.2024 and the matter is subjudiced and the next date of hearing is 17.03.2025.



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State E.I.A Authority
Orissa, Bhubaneswar

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- ii. Initially, environmental clearance (EC) was issued by SEIAA, Odisha vide letter no. 433/SEIAA dt. 16.08.2011 for construction of housing colony and shopping mall for block B+G+12, 6 nos. B+G+14: 17 nos. B+G+19: 2 nos. B+G+24: 1 no. over a plot area 1,05,962.07 sqm for total built-up area 2,44,092.73 sqm at-Kalarahanga, Bhubaeswar, Dist-Khordha, Odisha to Sri Tapan Kumar Mohanty (MD) of M/s. Z-Estates Pvt. Ltd. Further, the Amendment of EC vide letter no. 827/SEIAA dated 23.02.2016 was issued for modernization cum expansion for construction of housing colony and shopping mall (Phase-I & Phase-II) with total built-up area 2,75,042 sqm. located at Kalarahanga, Bhubaneswar. Later EC was issued vide letter no. 7991/SEIAA dated 17.03.2020 for expansion of housing colony and convenient shopping (Phase-III) over a plot area 17873.23 sqm and built-up area 2,09,960.21 sqm at- at Kalarahanga, Bhubaneswar to M/s. Z-Estates Pvt. Ltd. The condition given in point no. B (v) in page no.05 in the EC letter dated 16.08.2011 that 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.* Lower sulfur diesel should be used. The location of 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. During issue of EC for Phase-III, a sub-committee of SEAC have visited the project site on



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Orissa, Bhubaneswar

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25.10.2019 and observed that the stack heights of Phase-I & Phase-II were inadequate & negligible with opined that the project proponent must submit a design as applicable for such housing project as per MoEF & CC/CPCB guidelines and the DG sets rules for all three phases immediately within a forthright time. Accordingly, they must replace/correct the stack heights as necessary for the existing area and accordingly plan for Phase-II & Phase-III. Based on the SEAC recommendation, the condition given in point no. 37 (page no.10) in EC letter dated 17.03.2020 that the gaseous emission 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. Nowhere, the SEIAA has mentioned in EC letter 16.08.2011, 23.02.2016 & 17.03.2020 for the stack height of DG sets for 6.06 meters.



The copy of the EC letter dated 16.08.2011, Amendment of EC letter dated 23.02.2016 and EC letter dated 17.03.2020 are annexed herewith as **Annexure-I, Annexure-II & Annexure-III** respectively.

- iii. The Integrated Regional Office of MoEF & CC, Bhubaneswar has submitted the Certified Compliance report on 26.03.2015 & 13.12.2018 of EC letter dated 16.08.2011 & 23.02.2016 respectively with mentioned that the condition given in point no. B (v) in page no.05 in the EC letter dated 16.08.2011 is compiled also with mentioning that the height

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MEMBER SECRETARY
State E.I.A Authority
Bhubaneswar

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of the common stack of three 380 KVA DG sets is 6.06 m. Fuel used in the DG Sets is low Sulphur type.

The copy of the Certified Compliance report of IRO, MoEF & CC, Bhubaneswar dated 26.03.2015 & 13.12.2018 are annexed herewith as **Annexure-IV & Annexure-V** respectively.

- iv. The SPCB, Odisha in its Affidavit dated 30.11.2024 has mentioned that in the present case since the highest building nearest to the Project Proponent is more than 40 meters and the height of the stack connected to D.G. sets is only 6.06 meters, the Odisha State Pollution Control Board vide its letter dated 12.07.2024 has recommended that the stack height calculated as per the Central Pollution Control Board guidelines should be at least 48.89 meters from the ground level to minimise smoke emission.

The copy of the SPCB, Odisha letter dated 12.07.2024 is annexed herewith as **Annexure-VI**.

The Project proponent (PP) has failed to submit compliance of EC conditions basically on the above-mentioned points in respect to adequate DG sets height as per CPCB norms and as point out by SPCB, Odisha should be at least 48.89 meters from the ground level to minimise smoke emission. Hence, a Show Cause Notice is issued by SEIAA, Odisha vide letter no. 6306/SEIAA dated 18.02.2025 for non-compliance of EC conditions. Also, direction was given to Z Estates Private Limited that no building & construction work shall be proceed of the for Phase-III project from date issue of this



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State E.I.A Authority
Orissa, Bhubaneswar

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letter until further order of Authority. After receipt of reply of Show Cause notice dated 18.02.2025 from project proponent action will be taken accordingly.

The copy of the Show Cause Notice to the project proponent letter dated 18.02.2025 is annexed herewith as **Annexure-VII**.

- vi. The State Level Expert Appraisal Committee (SEAC) have verified the certified compliance report of IRO, MoEF & CC, Bhubaneswar dated 26.03.2015 & 13.12.2018 and recommended the EC subsequently for building project and as per the recommendation of SEAC, the Authority approved amendment of EC letter dated 23.02.2016 for phase-I & Phase-II and EC letter dated 17.03.2020 for Phase-III. In view of the above narration, it is humbly submitted that there was no negligence by any officer of the SEAC committee member during the recommendation for the grant of EC for the said building & construction project. The officers/members of SEAC have been appropriately advised to go thoroughly through all EC proposals for improvement in recommendation for appraisal for all EC proposals and accordingly to recommend for approval of EC without any mistakes or omissions.



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State E.I.A. Authority
Orissa, Bhubaneswar

5. That the facts stated above in this counter affidavit are true to the best of my knowledge and belief which are based on official records that I believe to be true.



6. That the deponent reserves the right to file further affidavit as and when necessary.

IDENTIFIED BY ME
Identified by
18-02-2025
ADVOCATE

Deponent

MEMBER SECRETARY
State E.I.A Authority
Orissa, Bhubaneswar

VERIFICATION

Verified at Bhubaneswar on this day of 18-02-2025 that the contents of the above affidavits are true and correct on the basis of the records maintained by the respondent in the daily course of its business, no part of it is false and nothing has been concealed therefore.

Place: Bhubaneswar

Date: 18-02-2025

Deponent

MEMBER SECRETARY
State E.I.A Authority
Orissa, Bhubaneswar

SWORN BEFORE ME



DUSASAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015



ANNEXURE-I

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

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

Ref. No. 433/SEIAA
SEIAA – 261/10

Dt. 16.08.2011

From

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

To

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

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

Sir,

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



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

Stipulated Conditions:-

I. GENERAL

- i) The applicant (Project proponents) will take necessary measures for prevention, control and mitigation of Air Pollution, Water Pollution, Noise Pollution and Land Pollution including solid waste management as mentioned by them in Form-1, Form-1A and Environment Management Plan (EMP) in compliance with the prescribed statutory norms and standards.
- ii) The applicant will take statutory clearance/approval / permissions from the concerned authorities in respect of the project as and when required.
- iii) The applicant will submit half-yearly compliance report on post-environmental monitoring in respect of the stipulated terms and conditions in the Environmental Clearance to the State Environmental Impact Assessment Authority, (SEIAA, Orissa) on 1st June and 1st December of each calendar year.
- iv) The project proponent shall obtain Periodic Occupancy Renewal Certificate from the competent authority at an interval of 3 to 5 years as per the provisions of National Building Code (NBC) 2005.
- v) The project proponent shall comply all the conditions stipulated by the Bhubaneswar Development Authority, (BDA) in its building plan approval letter issued vide letter No. BP 2B-3415/10/7398/BP/BDA, Bhubaneswar, dated 26.04.2011.
- vi) The project proponent shall provide 16 (sixteen) mtrs. wide open space all around the 02 (two) nos. of B+G+19, 16 mtrs wide open space for 1 (one) no. of B+G+24, 13 mtrs wide open space for 17 nos. of B+G+14, and 12 mtrs wide open space for 06 mtrs. of B+G+12 mtrs. of building blocks for movement of fire engine as per provisions of National Building Code (NBC)-2005 and as recommended by Fire Prevention Officer, Orissa.
- vii) The project proponent shall comply to all the conditions stipulated by the Fire Prevention Officer, Orissa.
- viii) The project proponent shall comply to all the conditions stipulated by the Air Port Authority of India in its NOC for height clearance issued vide letter No. AAI/ER/NOC/(274/10)/200-202 dated 07.02.2011.
- ix) The applicant will adopt the prescribed norms and standards provided in the National Building Code of India, 2005, specially relating to:
 - a) Fire protection and life safety of occupants of the buildings.
 - b) Safety of personnel during construction, operation and demolition of buildings.
 - c) Day lighting and natural ventilation of buildings.
 - d) Safety from electrical fire, shock and lightning of the buildings.
 - e) Air-conditioning, heating and mechanical ventilation of the buildings.

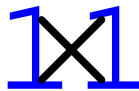
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- f) Acoustics and noise control of the buildings.
- g) Maintenance and functioning with emissions from generators supplying power to common space/ residential area in case of power failure along with fuel handling /storage.
- h) Installation of lifts and escalators in the buildings.
- i) Water supply, drainage and sanitation including solid waste management.
- j) Landscaping of surrounding areas of the buildings.

II. SPECIAL CONDITIONS

A) CONSTRUCTION PHASE

- i) No ground water shall be extracted for the project work at any stage during construction phase.
- ii) Provision shall be made for the housing of construction labourers within the site with all necessary infrastructure and facilities such as furl for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iii) A First-Aid Room will be provided in the project site both during construction and operation of the project.
- iv) All the top soil excavated during construction activities should be stored separately for use in land filling, horticulture/ landscape development within the project site.
- v) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and will be disposed off taking the necessary precautions for general safety and health aspects of people only in approved sites with the approval of competent authority.
- vi) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- vii) Construction spoils, including bituminous material and other hazardous materials should not be allowed to contaminate watercourses, ground water and dump sites by following safe dumping/disposal practice as per statutory rules and norms with necessary approval of the Orissa Pollution Control Board.
- viii) The diesel generator sets to be used during construction phase shall be low sulfur diesel type and should conform to Environment (Protection) Rules 1986 prescribed for air emission and noise standards.
- ix) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.
- x) Vehicles used for bringing construction materials to the site should be in good condition and should have a pollution check certificate, covered and conform to statutory air and noise emission standards and should be operated only during non-peak hours of the day.
- xi) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ OPCB.



- xii) Fly ash bricks should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended thereafter.
- xiii) Ready mixed concrete would be used in building construction.
- xiv) Storm water control and its re-use should be as per CGWB and BIS standards for these applications.
- xv) Water demand during construction should be optimized by adopting best practices without compromising quality.
- xvi) Separation of grey and black water supplies and collection should be done by the use of dual plumbing line. Grey and black water should be treated separately before recycling/reuse.
- xvii) Fixtures for showers, toilet flushing and drinking water should be of low flow type and restricted to requirements by use of aerators, avoiding wastage pressure reducing devices or sensor based controls.
- xviii) Use of glass may be maximum upto 40% of total outer wall area to reduce the energy consumption and load on air-conditioning, if necessary, high quality double glass with special reflective coating may be used in the windows.
- xix) Roof should meet the prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- xx) Opaque wall should meet prescriptive requirements as per Energy Conservation Building Code.
- xxi) The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code of India, 2005 including protection measures from lightning etc.
- xxii) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase to avoid disturbances and pollution to the surroundings.

B. OPERATION PHASE.

- i) The installation of the Sewage Treatment Plant (STP) should be certified by a competent agency and a report in this regard should be submitted to the SEIAA, Orissa before the project is commissioned for operation. Treated effluent from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Orissa State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.
- ii) The STP sludge should not be dried nor incinerated within the project site and should be disposed off as per the norms of SPCB, Orissa.
- iii) The project proponent will ensure that under no circumstances, the environment is polluted due to non-functioning /under performance of sewerage disposal system of the project. To achieve this, a stand-by STP with similar capacity should be installed to be put into service during the maintenance /over hauling of the original STP.
- iv) The solid waste generated should be properly collected and segregated. Wet garbage should be disposed off to composted and dry/ inert solid waste should



be disposed off to a certified agency for safe disposal. Necessary approval /permission may be obtained from the concerned authorities.

- v) Diesel power generating sets proposed as source of back-up power for lifts elevators and common area illumination during operation phase should be of enclosed type and conform to Environment Protection (EP) Rules 1986. The height of the stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets put together and should be more than the highest building height. Low sulfur diesel should be used. The location of the DG sets may be decided in consultation with Orissa State Pollution Control Board. Care may be taken to avoid disposal of smoke /pollutants from DG sets in the residential area.
- vi) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time, the noise levels measured at the boundary of the sites shall be restricted to the permissible levels to comply with the prevalent regulations.
- vii) Green-belt & avenue Plantation of trees over at least 20% of the site area shall be done using native tree species/ plants improving greenery & keeping in view aesthetics considerations in the whole campus. Professional landscape architects should be engaged to design the green layout to provide for multi tier plantation and green fencing all around, mitigating various environmental parameters like dust, noise, emissions etc. and pathway for joggers.
- viii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the run off, pretreatment must be done to remove suspended matter, oil, grease and other soluble components as per norms. Rainwater recharge should be through specified recharge pits of required numbers. The surface runoff water should be stored suitably treated and reused for landscaping. The bore-well for rainwater recharging should be kept at least 5 mtrs, above the highest ground water table. The technology may preferably be adopted from a commercial firm with performance guarantee.
- ix) Weep holes in the compound walls shall be provided to ensure natural drainage of excessive rain water in the project area during the monsoon period after the harvesting operations. Care must be taken so that there is no water logging in the territory and drainage is 100%.
- x) The ground water level and its quality should be monitored regularly in consultation with Central /State Ground Water Authority.
- xi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Traffic congestion shall be avoided inside the project site. The area ear marked for parking shall not be used for any other purpose. Alternate entry and exit must be provided to handle excess traffic and emergency situations.
- xii) A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Orissa in three months time before operation /habitation.
- xiii) Provisions of solar hot water storage/supplies at the roof top may be made as per statutory norms of CPCB/MoEF/SPCB, Orissa.

- xiv) Energy conservation measures like installation of CFLs/ TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines /rules of the regulatory authority to avoid toxic contamination. Use of solar panels may be adopted to the maximum extent possible, especially for street lights.
- xv) The building blocks should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- xvi) The funds earmarked for the environment protection measures shall be judiciously utilized. Under no circumstances this funds shall be diverted for other purposes like Annual allocation and maintenance /monitoring etc. and expenditure for this fund should be reported to the SEIAA, Orissa.
- xvii) The need of the local people should be appropriately addressed in the CSR activities to be undertaken in the area. An action plan in this regard should be prepared and submitted.

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

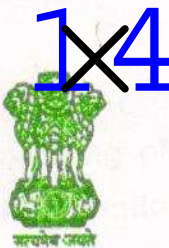

Member Secretary

Memo No _____ /Dt. _____

Copy to

1. Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi for kind information.
2. Principal Secretary, Forests & Environment Dept., Government of Orissa for kind information.
3. Chairman, State Pollution Control Board, Parivesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for kind information.
4. Chief Conservator of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharpur, Bhubaneswar for kind information.
5. Chairman, Central Pollution Control Board, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032 for kind information.
6. Vice Chairman, Bhubaneswar Development Authority, Akash Sobha Building, Secretariat Marg, Bhubaneswar-751001 for kind information.
7. Chief Engineer, PH (Urban), Orissa, 1st Floor, Heads of Dept. Building, Bhubaneswar-751001 for kind information.
8. Chief Engineer-cum-Member Secretary, Orissa Water Supply & Sewerage Board, Satya Nagar, Bhubaneswar-751007 for kind information.
9. Collector & District Magistrate, Khurda for kind information and necessary action.
10. Chairman/Member/Member Secretary, SEIAA for kind information.
11. Chairman, SEAC/Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
12. Guard file for record.


Member Secretary,



ANNEXURE-II

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA), ODISHA.

(Constituted vide Order No. S.O. 3387 (E) Date 15.12.2015 of Ministry of Environment Forest & CC, Govt. of India,
Under Environment Protection Act, 1986.)
Qr. No. 5RF-2/1, Unit - IX, Bhubaneswar - 751022
E-mail : selaaorissa@gmail.com

Ref. No. SEIAA/

827

Date 23.02.2016

From

Shri S. B. Samant, IFS
Member Secretary,
State Environment Impact Assessment Authority, (SEIAA)
Odisha, Bhubaneswar

To

Sri Tapan Kumar Mohanty,
Managing Director,
Z-Estates Pvt. Ltd, M4/34,
Acharya Vihar, Bhubaneswar

Sub: Amendment of Environmental Clearance for modernization for construction of housing colony and shopping mall (Phase-II) of M/s Z-Estae Pvt. Ltd. at Kalarahanga, Bhubaneswar, Odisha with total built up area 2,75,042 M2..

Sir,

This has reference to your letter no ZEPL/14-15/006 DATED 10.09.2014, and subsequent clarification letter no. ZEPL/14-15/025 dated 12.01.2015, letter no. 109-46/EPE dated 17.03.2015, dated 13.07.2015 & dated 20.10.2015 from MoEF & CC, Regional Office, Chandrasekharpur, Bhubaneswar on the above mentioned subject I am directed to say that the State Environment Impact Assessment Authority (SEIAA), Odisha have considered the Environmental Clearance amendment application of M/s Z-Estates Pvt. Ltd. in its meeting held on dated 22.01.16 & 25.01.16.

M/s Z-Estates Pvt. Ltd. has proposed modernization cum expansion for construction of housing colony and shopping mall (Phase-I & Phse-II) located at Kalarahanga, Bhubaneswar, Odisha. The total built up area of the project is 2,75,042 sqm. Initially, the project was proposed to be developed in single phase. Environmental Clearance to the project was granted vide letter no. SEIAA-261/10 dated 16.08.2011 Consent to Establish (NOC) was granted from OSPCB vide letter no. 2478/IND-II-NOC-5439 dated 16.02.2012. Out of

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total area, 97346.90 m² area, comprising of 444 dwelling Units, Basement, Club House with swimming pool and Dormitory block have been constructed. Due to sluggish market demand and financial constraints the project proponent has decided to develop the project in phases. The present application is for Phae I consisting existing building (as a part of the earlier EC) and modified phase II of the project proposed to be developed. Future expansion will be done at later stage (Project proponent will apply separately for revised EC for expansion of this project). The details of phase-I, Phase II have been work out by the proponent as follows.

	As per EC letter for Entire project	As per revised proposal (Phase-I + Phase-II)
Plot Area	105962.07 sqm	123717 sqm
Total built up area	244092.73 sqm	Phase-I (completed)-73958.9 sqm Phase-II (proposed)-111945.98 sqm. Total=185904.880 sqm
Total no. of blocks	26 nos	15 nos
Total water requirement	773.52 KLD	984.51 KLD
Total waste water	928.2 KLD	710.84 KLD
Total Solid waste Generation	2.55 TPD	2.44 TPD
Power Requirement	11 MW	5.2 MW


Considering the information/documents furnished and additional clarifications provided during discussion made with the project proponent and along with consultant M/s Ind Tech House Conssult, Delhi, compliance verification certification from Regional Office, MoEF&CC, Govt. of India of earlier Environmental Clearance conditions, the State Expert Appraisal Committee (SEAC) after due considerations of the relevant documents submitted by the project proponent and compliance verification certification from Regional Office, MoEF&CC, Govt. of India observed that modification of Environmental Clearance proposal is well within the permissible built up area as per earlier environmental clearance granted by SEIAA and have recommended the project for Amendment of Environmental Clearance.

The State Environment Impact Assessment Authority (SEIAA) after considering the proposal and recommendations of SEAC, Odisha hereby accords Amendment of Environmental Clearance in favour of the project under the provisions of

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EIA Notification 2006 and 2009 and subsequent amendments thereto under various MoEF&CC, Govt. of India circulars subject to strict compliance of the terms and conditions stipulated remaining unaltered as given vide E.C letter no. SEIAA-261/10 dated 16.08.2011.


Yours faithfully,


23.2.16
Member Secretary

Memo No 828/SEIAA /Dt. 23.02.2016

Copy to

1. Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for kind information.
1. Principal Secretary, Forests & Environment Dept., Government of Odisha for kind information.
2. Chairman, State Pollution Control Board, Parivesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for kind information.
3. Chief Conservator of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharapur, Bhubaneswar for kind information.
4. Chairman, Central Pollution Control Board, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032 for kind information.
5. Vice Chairman, Bhubaneswar Development Authority, Akash Sobha Building, Secretariat Marg, Bhubaneswar-751001 for kind information.
6. Chief Engineer, PH (Urban), Orissa, 1st Floor, Heads of Dept. Building, Bhubaneswar-751001 for kind information.
7. Chief Engineer-cum-Member Secretary, Orissa Water Supply & Sewerage Board, Satya Nagar, Bhubaneswar-751007 for kind information.
8. Collector & District Magistrate, Khurda for kind information and necessary action.
9. Chairman/Member/Member Secretary, SEIAA for kind information.
10. Chairman, SEAC/Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
11. Guard file for record.


23.2.16
Member Secretary



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY,
ODISHA, BHUBANESWAR

Ref. No. 3991/SEIAA

Dt. 17.03.20

SEIAA File No. 30018/02-NCP/04-2019

To

Sri Tapan Kumar Mohanty, MD,
M/s Z-Estates Pvt. Ltd.
M4/34, Acharya Vihar,
Bhubaneswar-751013

Sub: Proposal for proposed expansion for construction of housing colony and convenient shopping (Phase-III) of M/s Z-Estates Pvt. Ltd. At Kalarahanga, Bhubaneswar with built up area 3,95,865.09 M²-Environmental Clearance Regarding.

Ref: Your online application dated 18.04.2019 for issue of EC vide File No: SIA/OR/NCP/30018/2018.

Sir,

This has reference to your online application seeking environmental clearance of the project proposal mentioned above. The proposal falls in the sub category 8(b) of the schedule of EIA Notification, 2006 as amended from time to time. The proposal has been duly appraised by SEAC, Odisha on the basis of the documents enclosed with the application, such as Form-1, Form-IA, Conceptual Plan (EMP), Final EIA/EMP Report and clarifications furnished to SEAC/ SEIAA in response to their observations.

Background:

1. This is a proposal for Environmental Clearance for proposed expansion for Construction of Housing Colony and Convenient Shopping (Phase-III) at Mouza- Kalarahanga, Bhubaneswar, Odisha.
2. The proposal falls under category 'B', Section 8 (b) "Townships and Area Development projects" of Schedule of EIA Notification 2006 and amendment thereafter.
3. The site is located at Kalarahanga, Bhubaneswar, Odisha. The Geographical co-ordinate of the project site is: Latitude - 20° 22' 0.72" N & Longitude - 85° 50' 06.28" E. The project site is well connected with Nandan Kanan Road which take towards National Highway-6 (Kolkata-Chennai Road). Nandan Kanan road is 0.1 Km from proposed site. The nearest railway station is Mancheswar Railway station at a distance of approx.

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5.1 Km in South direction. The nearest airport is Biju Patnaik Airport at a distance of approx. 13.5 Km in the South West direction from the project site. The site is easily accessible from Nandan Kanan Road.

4. The Building Details of the Project:

The proposed project is the Third phase of the building covering a built up area of 2,09,960.21 m² (including parking). The first phase building had a built up area 73,958.9 m² (Occupancy Obtained) & the second phase building had a built up area 1,11,945.98 m² (which is Under Construction) and the plot area is 1,23,717 m². So total Built up area for Phase-I & Phase-II is 1,85,904.880 m² for which Environmental Clearance was obtained from SEIAA, Odisha vide letter no. for Phase - I :SEIAA – 261 / 10, dated 16.08.2011 and for Phase-II: vide letter no. SEIAA/827, dated 23.02.2016. Hence, the total built up area of the proposed project will be 3,95,865.09 m² & the revised plot area is 1,41,590.23 m².

A comparative statement of the existing and proposed project with respect to built up area as well as other requirements are given below:

Sl. No.	Particular	Phase-I	Phase-II	Phase-III	Total
1.	Plot Area	1,23,717.0 m ²		17,873.23 m ²	1,41,590.23 m ²
2.	Built up Area	73,958.9 m ²	1,11,945.98 m ²	2,09,960.21 m ²	3,95,865.09 m ²
3.	Green Belt Area	30,929.22 m ²		20,922.87 m ²	51,852.09 m ²
4.	Road Area	20,000 m ²		2,000.00 m ²	22,000.00 m ²
5.	Basement Parking Area	24,610.0 m ²	25,371.0 m ²	46,001.54 m ²	95,982.54 m ²
6.	Total Water Requirement	423.51 KLD	561 KLD	708 KLD	1692.51 KLD
7.	Fresh Water Requirement	234.17 KLD	310.79 KLD	471.0 KLD	1015.96 KLD
8.	Waste Water Requirement	262.3 KLD	448.7 KLD	602.0 KLD	1313 KLD
9.	STP Capacity	270 KLD	580 KLD	650 KLD	1500 KLD
10.	Power Requirement	2.3 MW	2.9 MW	3.1 MW	8.3 MW
11.	Solid Waste Generation	1.15 TPD	1.29 TPD	2.41 TPD	4.85 TPD
12.	Dwelling Unit	444 Unit	588 Unit	586 Unit 635 Units EWS	1618 Unit 635 Units EWS

Built up Area Detail Phase Wise:

Sl. No.	Detail of building	Tower	Area in m ²	Total built up area
Statement of area for Ph-I (completed)				
1	B+G+14	1	10695.75	73,958.9 m ²
2	B+G+14	2	8551.83	
3	B+G+12	3	6883.42	
4	B+G+14	4	8761.89	
5	B+G+14	5	9498.15	
6	B+G+12	6	7057.98	
7	B+G+14	7	8559.3	
8	B+G+14	8	10670.25	
9	Community Hall		2618.13	
10	Dormitory		662.20	
Total Built up Area (Phase-I)			73,958.9	
Statement of area for Ph-II (under construction) & Ph-III (proposed)				
1	Ph-II Residential	111945.9 8	139970.59	3,21,906.19 m ²
2	Ph-III Residential	139970.5 9		
4	EWS (G+22)		20159.50	
5	Convenient Shopping Building	G+2	757.03	
6	Toilet & Dormitory	G+1	180.20	
7	Toilet/Driver Rest Room	G	55.86	
8	Club House-II	G+2	2740.49	
9	Parking & Services		45736.54	
Total Built up Area (Phase-III)			3,21,906.19	
Total Built up Area				
Total Builtup Area (Phase-I + Phase-II + Phase-III) = 73,958.9 + 3,21,906.19 = 3,95,865.09 m ²				

5. Requirement for the proposed expansion project:

(i) Power requirement:

The daily power requirement for the proposed expansion Project is preliminarily assessed as 3045 KW source from CESU of Odisha State Electricity Board. In order to meet emergency power requirements during the grid failure, there is provision of 3 nos. of DG set having 500 KVA capacities for power back up in the proposed expansion Project.

For energy conservation, there will be 120 nos. of Solar Lighting poles (@72 Watt) has been proposed for Street & common area solar lighting, so

Energy conservation by using Solar Street Lighting = 120 x 72 = 8640 watt = 8.6 KW

Energy conservation by using Solar lighting for common area = 200 KW

Total Energy Conservation = (200 + 8.6) KW = 208.6 KW

Total Energy saving = 208.6/3045 = 0.0685 x 100 = 6.8 %

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(ii) Water requirement:

Fresh make up of 471.0 m³/day will be required for the project which will be sourced from ground water supply. Waste water of 602 KLD will be treated in a STP of 650 KLD capacity, which includes primary, secondary and tertiary treatment. After treatment, the treated water will be discharge to the Buri Nalla. Rain Water will be harvested through 41 no. of recharging pits.

(iii) Firefighting Installations:

Firefighting system will be installed as per recommendation of the Fire fighting Officer, Odisha and as per the guideline of NBC (part-4).

(iv) Green Belt Development:

Green belt will be developed over an area of 51,852.09 sqm which is 35.40 % of the plot area; by using the local species like Radhachuda, Nageswar, Akash Neem, Ashok, Polanga, Karang, Bela, Pijilu, Kaniara, Tagar, Hena, etc.

(v) Solid Waste Management:

From the residential complex solid waste in form of food waste from kitchen and miscellaneous waste will be generated @ 0.45 kg/capita/day, which will be about $5225 \times 0.45 = 2351.25$ kg/day. The generated solid waste from the residential complex will be segregated as biodegradable and non-biodegradable. This will be collected in separate coloured beans. Proper waste management practices will be adopted during the collection, storing and disposal of the generated solid waste.

Waste generated from Floating people will be @ 0.15 kg/capita/day, which will be about $166 \times 0.15 = 24.9$ kg/day. Solid waste from sweeping and Dry Garbage containing non bio-degradable wastes like polythene bags, metal, ceramic Waste, glass etc. shall be stored in separate garbage bin and send to approved agency for final disposal. The biodegradable waste will be converted to manure by an organic waste convertor, which will be used for landscaping.

Sl. No.	Category	Counts (heads)	Waste generated
1.	Residents	5225 @ 0.45 kg/day	2351.25
2.	Floating	166 @ 0.15 kg/day	24.9
3.	STP sludge		35
Total solid waste generated			2411.15 kg/day

6. The ToR for Phase- III expansion had been granted by SEAC, Odisha vide letter no. 845 / SIA / OR / NCP / 28277 / 2018 / SEAC / 156, dated 12.10.2018.
7. Baseline study was conducted during summer season i.e. from March 2018 to May 2018.
8. ToR compliance regarding detailing of Project proponent, project consultants land description was compiled.
9. The proponent has obtained Certified Compliance Report for previous Environmental Clearance from Regional Office, MoEF&CC, Bhubaneswar on 11.12.2018.
10. Estimated Project cost:
Total Capital Cost = Rs.300 Crores
Environment Management Cost = Rs.2.25 Crores
11. The project proponent along with their consultants M/s Enviro Infra Solutions Pvt. Ltd., Ghaziabad, Uttar Pradesh and M/s Centre for Envotech & Management Consultancy

- Pvt. Ltd., IRC Village, Bhubaneswar, Odisha made a detailed presentation on the proposal before the SEAC on 12.06.2019.
12. The project proponent furnished additional information / documents on the project to SEAC for necessary compliance to clarification raised by SEAC on 14.10.2019 & 27.11.2019.
 13. The Sub-Committee of SEAC conducted site visit on 25.10.2019 and observed the following:
 - a) Green Belt:

While the proponent stated to develop necessary green belt in the green belt areas and plant species in due course for Phase-II (under Construction) & Phase –III proposed, Green Belt for Phase – I is virtually absent except decorative plants such as *Krushna chuda*, *Ficus panda* etc. in the periphery of the boundary of Phase - I and land scaping.

 - (i) The width of the area along boundary may be less than a meter even, therefore, the area covered to have claimed under green belt even with decorative plants may be much less than the prescribed guidelines. Hence, a compliance in matter is necessary which may be asked from the proponent.
 - (ii) Green belt needs to be strengthened with local shade bearing species like Akashmani, Neem, Ashoka, Kadamba, Pollanga, Bela, Karanj etc. in consultation with local DFO for the prescribed area.
 - (iii) Similar strict adherence for Phase II & Phase III (Proposed) is necessary for Greenbelt. Compliance report in context shall be submitted to SEIAA / SEAC.
 - b) Fresh water (Ground Water):

The Proponent stated to have three deep borewells for fresh drinking water and two of them were seen by the Sub-Committee and also visited the Piezometer installed by the proponent.

The proponent was advised to submit the following:

 - (i) Valid 'NOC' from CGWA & permission for Water Resources Deptt, Govt of Odisha for Phase I for which borewell are in use since beginning, shall be submitted for Phase I & II. The project proponent shall also submit the dimensions of borewells & the water consumption details of last three months.
 - c) Waste Water:

The Sub-Committee visited STP installed in their premises. They claimed to have consumed almost complete waste water after treatment in vehicle (Car) washing & watering of plants excepting small quantity might be discharged to their own low lying areas following vacant for future expansion. They could not satisfactorily reply as to consumption of complete treated waste water during monsoon. Therefore, they must be discharging the excess treated waste water to open low lying areas available in their premises, even though the treated waste water is polluted & contaminated. So, the proponent needs to submit a detailed workable plan / scheme either for zero discharge / or discharge to main road side drain through ETP and oil water separation unit, particularly for monsoon period so that it will not affect the human health / environment.
 - d) Rain Water Harvesting / Recharge Pits:

The Sub-Committee of SEAC visited the roof top water harvesting system & the recharging pits. It was observed that the roof top water mixed with open drain water, which should be connected to recharge pit directly. But, water harvesting for storm water & run off water is not available for which they need to submit a workable plan & time frame to execute it for Phase-I and workable plan for Phase II & proposed Phase-III expansion.

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e) Solid waste Management:

The proponent claimed to have outsourced for daily disposal of Solid waste being generated, but no mechanism either at source or at delivery point to outsourcing agency for separation into Bio-degradable & Non-biodegradable category could be seen.

Therefore, the proponent need to submit details of collection, segregation and disposal of solid waste for last three months to the outsourcing agency and submit the plan / mechanism for separation of solid wastes into Bio-degradable & Non-biodegradable wastes before disposing to outsourcing agency.

f) Use of Renewable / Solar Energy :

It is found to be absent for Phase – I completely. The proponent must submit a system along with the time frame for use of renewal / solar power at least as per the guidelines & preferably minimum 5% of their total power consumption for Phase I & similarly for Phase-II & III (Proposed) within a fortnight to SEIAA/ SEAC.

g) DG Set:

Location of DG sets (3 Nos.) installed for Phase – I was visited. The stack heights were found to be inadequate & negligible. The proponent must submit a design as applicable for such housing projects as per MoEF&CC / CPCB guidelines and DG rules for all three phases immediately within a fortnight time. Accordingly, they must replace / correct the stack heights as necessary for the existing area and accordingly plan for Phase II & Phase III.

14. The SEAC in its meeting held on 19-11-2019 decided that the site visit mentioned points as observed by the Sub-Committee of SEAC shall be complied by the proponent in addition to non-compliance points as pointed out for taking necessary decision in matter by the SEAC.
15. The project proponent furnished necessary compliance as desired by SEAC to the relevant points pointed out by the Sub-Committee of SEAC committee on 27.11.2019 & 23.12.2019.
16. Considering the information furnished by the proponent and presentation made by the consultant on behalf of proponent, the State Expert Appraisal Committee (SEAC) after due considerations of the relevant documents submitted by the project proponent and clarification/documents furnished to it have appraised the proposal on 24.12.2019 and recommended for grant of Environmental Clearance for the project valid for a period of 7 years, stipulating various conditions.
17. The proposal for grant of EC was considered by the State Environment Impact Assessment Authority in the 17th meeting held on dated 14.02.2020 wherein the Authority after detailed deliberation of the matter has decided as follows: "The PP has appeared before us to clarify on the reported non-compliance of EC conditions of Phase-I and Phase-2 of this project. We may address a letter to PP pointing out the EC conditions not complied with so far, and ask him to furnish a definite time line by which each of these pending compliances will be made. On receipt of the desired undertaking / commitment, EC may be considered."
18. The SEIAA considered the EC of the expansion proposal on 06.03.2020 after the project proponent furnished necessary compliance and undertaking / commitment as desired by SEIAA vide letter dt. 25.02.2020.

The State Environment Impact Assessment Authority (SEIAA), Odisha after considering the proposal; appraisal report and recommendations of SEAC, hereby accords Environmental Clearance to the project valid for a period of 7 years under the provisions of EIA Notification 2006 and subsequent amendments thereto subject to strict compliance of all conditions stipulated as follows. Detailed compliance report of these

conditions is mandatorily to be submitted by the project proponent to SEIAA at half yearly intervals by 1st June and 1st December each year.

Stipulated Conditions:

Part A - Specific Conditions:

1. Consent to Establish / Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
4. The project proponent shall ensure that the guidelines for building and construction projects issued vide this Ministry's OM NO.19-2/2013-IA.III dated 9th June, 2015, are followed to ensure sustainable environmental management.

Topography and Natural Drainage

5. 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.

Water Requirement, Conservation, Rain Water Harvesting, and Ground Water Recharge

6. No ground water shall be extracted for the project work at any stage during the construction phase. If ground water will be used during construction phase, they shall obtain permission from the Water Resource Department, Govt. of Odisha/ CGWB.
7. As proposed, fresh water requirement from ground water shall not exceed 471 m³ per day.
8. 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.
9. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA, Odisha along with six monthly Monitoring reports.
10. 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.
11. 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.
12. 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.
13. Water demand during construction should be reduced by use of pre-mixed concrete,

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curing agents and other best practices referred.

14. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits of 41 nos. shall be provided.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering. The proponent shall also obtain permission from Water Resources Department, Govt. of Odisha for drawal of water.
16. A complete plan for rainwater harvesting at the proposed site shall be drawn up and implemented to minimise ground water withdrawal thereby recharging ground water in the area. The complete rainwater harvesting plan after implementation shall be submitted to SEIAA.

Solid Waste Management

17. The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
18. 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.
19. 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 wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
20. 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.
21. 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.

Sewage Treatment Plant

22. Sewage shall be treated in STP of capacity 650 KLD and shall be installed before start of the operation phase of the building. The treated effluent from STP shall be recycled/re-used for flushing, gardening and DG Cooling. The sewage treatment plant shall be ensured before the completion of Building Complex.
23. 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.
24. No sewage or untreated effluent water would be discharged through storm water drains.
25. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Odisha before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
26. 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.

27. 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.

Energy

28. 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.
29. 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.
30. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 5% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
31. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
32. 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 on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
33. 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.

Air Quality and Noise

34. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, 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.
35. 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

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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.

36. 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.
37. 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.
38. For indoor air quality the ventilation provisions as per National Building Code of India shall be provided.
39. Ambient noise levels shall conform to residential standard both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

Green Cover

40. No tree cutting/transplantation of existing trees has been proposed in the instant project. A minimum of 1 tree for every 80 m² of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 35.40 % of plot area shall be provided for green area development.
41. 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 and oil and grease.

Top Soil Preservation and Reuse

42. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

Transport

43. 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
44. 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 05 kms radius of the project is maintained and improved upon after the implementation of the project.
45. 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 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

46. 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.

Environment Management Plan

47. 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.
48. The Project proponent has earmarked Rs.2.25 Crores towards environmental protection measures for the proposed expansion project. The year wise funds earmarked for environmental protection measures shall be kept in separate account and should be spend accordingly and not to be diverted for any other purpose. Year wise progress of implementation of action plan for EMP shall be reported to the SEIAA, Odisha, Regional Office, MoEF&CC, Govt. of India, Bhubaneswar, SPCB along with the Six Monthly Compliance Report.
49. 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, Odisha & Regional Office of the Ministry of Environment & Forest, Odisha in hard and soft copies on 1st June and 1st December of each Calendar Year and shall also upload the compliance report in the website of the Ministry.

Others

50. 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.
51. A First Aid Room shall be provided in the project both during construction and operations of the project.
52. The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
53. As per the MoEF&CC, Govt. of India Office Memorandum F.No.22-65/2017-IA.III dated 1st May 2018, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) Plan. As per para 6(II) of the said O.M. appropriate funds shall be earmarked for the activities such as infrastructure creation for drinking water supply, sanitation, health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase yield of crop and fodder, rain water harvesting, soil moisture conservation works, avenue plantation, plantation in community areas etc. The activities proposed under CER shall be restricted to the affected area around the project. The entire activities proposed under the CER shall be

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treated as project and shall be monitored. The monitoring report shall be submitted to the regional office as a part of half yearly compliance report, and to the District Collector. It should be posted on the website of the project proponent.

54. The proponent shall implement the observations of the sub-Committee of SEAC after field visit on 25.10.2019 as per the time schedule given in the action plan enclosed with the legal affidavit which was submitted on 23.12.2019. The Sub-Committee of SEAC shall visit the site again to verify the status of implementation. In case of non-implementation, the Environmental Clearance will be revoked on recommendation of SEAC.
55. The proponent shall implement the full scale compliance of all EC conditions of phase-I and phase-II with definite time line as submitted to SEIAA on 25.02.2020. In case of non-implementation, the Environmental Clearance will be revoked by SEIAA or on recommendation of SEAC.

Part B – General Conditions

1. A copy of the Environmental Clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
2. The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to the SEIAA, Odisha and MoEF&CC, Govt. of India and its concerned Regional Office.
3. Officials from the Regional Office of MoEF&CC, Bhubaneswar 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.
4. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Odisha.
5. 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.
6. 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.
7. These 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.
8. 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.
9. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, ZillaParisad / Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while



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- processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
10. The proponent shall submit/upload six monthly reports on the status of compliance of the stipulated Environmental Clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, Govt. of India, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (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.
 11. The environmental statement for each financial year ending 31st 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 Regional Offices of MoEF&CC, Govt. of India by E-mail.
 12. 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,



Member Secretary

Memo No 7992/SEIAA / Dt. 17.03.20
Copy to

1. Joint Secretary (Environment), 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. Member Secretary, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for information.
4. Additional Principal Conservator of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharapur, Bhubaneswar for information.
5. Chairman, Central Pollution Control Board, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032 for information.
6. Member Secretary, CGWA, 18/11, Jamnagar House, ManSingh Road, New Delhi-110011 for information.
7. Collector, District Magistrate, Khordha, for kind information and necessary action.
8. Chairman/Member/Member Secretary, SEIAA for kind information.
9. Chairman, SEAC/Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
10. Guard file for record.



Member Secretary



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Government of India/ भारत सरकार
Ministry of Environment, Forests & Climate Change/ पर्यावरण, वन एवं जलवायु बदलाव मंत्रालय
Eastern Regional Office/ पूर्वी क्षेत्रीय कार्यालय
A/3, Chandrasekharpur/ ए/३, चंद्रशेखरपुर
Bhubaneswar-751 023/ भुवनेस्वर - ७५१ ०२३

ANNEXURE-IV

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जहाँ है वियाली ।
जहाँ है ज़राहती ॥

Telephone : 0674-2301213, 2301248, 2302452, 2302453, Fax: 0674- 2302432, E-mail: roez.bsr-mef@nic.in

File No. 109-46/EPE

17.03.2015

To

The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Qr No.5RF-2/1, Unit IX,
Bhubaneswar – 751 022.
E-mail : seiaaorissa@gmail.com



Sub: Certified report of the status of compliance of project for consideration during appraisal by EAC-reg.

Ref: SEIAA letter No.434/SEIAA/ENV dated 16.08.2011.

Sir,

I am directed to refer to the above subject and to inform that M/s Z-Estates Pvt. Ltd, Bhubaneswar has requested a certified copy of the compliance report from the Regional Office of the existing project. Further, it has also been informed that the certified copy of monitoring reports is required by them to comply with the requirements of MoEF Circular No. J-11011/618/2010-IA-II (I), dated 30th May, 2012. The project was monitored on 05.02.2015 at site and its latest status on the point-wise conditions of the environmental clearance of the existing project is enclosed for which environmental clearance was earlier accorded by the SEIAA, Odisha.

It is also recommended that environmental clearance for the proposed modification of the project may be given after verification by the Ministry of Environment, Forests & Climate Change, Eastern Regional Office, Bhubaneswar on all the non compliances and are also duly attended to by the project.

Encl: As above

Yours faithfully,

(Dr. S. KERKETTA)
DIRECTOR (S)

Copy to :

1. File No.106-21/EPE and 106-102/EPE.
2. Sri Tapan Kumar Mohanty, (M.D), M/s Z-Estates Pvt. Ltd., M4/34, AcharyaVihar, Bhubanewar-751013.

Conditions require immediate attention:

1. Monitoring of groundwater level should be carried out by construction new piezometers and implementation of the same requires immediate attention.
2. As per the condition, groundwater shall not be extracted for construction work, however, permission from the Central Groundwater Authority has been taken to draw groundwater which is in violation to the condition.
3. The following observation require immediate compliance:
 - i. Water supply and sanitation for all the working force need to be improved. The water supplied for drinking is to be ensured that it is pure and safe for drinking.
 - ii. All the mobile toilets constructed for the workers require regular cleaning and maintenance. It was noted that the living condition of both the hutments is not hygienic. This needs immediate attention. All the soak pits so constructed are to be properly maintained and should be adequate capacity.
 - iii. The drainage system at places where the labourers are living is very bad. Dirty water was found to be stagnant at the low-lying areas surrounding the temporary hutments. These places need to be cleaned and proper drainage to be ensured.
 - iv. It was observed that two large low lying areas of stagnant water. As these water bodies are located near to the labour hutments, the stagnant water should be treated for prevention of mosquito breeding. It requires immediate attention.
 - v. All over the surroundings of the construction areas, it was noted that poly-bags, plastic glasses, etc. have been thrown and the living areas of the labour force has been made dirty. The project authorities should ensure clean and healthy environment in the working as well as dwelling units.
3. Other Observation:
 - i. The project has constructed a Club House without environmental clearance. It is a serious violation of EIA Notification, 2006.
 - ii. EPF and ESIC should be acquired for all the labour force to benefit their families.
 - iii. Crèche should be provided to the children of all the workers.



(Dr. S Kerketta)
Director (S)

Part B**Monitoring report on status of compliance of Environment Clearance and Environmental Management.**

1. Name of the Project	:	Construction of Housing Colony and Shopping Mall of M/s Z-Estates Pvt. Ltd., at Kalarahanga, Bhubaneswar.
2. No. & Date of Clearance	:	No.434/SEIAA/ENV dated 16.08.2011
3. Address of Correspondence	:	Sri Tapan Kumar Mohanty, (M.D) M/s Z-Estates Pvt. Ltd., M4/34, Acharya Vihar, Bhubanewar-751013.
4. Date of site visit	:	05.02.2015

STATUS OF IMPLEMENTATION OF STIPULATED CONDITINS:

The project was visited by Dr. S. Kerketta, Director (S) and Shri M.R. Prasad, Research Officer on 05.02.2015 at site to oversee implementation of stipulated environmental clearance conditions. The officials who were present at the site during site inspection were Shri Dushmant Patro, General Manager, Shri Parthasarathy Panda, DGM, Shri Sibabrata Sinha, Sr. Project Manager, Shri Radha Prasad Das, Administration & HR Head. The project is for construction of blocks of B+G+12 – 6 numbers, B+G+12 - 17 numbers, B+G+19 – 2 numbers, B+G+24-1 number. Presently, construction of the project is in progress; structure has been completed for 8 nos. The status of implementation of conditions of environmental clearance is as follows:

I. GENERAL CONDITIONS:

- i) The applicant (Project proponents) will take necessary measures for prevention, control and mitigation of Air Pollution, Water Pollution, Noise Pollution and Land Pollution including solid waste management as mentioned by them in Form-1, Form-1A and Environment Management Plan (EMP) in compliance with the prescribed statutory norms and standards.

Status of Compliance:

The project has obtained Consent to Establish from the Odisha State Pollution Control Board, vide letter No. 2478/Ind-II-NOC-5439 dated 16.02.2012 and is valid for a period of five years. Details on the Consent to Operate from the OSPCB are to be submitted to this Office after completion of the construction work.

- ii) The applicant will take statutory clearance/approval / permissions from the concerned authorities in respect of the project as and when required.

Status of Compliance:

The project has also taken NOC from the Central Ground Water Authority, Ministry of Water Resources, Govt. of India for withdrawal of ground water vide letter No. 21-

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4(287)/SER/CGWA/2011-140 dated 23.02.2011 for drawing groundwater 1100 m³/day through proposed 8 numbers bore wells. **Monitoring of groundwater level should be carried out by construction new piezometers which implementation of the same requires immediate attention.**

- iii) The applicant will submit half-yearly compliance report on post-environmental monitoring in respect of the stipulated terms and conditions in the Environmental Clearance to the State Environmental Impact Assessment Authority, (SEIAA, Orissa) on the 1st June and 1st December of each calendar year.

Status of Compliance:

Two half yearly progress reports have been being submitted to this Office since last year.

- iv) The project proponent shall obtain Periodic Occupancy Renewal Certificate from the competent authority at an interval of 3 to 5 years as per the provisions of National Building Code (NBC) 2005.

Status of Compliance:

Presently the building is under construction stage. It has been stated that the condition would be complied with after completion and commissioning of the project.

- v) The project proponent shall comply all the conditions stipulated by the Bhubaneswar Development Authority, (BDA) in its building plan approval letter issued vide letter No. BP 2B-3415/10/7398/BP/BDA, Bhubaneswar, dated 26.04.2011.

Status of Compliance:

The project has stated that they are complying the conditions.

- vi) The project proponent shall provide 16 (sixteen) m wide open space all around the 02 (two) nos. of B+G+19, 16 m wide open space for 1 (one) no. of B+G+24, 13 m wide open space for 17 nos. of B+G+14, and 12 m wide open space for 06 m Of B+G+12 m of building blocks for movement of fire engine as per provisions of National building Code (NBC)-2005 and as recommended by Fire Prevention Officer, Orissa.

Status of Compliance:

It is stated that the condition will be complied with after all construction activities are completed.

- vii) The project proponent shall comply to all the conditions stipulated by the Fire Prevention Officer, Orissa.

Status of Compliance:

It is stated that all the conditions with regard to Fire Protection measures would be complied with.

- viii) The project proponent shall comply to all the conditions stipulated by the Air Port Authority of India in its NOC for height clearance issued vide letter No. AAI/ER/NOC/(274/10)/200-202 dated 07.02.2011.

Status of Compliance:

It is stated that the conditions would be complied with.

- ix) The applicant will adopt the prescribed norms and standards provided in the National Building Code of India, 2005, specially relating to:
- a) Fire protection and life safety of occupants of the buildings.
 - b) Safety of personnel during construction, operation and demolition of buildings.
 - c) Day lighting and natural ventilation of buildings.
 - d) Safety from electrical fire, shock and lighting 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.

Status of Compliance:

It has been stated that most of the conditions would be complied with after the completion of the construction works. However, as observed at site, it was noted that:

- i. **Water supply and sanitation for all the working force need to be improved. The water supplied for drinking is to be ensured that it is pure and safe for drinking.**
- ii. **All the make shift toilets constructed for the workers require regular cleaning and maintenance. It was noted that the living condition of both the hutments is not hygienic. This needs immediate attention. All the soak pits so constructed are to be properly maintained and should be adequate capacity.**
- iii. **The drainage system at places where the labourers are living is very bad. Dirty water was found to be stagnant at the low-lying areas surrounding the temporary hutments. These places need to be cleaned and proper drainage to be ensured.**
- iv. **It was observed that two large low lying areas of stagnant water. As these water bodies are located near to the labour hutments, the stagnant water should be treated for prevention of mosquito breeding. It requires immediate attention.**
- v. **All over the surroundings of the construction areas, it was noted that poly bags, plastic glasses, etc. have been thrown and the living areas of the labour force has been made dirty. The project authorities should ensure clean and healthy environment in the working as well as dwelling units.**

II. SPECIAL CONDITIONS

A) CONSTRUCTION PHASE

- i) No groundwater shall be extracted for the project work at any stage during construction phase.

Status of Compliance:

The project has also taken NOC from the Central Ground Water Authority, Ministry of Water Resources, Govt. of India for withdrawal of groundwater vide letter No. 21-4(287)/SER/CGWA/2011-140 dated 23.02.2011 for drawing groundwater 1100 m³/day through proposed 8 numbers bore wells. **It is in violation to the condition.**

- ii) Provisions 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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

Status of Compliance:

It has been stated that there are about 700 – 750 workers engaged in the project. The labourers are being provided through another agency, SIMPLEX, which has undertaken all the civil construction in the project. Provision has been made for housing all these labourers in temporary sheds. Poor conditions on health and hygiene have been noted in these locations. Project should ensure pure and safe drinking water and clean and healthy surroundings in the location.

- iii) A First-Aid Room will be provided in the project site both during construction and operation of the project.

Status of Compliance:

It has been provided with.

- 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.

Status of Compliance:

No topsoil generation seen from the project area. However, topsoil is borrowed from the nearby areas for development of greenery.

- 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 approval sites with the approval of competent authority.

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Status of Compliance:

It was noted that all the muck generated during the construction works has been dumped within the boundary of the project. Therefore, no inconvenience has been seen in the neighbouring areas.

- vi) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

Status of Compliance:

It is stated that the condition has been complied with and there is no threat to the groundwater quality. **But, the project should carry out a study on this and ascertain impact of construction, if any.**

- 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 practical as per statutory rules and norms with necessary approval of the Orissa Pollution Control Board.

Status of Compliance:

This condition is being complied with.

- viii) The diesel generator sets to be used during construction phase shall be low sulfur diesel type and should conform to Environment (Protection) Rules 1986 prescribed for air emission and noise standards.

Status of Compliance:

Presently there are six DG sets operating in the projects. The emission from the DG Set has been stated to be complying with the norms.

- 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.

Status of Compliance:

Diesel is stored in HDPE drums on concrete floor and the consumption of diesel per hour is 98.5 liters.

- 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.

Status of Compliance:

It was stated that the condition is being complied with. The construction materials are transported during the daytime only.

- 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

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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.

Status of Compliance:

The Air quality monitoring and noise quality monitoring is being carried out through the consultant, M/s S.S. Environics (India) Pvt. Ltd. From the report, it is noted that all the parameters are found to be within prescribed limits.

- 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.

Status of Compliance:

It is observed at site that fly ash bricks are being used for civil construction works.

- xiii) Ready mixed concrete would be used in building construction.

Status of Compliance:

The condition is being complied with.

- xiv) Storm water control and its re-used should be as per CGWB and BIS standards for these applications.

Status of Compliance:

It is stated that storm water will be reused for plantation and other dust suppression activities after settling.

- xv) Water demand during construction should be optimized by adopting best practices without compromising quality.

Status of Compliance:

It is noted that about 50 KLD of water is now being consumed for the construction work which is being provided through water tankers.

- xvi) Separation of grey and black water supplies and collection should be done by the use of dual plumbing line. Grey and black water should be treated separately before recycling/reuse.

Status of Compliance:

It is stated that the condition would be complied after the completion and commissioning of the project. Provision for separation of the same has been incorporated in the building plan.

- xvii) Fixtures for showers, toilet flushing and drinking water should be low flow typed and restricted to requirements by use of aerators, avoiding wastage pressure reducing devices or sensor based controls.

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Status of Compliance:

Presently civil construction is underway and it is stated that the condition would be strictly complied with by the project.

- xviii) Use of glass may be maximum up to 40% of total outer wall area to reduce the energy consumption and load on air-conditioning, if necessary, high quality double glass with special reflective coating may be used in the windows.

Status of Compliance:

It is stated by the project that glass will be used below 40% in the construction of the outer wall. In the outer wall of model building, about 15-20% glass has been used.

- xix) Roof should meet the prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.

Status of Compliance:

The building is being constructed by following Energy Conservation Building Code. The roofs will be insulated to minimize the heat gain. Roof and wall insulation shall be planned to conserve energy. **Details on various other energy conservation methods should be intimated to this office.**

- xx) Opaque wall should meet prescriptive requirements as per Energy Conservation Building Code.

Status of Compliance:

The condition is being complied with.

- 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.

Status of Compliance:

From the discussions with the project authorities, it is noted that Zone-III Seismic Load Design has been undertaken for earthquake protection and all rules and regulations applicable as per National Building Code of India, 2005 for the project would be followed. It was also stated that approval from Competent Authority (Jamia Millia Islamia) for structure safety of the building has been obtained. **Copy of the same has not been submitted to this office.**

- 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.

/em/


Status of Compliance:

A safety supervisor has been deployed to look after all safety measures at the construction site. Monitoring of noise level, air quality, etc. is being carried out by environmental consultant, M/s S.S. Environics Pvt. Ltd.,

B) **OPERATION PHASE:** Not applicable as construction is in progress.

C) **Other Observation:**

1. The project has constructed a Club House without environmental clearance. It is a violation of EIA Notification, 2006.
2. EPF and ESIC should be acquired for all the labour force to benefit their families.
3. Crèche should be provided to the children of all the workers.


(DR. S. KERKETTA)
DIRECTOR (S)



Government of India/ भारत सरकार
 Ministry of Environment, Forests & Climate Change/ पर्यावरण, वन एवं जलवायु बदलाव मंत्रालय
 Eastern Regional Office/ पूर्वी क्षेत्रीय कार्यालय
 A/3, Chandrasekharpur/ ए/३, चंद्रशेखरपुर
 Bhubaneswar- 751 023/ भुवनेस्वर - ७५१ ०२३



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 वहाँ है ज़ुशायली ॥

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File No. 109-46/EPE

13.07.2015.

in meeting

To

The Member Secretary,
 State Environment Impact Assessment Authority (SEIAA),
 Qr. No.5RF-2/1, Unit IX,
 Bhubaneswar – 751 022.



Sub: Construction of Housing Colony and Shopping Mall of M/s Z-Estates Pvt. Ltd at Kalarahanga, Bhubaneswar.

Ref: SEIAA letter No.434/SEIAA/ENV dated 16.08.2011.

Sir,

I am directed to refer to the above subject and to inform that the construction of housing colony and shopping mall of M/s Z-Estates Pvt. Ltd. at Kalarahang, Bhubaneswar was visited by Regional Office on 07.07.2015 to review the latest status of compliance based on the reply provided by the project vide letter No.ZEPL/15-16/003 dated 15.05.2015. The reply was sent by the project to the Regional Office based on the observation made during the visit of the project site dated 05.02.2015.

The status of compliance submitted by the project has been reviewed and the comments of the Regional Office after site visit are enclosed as Annexure-I for further necessary action by the Ministry.

Encl: As above

Yours faithfully,

(Signature)

(Dr. S. KERKETTA)
 DIRECTOR (S)

Annexure - I

Sl. No.	Observation of the Regional Office	Reply of the project	Comments of the Regional Office
1.	Monitoring of groundwater level should be carried out by construction of new piezometers and compliance of the same requires immediate attention.	The groundwater level from the existing bore wells is being monitored by new piezometers and the same will be continuously monitored at every six months interval to study the changes.	<p>Groundwater level from the ground surface is being carried out by the project at four locations within the project area.</p> <p>It has been found that groundwater level is being monitored by mobile piezometers instead of fixed type. As the mobile piezometers are being used for monitoring of groundwater level, a time series data cannot be drawn to ascertain fluctuation of groundwater level in a particular interval. Therefore, the project should monitor the level and quality of groundwater table regularly by installing piezometers.</p> <p>While the level of groundwater is monitored from the bore wells, the project should also monitor the depth of water available in the wells.</p>
2.	As per the condition, groundwater shall not be extracted for construction work, however, permission from the Central Groundwater Authority has been taken to draw groundwater which is in violation to the condition.	Groundwater is not being extracted from bore well for the purpose of construction. Only for the purpose of drinking purposes, the water of bore well is being used. A huge artificial pond at site has been created to hold storm water which is catering to the water requirement of the construction throughout the year.	<p>As per the condition, there is no permission to extract groundwater at any stage during construction stage of the project. However, permission has been taken from the Central Groundwater Authority to draw 1100 m³/day of groundwater on 23.11.2011 which is in violation of EC condition. The project should immediately inform the concerned authority</p>

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			regarding drawl of groundwater and regularize the violation. The project should also inform the details of the water used during construction phase so far and source of its procurement along with documentary evidences.
3.	Water supply and sanitation for all the working force need to be improved. The water supplied for drinking is to be ensured that it is pure and safe for drinking.	Water supply has been made for drinking purpose of the workers. Drinking water is being stored in tanks/containers meant for drinking purpose from authorized drinking suppliers. Septic tanks and soak pits have been created for toilet and urinal of the workers and staff.	During visit, sanitation and general housekeeping of the labour camp was found to be satisfactory. The condition is complied with.
4.	All the mobile toilets constructed for the workers require regular cleaning and maintenance. Further, the living condition of both the hutments is not hygienic. This needs immediate attention. All the soak pits so constructed are to be properly maintained and should be of adequate capacity.	All the mobile toilets are being cleaned and sanitized on daily basis and surroundings of the workers camp area is being cleaned on daily basis. Both the hutment area is cleaned from all plastic garbage and being maintained neat.	During visit, mobile toilets, sanitation and general housekeeping of the labour camp was found to be satisfactory. The condition is complied with.
5.	The drainage system where all the labourers are living is very bad. Dirty water was found to be stagnant at the low-lying areas surrounding the temporary hutments. These places need to be cleaned and proper drainage to be ensured.	Pukka drains have been made for the hutments connecting from the bath area/wash area to the pit. Now stagnation of water is cleared. Regular sprinkling of disinfectants are being done on daily basis with a dedicated housekeeping supervisor.	During visit, the concrete drains have been provided in the labour camps. The condition is complied with.
6.	There are two large low lying areas of stagnant water and are located near to the labour hutments. The stagnant water should be treated for prevention of	The large low lying areas are being treated with mosquito fogging and around 550 numbers of 'Tilapia' fish are left in the stagnated water for purpose of keeping water clean.	Even though regular mosquito fogging is being carried out in the labour camp including providing Tiapia fish in the low lying stagnated water, de-weeding of all the grasses

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	mosquito breeding. It requires immediate attention.		should be made. Regular health check up of the labour force should also be carried out under Contractors All Risk Insurance (CAR) Policy.
7.	All over the surroundings of the construction areas, it was noted that poly-bags, plastic glasses, etc. have been thrown and the living areas of the labour force has been made dirty. It should be ensured to keep clean and healthy environment.	The surrounding of the construction area is cleaned and cleared from poly bags and plastic bags and being maintained clean.	During visit, the surrounding of the construction area has been cleaned up and plastic bags and cups have also been removed and a good housekeeping has been maintained in the labour camps.
8.	A Club House has been constructed without prior environmental clearance. It is a serious violation of EIA Notification, 2006. It requires clarification.	The permission of the club house has been obtained from the authority vide Bhubaneswar Development Authority (BDA) letter No.7398BP dated 06.04.2011, Fire Prevention Officer, Bhubaneswar's letter No.383 dated 10.05.2011 and SPCB letter No.2478/Ind-II-NOC-5439 dated 16.02.2011.	The condition has been complied with.
9.	EPF and ESIC should be taken for all the labour force to benefit their families.	PF contributions for workers are being paid on monthly basis. All the workers are covered with Contractors All Risk Insurance (CAR) Policy which is applicable for constructions instead of ESI.	The project has submitted the EPF deposit statements of the outsourced agency (Simplex Infrastructure Ltd.) for the period November, 2014 to April, 2015. All the workers have also been covered under CAR policy to take care of their health.
10.	Crèche should be provided to the children of all the workers.	Some of the female workers of the local area are coming with their children who are not staying in the camp. A crèche/play area is created and provided to the children of those construction workers.	During visit, no children have been seen in the labour camp. However, the project admitted that local labourers (female) are coming with their children for which crèche has been provided.


(Dr. S. KERKETTA)
DIRECTOR (S)

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Government of India/ भारत सरकार
 Ministry of Environment, Forest & Climate Change/ पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
 Eastern Regional Office/ पूर्वी क्षेत्रीय कार्यालय
 A/3, Chandrasekharapur/ ए/३, चन्द्रशेखरपुर
 Bhubaneswar - 751 023/ भुवनेश्वर - ७५१ ०२३



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No. 109-46/EPE

Date. 11.12.2018

To

The Chairman,

State Environment Impact Assessment Authority (SEIAA), Odisha
 Qr. No. 5RF-2/1, Unit-IX,
 Bhubaneswar – 751022
 E-mail: seiaaorissa@gmail.com



Sub: Issue of Certified Compliance report of “ Construction of Housing Colony & Shopping Mall of M/s Z-Estates Private Ltd at Kalarahanga, Bhubaneswar, Odisha” - reg.

Ref: 1. Environmental Clearance EC No. SEIAA/261 dated 16.08.2011.
 2. Environmental Clearance amendment letter No. SEIAA/827 dated 23.02.2016
 3. Letter from the project authorities dated 28.11.2018.

Sir,

I am directed to state that above project was monitored by this office on 15.11.2018 to review the status of implementation of environmental safeguards stipulated in the environmental clearance letter as referred above. The detailed point-wise status of compliance to the conditions stipulated in the EC issued by SEIAA is enclosed herewith.

This is for favour of kind information and necessary action.

Encl: as above

Yours faithfully,

M.R. Prasad
 (M.R. Prasad)
 Scientist 'B'

Copy to: The Managing Director, Z-Estates Private Ltd, M4/34, Acharya Vihar, Bhubaneswar-751013,
 E-mail: zestates@zestates.in for kind information and necessary action.

(एम. आर. प्रसाद)
 M. R. PRASAD
 वैज्ञानिक 'बी' (Scientist 'B')
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अनुश्रवणआख्या/Monitoring Report

Sl. No.	Items	Details
1.	परियोजनाका नाम Name of Project	Construction of Housing Colony & Shopping Mall of M/s Z-Estates Pvt. Ltd. at Kalarahanga, Bhubaneswar
2.	परियोजना प्राधिकरणका पता Address of project authorities	Z Estates Private Limited M4/34, Acharya Vihar, Bhubaneswar – 751 013 E-mail: zestates@zestates.in
3.	पर्यावरणीय स्वीकृतिपत्र सं० एवं तिथि Env. Clearance letter no. & Date	SEIAA/261 DATED 16.08.2011 and SEIAA/827 dated 23.02.2016
4.	क्षेत्रीय कार्यालय पत्र सं० Regional Office File No.	109-46/EPE
5.	स्थल दौरा तिथि Date of site visit	15.11.2018
6.	परियोजनाकी स्थिति Status of Project	Operational

7. स्थलदौराकेदौरानअबलोकन /Observations made during the site visit:

The project was visited at site by the undersigned to verify the status of compliance to the conditions stipulated in the Environment clearance issued to the project by the State Environment Impact Assessment Authority (SEIAA) Odisha, on 15.11.2018. The project was inspected along with the following Officials from the M/s Z Estates Private limited; Shri Tapan Kumar Mohanty, Managing Director, Shri Dushyanta Patro, General Manager (Projects), Shri Parthasarathi Panda, Dy. General Manager (Projects).

The SEIAA Odisha had issued Environment Clearance to the project for construction of housing colony and shopping mall. Subsequently, the Environment Clearance was amended by SEIAA vide letter SEIAA/827 dated 23.02.2016. The project had proposed modernization cum expansion for construction of housing colony and shopping mall (Phase – I and Phase-II)The building plan was approved by Bhubaneswar Development Authority letter No. 7398/BP/BDA dated 26.04.2011. The Consent to Establish was granted by the OSPCB vide letter No. 2478/IND-II-NOC-5439 dated 16.02.2012. In the amendment, it was also mentioned that due to sluggish market demand and financial constraints, the project proponent has decided to develop the project in phases. It was also mentioned that the initially constructed buildings were part of the Phase I of the project and Phase II incorporates the modification which has been proposed. Further, there has been an increase in the plot area from 105962.07 m² to 123717 m². The Club House with swimming pool and Dormitory block have also been included and constructed.

It is also noted that the project has been issued environment clearance by SEIAA on 16.08.2011 which was amended by SEIAA vide letter dated 23.02.2016. The following discrepancies have been noted :

(a) The Plot area, which was initially mentioned in the EC letter dated 16.08.2011 was 105962.07 m² whereas in the amended EC letter dated 23.02.2016, its mentioned as 123717 m² and there is an increase in an area of 17, 755 m².

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- (b) The number of blocks to be constructed have been reduced from 26 numbers to 15 numbers. However, the total water requirement has been increased from 773.52 KLD to 984.51 KLD.

The Consent to Establish was issued to the project by the State Pollution Control Board, Odisha vide letter No. 1000 dated 10.04.2013. The latest Consent to Operate has been issued by the Board on 27.01.2016.

During the visit, it was noted that out of 15 Blocks approved earlier, 7 Blocks had been constructed during the first phase and during the second phase, remaining 8 Blocks are under construction.

The PAs have complied or are in process of complying with the conditions stipulated by the Ministry. In this context, information/action plans have been sought on following points:

1. Operational Phase: Condition No. xii.- A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Orissa in three months time before operation /habitation.
 2. Operational Phase: Condition No. xiii. - Provisions of solar hot water storage /supplies at the roof top may be made as per statutory norms of CPCB /MoEF /SPCB, Orissa.
 3. Operational Phase: Condition No. xiv - The project should prepare an Action Plan with implementation schedule for the installation of Solar Panel lighting of common areas.
 4. Details on the expenditure incurred on various activities carried out under the CSR to be intimated to this Office.
 5. It had been observed that the project had laid a number of boards and iron roof casts all around the ground water recharging pits. These should be removed and stacked at a safe place.
8. निर्णयलिया (यदिकोई)/Action taken (if any) : Letter has been written to project proponent to take corrective measures on the above mentioned points.

M.R. Prasad

(एम.आर. प्रसाद)

बैज्ञानिक "बी०"

(एम.आर. प्रसाद)
(M. R. PRASAD)
बैज्ञानिक 'बी' (Scientist 'B')
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पुर्वी क्षेत्रीय कार्यालय/ Eastern Regional Office
भुवनेश्वर/ Bhubaneswar-751023

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Detailed report on the status of compliance to the stipulations made in the SEIAA EC letter Nos. SEIAA/261/10 dated 16.08.2011 and SEIAA-827 dated 23.02.2016.

Sl. No.	Stipulated Conditions	Status of Compliance
I.	General Conditions:	
1.	<p>The applicant (Project proponents) will take necessary measures for prevention, control and mitigation of Air Pollution. Water Pollution Noise Pollution including solid waste management as mentioned by them in Form-1, Form-1A and Environment Management Plan (EMP) in compliance with the prescribed statutory norms and standards.</p> <p>Status:</p> <p>It is noted that the project has adopted measures for air and water pollution control. The sewage water from the households is being treated at the Sewage Treatment Plant with capacity of 270 KLD capacity. The method of treatment is MBBR (Moving Bed Bioreactor). The treated water is being utilized for washing of vehicles and watering plants within the project area. For the solid waste management, it has been informed that all the solid wastes generated in the complex is being collected and handed over to vendors of the Bhubaneswar Municipal Corporation for disposal, on daily basis.</p>	Condition complied.
2.	<p>The applicant will take statutory clearance / approval/permissions from the concerned authorities in respect of the project as and when required</p> <p>Status:</p> <p>It is submitted that the project has taken approvals from the competent authorities for the first phase of the construction of project, wherein 26 blocks were to be constructed.</p> <p>Subsequently, the SEIAA amended the EC granted to the project on 26.04.2011 and has reduced the total number of blocks to 15 vide letter No. SEIAA/23.02.2016. Construction of 7 blocks has been completed in the first phase and 8 number of blocks are under the process of construction presently.</p>	Condition complied.
3.	<p>The applicant will submit half yearly compliance report on post environmental monitoring in respect of the stipulate terms and conditions in the Environmental clearance to the State Environmental Impact Assessment Authority (Odisha (SEIAA) on 1st June and 1st December of each calendar year.</p> <p>Status:</p> <p>The project is submitting half yearly compliance reports regularly to this Office.</p>	Condition complied.
4.	<p>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</p> <p>Status</p> <p>It was reported by the project authorities that permission from the Bhubaneswar Development Authority (BDA) has been obtained for occupancy vide letter No. 24944 dated 27.08.2016. The project has assured of timely renewal of the same.</p>	Condition complied.

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5.	<p>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. BP2B-3415/107398/BP/BDA Bhubaneswar dated 26.04.2011.</p> <p>Status:</p> <p>It has been submitted by the project that they are complying with all the conditions as stipulated by the BDA and as applicable to the project.</p>	Condition complied.
6.	<p>The project proponent shall provide 16 mtrs wide open space all around the 02 nos. of B+G+19, 16 mtrs wide open space for 1 no. of B+G+24, 13 mtrs wide open space for 17 nos. of B+G+14 and 12 mtrs wide open space for 06 mtrs. Of B+G+12 mtrs. of building blocks for movement of fire engine as per provisions of National Building Code (NBC) 2005 and as recommended by Fire Prevention Officer, Odisha.</p> <p>Status</p> <p>It has been informed by the project authorities that all the conditions stipulated by the fire Officer are being complied with.</p>	Condition complied.
7.	<p>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. BP2B-3415/10/7398/BP/BDA, Bhubaneswar, dated 26.04.2011.</p> <p>Status:</p> <p>The project authorities have submitted that they are complying with all the prescribed conditions stipulated by the BDA in its building plan approval letter. It is also mentioned that the project is periodically submitting reports on the status of compliance to the BDA. The last report was submitted on 24.04.2018.</p>	Condition complied.
8.	<p>The project shall comply to all the conditions stipulated by the Air Port Authority of India in its NOC for height clearance issued vide letter No. AA/ER/NOC/(274/10)/200-202 dated 07.02.2011.</p> <p>Status:</p> <p>The project authorities have intimated to this Office that they are complying and shall comply with all the conditions as per the stipulation of Air Port Authority of India.</p>	Condition complied.
9.	<p>The applicant will adopt the prescribed norms and standards provided in the National Building Code of India, 2005, specially relating to:</p>	Condition complied

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a) Fire protection and life safety of occupants of the buildings.	It has been submitted that in design component of the project, adequate precautionary measures has been considered as per the provision of the National Building Code (SP 7: 1983 Part IV Amendment No. 3 of January 1997), to provide for fire protection services. Sufficient quantity of water is stored within the premises to subdue fire. Water type along with foam & powder type fire extinguishers are installed in the project site for control of fire.
b) Safety of personnel during construction, operation and demolition of buildings.	It has been observed at site that the project is complying with all measures with respect to ensuring safety of the personnel working during the construction phase. The following measures are being followed at the construction site: i. PPEs to the workers including helmets, boots jackets. ii. Safety belt for workers working on scaffold. iii. Stacking of construction materials as per the NBC, 2005 and CPWD Best Construction Manual. iv. Platform on the scaffolding to bear adequate load v. Prohibition of loose / naked wires at all sites. vi. First Aid and Emergency Centers are available. vii. Fire exhausts located at all the fire prone areas. viii. Specialized persons impart training to personnel working at site on safety and emergency preparedness.
c) Day lighting and natural ventilation of buildings.	This is being complied with. For the purpose of day lighting design, sky illuminance is taken as contributing to illumination of the building interiors during the day. Lighting level is maintained in the building as per the illumination level recommended in Section 4.1.3.2 of National Building Code (NBC) of India.
d) Safety from electrical fire, shock and lightning of the buildings.	Loose/ naked or substandard wires/ electrical device are not used for the project site. Immediate medical attention shall be provided in case of any such occurrence at the project site.
e) Air-conditioning, heating and mechanical ventilation of the buildings.	It is noted that the air conditioners are provided in the construction site offices.
f) Acoustics and noise control of the buildings.	Diesel Generator (DG) sets are placed away from the nearest building and the silent DG sets are generating low noise, considerable stack height is maintained and massive green belt is being developed to minimize the noise propagation from the premises.
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.	DG Sets emission are periodically monitored. DG Sets are provided with appropriate stack height as per norms. DG Set stack monitoring is being carried out and it is noted that the levels are within the permissible limits.
h) Installation of lifts and escalators in the buildings.	It is noted that the installation of lift is completed. At present there is no provision of installation of escalators.

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	<p>i) Water supply, drainage and sanitation including solid waste management</p>	<p>It is noted that presently there is no public water supply connection near the project site. Hence, the fresh water required for the domestic use of the Phase-I project is sourced from the ground water through bore well. Z Estates has obtained the NOC from the Central Ground Water Authority (CGWA) to use ground water for domestic purposes. Presently, this permission is under the process of renewal. It is submitted by the project that Once the site gets connected with Public Health water supply line, ground water extraction will be stopped.</p> <p>Further, it is submitted that presently (approx. 80KLD) water is being used for construction work, which is brought by tankers.</p> <p>Storm water drainage system is being provided in the project site which is connected to the rain water recharge pits.</p> <p>The sewage generated from the operation phase is sent to the STP for treatment and the treated water is being reused for toilet flushing, vehicle washing and dust suppression, greenbelt etc.</p> <p>Solid waste includes waste arising out from construction activities, from labour resting units and project office block.</p> <p>Construction wastes are reused as much as possible within the project. Balance waste is being disposed off for filling low lying areas.</p> <p>The domestic wastes generated from the households (Phase-I project) is being collected in separated coloured bins and then supplied to an authorized vendor for onward disposal.</p>	
	<p>j) Landscaping of surrounding areas of the buildings.</p>	<p>Excavated Soil is being reused for landscaping and fertile top soil is being reused in plantation, lawn development.</p>	
<p>II.</p>	<p>Special Condition</p>		
<p>A.</p>	<p>Construction Phase</p>		<p>Status of Compliance</p>
<p>i.</p>	<p>No ground water shall be extracted for the project work at any stage during the construction phase. If ground water will be used during construction phase, they shall obtained permission from the Water Resource Department.</p> <p>Status:</p> <p>During the site visit and discussions held with the project Officials, it is noted that ground water is not used during the construction activity. The water required for construction work is being brought by tankers.</p>		<p>Being complied</p>
<p>ii.</p>	<p>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, medicinal health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.</p>		<p>Being complied.</p>

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	<p>Status:</p> <p>Presently about 650 workers are working at the construction site. 3 no. of hutments of capacity 700 persons have been provided to the workers. Besides housing, other facilities like, electricity, treated water, lavatories, bathing platforms, canteen, security guard, first-aid, crèche, and grocery shop are provided. Periodical cleaning of drains, sanitization and mosquito repelling arrangement is made.</p>	
iii.	<p>A First-Aid room will be provided in the project site both during construction and operation of the project.</p> <p>Status:</p> <p>First aid room with basic first-aid facility has been provided at the project site for the workers.</p>	Being complied.
iv.	<p>All the top soil excavated during construction activities should be stored separately for use in land filing, horticulture/ landscape development within the project site.</p> <p>Status:</p> <p>The excavated soil from the operational part has been used for backfilling and the fertile top soil is being used for greenbelt and landscape development purpose.</p>	Being complied.
v.	<p>Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and will be disposed of taking the necessary precautions for general safety and health aspects of people only in approved sites with the approval of competent authority.</p> <p>Status:</p> <p>It has been reported by the officials at site that during construction phase, no muck is disposed off outside the project area. Generated muck is presently utilized partly for back filling and balance for landscaping activities.</p>	Being complied.
vi.	<p>Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.</p> <p>Status:</p> <p>Ground water is being used for domestic purpose only. The analysis of ground water quality was carried out by NABL accredited laboratory Centre for Envotech and Management Consultancy Private Limited during the month of June, 2018. All the parameters reported are within the prescribed limits.</p>	Being complied.
vii.	<p>Construction spoils, including bituminous material and other hazardous materials should not be allowed to contaminate</p>	Being complied.

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	<p>watercourses, ground water and dump sites by following safe dumping /disposal practice as per statutory rules and norms with necessary approval of the Orissa Pollution Control Board.</p> <p>Status: This is a construction project for residential housing complex and does not generate any hazardous materials. Construction spoils including bituminous material are reused in backfilling.</p>	
viii.	<p>The diesel generator sets to be used during construction phase shall be low sulfur diesel type and should conform to Environment (Protection) Rules 1986 prescribed for air emission and noise standards.</p> <p>Status: 6 nos. of DG Set are installed in the project site as backup for power failure. Out of these, 3 nos. of 380 KVA DG sets are for operational part (Phase I) of the project and 3 nos. for construction work of the project (Phase II). Low Sulphur type Fuel is used in the DG Sets. From the data submitted on emission as well as noise quality, it is noted that the values are within the permissible limits.</p> <p>The project may submit copy of the statutory permissions obtained for the installation of DG sets from regulatory authorities to this Office.</p>	Condition complied
ix.	<p>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.</p> <p>Status: It is reported that the Fuel (Diesel) is used at a rate of 10L/hr. Diesel is stored in HDPE drums on concrete floor (Max. 600L) and the dry tanks of the individual DG sets are being filled from time to time.</p>	Being complied.
x.	<p>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.</p> <p>Status: It is submitted by the project Officials that Vehicles in use at the project site are in good condition and have valid PUC (Pollution Under Control) Certificate are used for transportation. The construction materials are brought in daytime, in completely covered & during non-peak hours.</p>	Being complied.
xi.	<p>Ambient noise levels should confirm 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.</p>	Being complied.

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	<p>Status:</p> <p>The Air quality monitoring and Noise monitoring reports reveal that the values are within the prescribed limits. The analysis has been carried out by NABL accredited laboratory Centre for Envotech and Management Consultancy Private Limited.</p>	
xii.	<p>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.</p> <p>Status:</p> <p>Fly ash bricks and AAC (Autoclave Aerated Concrete) blocks have been and are being used for construction purposes.</p>	Being complied.
xiii.	<p>Ready mixed concrete would be used in building construction,</p> <p>Status:</p> <p>Ready mixed concrete (Grade M-25, M-30, M-35, M-40, M-45, M-50) is used in building construction.</p>	Being complied
xiv.	<p>Storm water control and its re-use should be as per CGWB and BIS standards for these applications.</p> <p>Status:</p> <p>Construction work had started after obtaining Consent to Establish from State Pollution Control Board on 16.02.2012. Storm water drainage system is being provided in the project site which is connected to the rain water recharge pits.</p>	Being complied
xv.	<p>Water demand during construction should be optimized by adopting best practices without compromising quality.</p> <p>Status:</p> <p>Presently 80KLD of water is consumed for the construction activity. This water is brought in by tankers and also sourced from the stored in the artificial excavation pond to minimize the use of tanker water.</p>	Being complied.
xvi.	<p>Separation of grey and black water supplies and collection should be done by the use of dual plumbing line. Grey and black water should be treated separately before recycling/ reuse.</p> <p>Status:</p> <p>Dual plumbing system is already provided in the sewage treatment system.</p>	Being complied.
xvii.	<p>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.</p> <p>Status:</p> <p>Low flow type showers & toilet flush are installed in the project.</p>	Being complied.
xviii.	<p>Use of glass may be maximum up to 40% of total outer wall area to reduce the energy consumption and load on air-conditioning, if necessary, high quality double glass with special reflective coating may be used in the windows.</p>	Being complied.

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	<p>Status:</p> <p>About 24% of the outer wall area is covered with glasses. However in the outer wall of model building, about 20% is covered with glass.</p> <p>The project may explore possibility of improving the existing glass fixtures.</p>	
xix.	<p>Roof should meet the prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.</p> <p>Status:</p> <p>It is reported that all the buildings are constructed following Energy Conservation Building Code. The roofs are insulated to minimize the heat gain. Roof and wall insulation are provided to conserve energy.</p>	Being complied.
xx.	<p>Opaque wall should meet prescriptive requirements as per Energy Conservation Building Code,</p> <p>Status:</p> <p>It is submitted that the opaque walls will meet the Energy Conservation Building Code requirement.</p>	Being complied.
xxi.	<p>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.</p> <p>Status:</p> <p>Zone-III Seismic Load Design is conducted for earthquake protection complying all rules and regulations applicable as per National Building Code of India, 2005. Approval from competent authority (Jamia Millia Islamia) for structural safety of the building has been obtained.</p>	Being complied.
xxii.	<p>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.</p> <p>Status:</p> <p>It is reported by the project that regular supervision is carried out to look after all safety measures at the construction site. Monitoring of air, water, noise & soil has been carried out periodically by an accredited environmental laboratory Centre for Envotech and Management Consultancy Private Limited. The reports reveal that the values of the parameters of air, water conform to the prescribed standards.</p>	Being complied.
B.	Operational Phase	
i.	<p>The installation of the Sewage Treatment Plant (STP) should be certified by a competent agency and a report in this regard should be submitted to the SEIAA, Orissa before the project is commissioned for operation. Treated effluent from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by</p>	Condition complied.

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	<p>decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Orissa State Pollution Control Board. Necessary measures should be taken to mitigate the odour problem from STP.</p> <p>Status:</p> <p>The project has already installed a STP of 270 KLD capacity which is operating for kitchen/ domestic effluents from the operating part of the project. STP treated water quality is being utilized for gardening and other purpose.</p> <p>However, it is noted that the project is yet to achieve 100% utilization of treated water. Efforts may be made by the project for achieving it.</p>	
ii.	<p>The STP sludge should not be dried nor incinerated within the project site and should be disposed off as per the norms of SPCB, Orissa.</p> <p>Status:</p> <p>The STP sludge is being disposed as per the norms of SPCB, Odisha.</p>	Being complied.
iii.	<p>The project proponent will ensure that under no circumstances, the environment is polluted due to non-functioning /under performance of sewerage disposal system of the project. To achieve this, a stand-by STP with similar capacity should be installed to be put into service during the maintenance /over hauling of the original STP.</p> <p>Status:</p> <p>As observed at site, there is no second STP plant. It is informed that the effluents from the STP are being monitored regularly and it is being monitored & maintained from time to time; so that STP plant is in the working condition. It is contended by the project that, no additional STP is required.</p> <p>However, the project may explore the possibility of installation of a second STP for the expansion phase, keeping the additional requirement in view.</p>	Being complied.
iv.	<p>The solid waste generated should be properly collected and segregated. Wet garbage should be disposed off to composted and dry/ inert solid waste should be disposed off to a certified agency for safe disposal. Necessary approval /permission may be obtained from the concerned authorities.</p> <p>Status:</p> <p>Proper waste management practices like collection and segregation of solid waste in different colour waste collection bins have been adopted in most of the places within the project. There is a tie up with authorized vendors for collection and disposal of the solid wastes.</p>	Condition complied.
v.	<p>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.</p>	Condition complied.

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	<p>Low sulfur diesel should be used. The location of the DG sets may be decided in consultation with Orissa State Pollution Control Board. Care may be taken to avoid disposal of smoke /pollutants from DG sets in the residential area.</p> <p>Status:</p> <p>6 nos. of DG Sets are installed in the project site as backup for power failure. Out of these, 3 nos. of 380 KVA DG sets are for operational part of the project and 3 nos. for construction work of the project. The height of the common stack of three 380 KVA DG sets is 6.06 m. Fuel used in the DG Set is low Sulphur type.</p>	
vi.	<p>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.</p> <p>Status:</p> <p>The noise levels, as reported by the project, is within the prescribed limits.</p>	Condition complied.
vii.	<p>Green-belt & avenue Plantation of trees over at least 20% of the site area shall be done using native tree species/ plants improving greenery & keeping in view aesthetics considerations in the whole campus. Professional landscape architects should be engaged to design the green layout to provide for multi tier plantation and green fencing all around, mitigating various environmental parameters like dust, noise, emissions etc. and pathway for joggers.</p> <p>Status:</p> <p>Green-belt & plantation of trees has been developed along the boundary of the site as per the BDA Guidelines (20% of the total area). There is also plantation along the road and parking area. <u>The project authorities may also plant native tree species in the project area.</u></p>	Condition complied.
ix.	<p>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%.</p> <p>Status:</p> <p>The rain water is used to recharge ground water by recharge pits. Since the construction activity is not entirely completed, the weep holes are not constructed in the compound wall. However, as observed at site, there is a provision for the excess of storm water to be discharged into the nala, flowing outside the project lease boundary.</p>	Condition complied.
x.	<p>The ground water level and its quality should be monitored regularly in consultation with Central /State Ground Water Authority.</p>	Condition complied.

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	<p>Status:</p> <p>Regular monitoring of ground water level is being carried out by two piezometers which have been installed within the project area. It has been seen that the ground water level is digitally monitored through Realtime data from this locations. The quality of ground water is being regularly monitored through third party and NABL accredited environmental laboratory Centre for Envotech and Management Consultancy Private Limited. The reports reveal that the values of the parameters of water conform to the prescribed standards.</p>	
xi.	<p>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.</p> <p>Status:</p> <p>Separate entry and exit has been provided to handle excess traffic and emergency situations. Adequate parking area has been provided as per the norms.</p>	Condition complied.
xii.	<p>A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Orissa in three months time before operation /habitation.</p> <p>Status:</p> <p>It is submitted by the project that all the details of the building materials and technology, R & U factors have already been submitted in the Form 1M. After completion of the entire project the energy conservation measures shall be submitted to this Office.</p>	Partially complied.
xiii.	<p>Provisions of solar hot water storage /supplies at the roof top may be made as per statutory norms of CPCB /MoEF /SPCB, Orissa.</p> <p>Status:</p> <p>This condition is not complied. It is submitted by the project authorities that Solar power heater will be installed.</p>	Condition not complied.
xiv.	<p>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.</p> <p>Status:</p> <p>CFLs and TFLs for lighting have been installed. Presently, LEDs are used in lighting. Solar panel for lighting of common areas is not installed.</p> <p>The project should prepare an Action Plan with implementation</p>	Partially complied.

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	schedule for the installation of Solar Panel lighting of common areas.	
xv.	<p>The building blocks should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.</p> <p>Status: The building is constructed as per approved lay out and adequate distance has been maintained for movement of fresh air and passage of natural light.</p>	Condition complied
xvi.	<p>The funds earmarked for the environment protection measures shall be judiciously utilized. Under no circumstances this funds shall be diverted for other purposes like Annual allocation and maintenance /monitoring etc. and expenditure for this fund should be reported to the SEIAA, Orissa.</p> <p>Status The fund allocated for maintenance/ monitoring, etc. is only used for those purposes.</p>	Condition complied.
xvii.	<p>The need of the local people should be appropriately addressed in the CSR activities to be undertaken in the area. An action plan in this regard should be prepared and submitted.</p> <p>Status: This has been agreed; the CSR activities as suggested in the EC application and as per the need of the locality has been carried out on yearly basis.</p> <p>Details on the expenditure incurred on various activities carried out under the CSR to be intimated to this Office.</p>	Condition complied.

Conclusion:

The PAs have complied or are in process of complying with the conditions stipulated by the Ministry. In this context, information/action plans have been sought on following points:

1. Operational Phase: Condition No. xii.- A Report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Orissa in three months time before operation /habitation.
2. Operational Phase: Condition No. xiii. - Provisions of solar hot water storage /supplies at the roof top may be made as per statutory norms of CPCB /MoEF /SPCB, Orissa.
3. Operational Phase: Condition No. xiv - The project should prepare an Action Plan with implementation schedule for the installation of Solar Panel lighting of common areas.
4. Details on the expenditure incurred on various activities carried out under the CSR to be intimated to this Office.
5. It had been observed that the project had laid a number of boards and iron roof casts all around the ground water recharging pits. These should be removed and stacked at a safe place.

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Recommendations:

This project can be put up in the following tick-marked category of compliance status.

- Compliance status could not be judged as the project was not operational during the site visit.
- No non-compliance detected. No any further action is required.
- ✓ Minor non-compliance detected (not of immediate danger to health & safety of the people). Letter issued to project authorities for taking corrective measures.
- Serious non-compliance detected.



(एम.आर. प्रसाद)

बैज्ञानिक "वी0"

(एम.आर. प्रसाद)

(M. R. PRASAD)

बैज्ञानिक "वी" (Scientist 'B')

भारत सरकार/Govt. of India

पर्यावरण वन और ज.प. मंत्रालय/ Min. of Env. Forest & CC

पुर्वी क्षेत्रीय कार्यालय/ Eastern Regional Office

भुवनेश्वर/ Bhubaneswar-751023



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ANNEXURE-VI

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EPABX: 2561909/2562847

Tel: 2562822, 2560955

Email: Paribesh1@ospcboard.org

Website: www.ospcboard.org

STATE POLLUTION CONTROL BOARD, ODISHA

[DEPARTMENT OF FOREST AND ENVIRONMENT, GOVERNMENT OF ODISHA]

Paribesh Bhawan, A/118, Nilakanthanagar, Unit – VIII,

Bhubaneswar – 751 012, INDIA

No. 18418
VII – L – Misc – 902

Date: 12-11-24

To

The Member Secretary
SEIAA, Odisha,
Qrs. No.5RF-2/1
Unit-IX, Bhubaneswar.

Sub: OA No.11/2022/EZ – ZI Residents Welfare Association vs. Z-Estates Pvt. Ltd. & Others.

Ref: This Board letter No.8120 dtd.22.05.2023 and your letter dtd.28.12.2023 & 16.03.2024 addressed to Sri Tapan Kumar Mohanty, MD, M/s. Z-Estates Pvt. Ltd. regarding submission of environmental compensation.

Sir,

The aforesaid OA has been finally disposed of by the Hon'ble NGT, EZB, Kolkata vide their order dtd.01.05.2023 with certain directions contained in para-48 of the order for compliance by SEIAA, SPCB, CEGWB, MOEF&CC. A copy of the order has been forwarded to you by the Board in the above referred letter. In the meantime, MA No.15/2024 has been filed by the Applicant with a prayer at (a) which reads as follows:

- a) "Direct the Respondents to show cause why the criminal proceedings shall not be initiated for violation of the order of the Hon'ble Tribunal dated 1st May 2023 paragraph 48 (except point D & E).

The Board has filed affidavit dtd.05.07.2024 indicating the step taken for compliance of the direction dtd. 01.05.2023. The said affidavit has been taken note of by the Hon'ble Tribunal in their order dtd.08.07.2024 and further directed to file affidavit of compliance with regard to the issue regarding DG Sets. Copy of the affidavit dtd.5.07.2024 and order dtd.08.07.2024 are enclosed for your reference. In compliance to the order dtd.08.07.2024 the Board has filed the affidavit dtd.20.08.2024 before the Hon'ble Tribunal which has also been taken note of by the Hon'ble Tribunal in their order dtd.23.08.2024. Copy of the affidavit dtd.20.08.2024 and order dtd.23.08.2024 are enclosed for reference.

In the meantime, it is informed by the Regional Officer, Bhubaneswar in his letter No.3626 dtd.12.11.2024 that the SEIAA, Odisha vide letter No.433/SEIAA dtd.16.08.2011

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According to environmental clearance for the aforesaid project, a condition under the heading Special Conditions Operation Phase as at Col.(v) is as follows:

- v) Diesel power generating sets proposed as source of back-up power for lifts, elevators and common area illumination during operation phase should be of enclosed type and conform to Environmental 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 Sulphur diesel should be used. The location of the DG sets may be decided in consultation with Odisha State Pollution Control Board. Care may be taken to avoid disposal of smoke / pollutants from DG sets in the residential area.

The height of the nearest building is more than 40 meters and the height of the stack connected to DG sets is 6.06 meters. As such, there is a gross violation of the conditions indicated above imposed while granting environmental clearance. Copy of the letter No.3626 dtd.12.11.2024 is also enclosed for reference.

Hence, it is requested to please initiate appropriate action for violation of the conditions of the environmental clearance indicated above against the aforesaid project. It is pertinent to mention here that the SEIAA, Odisha is also impleaded as R.No.3 in the aforesaid OA.

Encl: As above.

Yours faithfully,



Member Secretary

**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. SEIAA-68/07-2023

Letter No. 6306/SEIAADated 18.02.25.

To,

Sri Tapan Kumar Mohanty, MD
M/s. Z-Estates Pvt. Ltd.
M4/34, Acharya Vihar
Bhubaneswar-751013

SUB: COMPLIANCE TO THE DIRECTIONS UNDER SECTION-5 OF ENVIRONMENT (PROTECTION) ACT, 1986- SHOW CAUSE NOTICE THEREOF

- Ref: 1. Hon'ble NGT order dt. 01.05.2023 in O.A. No.11/2022/EZ & order dated 20.12.2024 in MA No.15/2024/EZ in OA No. 11/2022/EZ on the matter of Z1- Residents' Welfare Association Vrs Z- Estates Private Limited and Ors.
2. Counter Affidavit of SPCB, Odisha submitted before Hon'ble Tribunal dated 30.11.2024 and Letter received from SPCB, Odisha vide letter no.18418 dated 12.11.2024.

Sir/Madam,

WHEREAS, the Environment Clearance (EC) for construction of housing colony and shopping mall for block B+G+12, 6 nos. B+G+14: 17 nos. B+G+19: 2 nos. B+G+24: 1 no. over a plot area 1,05,962.07 sqm for total built-up area 2,44,092.73 sqm at-Kalarahanga, Bhubaneswar, Dist-Khordha, Odisha was issued vide EC 433/SEIAA dt. 16.08.2011 to Sri Tapan Kumar Mohanty (MD) of M/s. Z-Estates Pvt. Ltd subject to compliance of stipulated conditions given in EC letter. Further, the Amendment of EC vide letter no. 827/SEIAA dated 23.02.2016 was issued for modernization cum expansion for construction of housing colony and shopping mall (Phase-I & Phase-II) with total built-up area 2,75,042 sqm. located at Kalarahanga, Bhubaneswar and later EC was issued vide letter no. 7991/SEIAA dated 17.03.2020 for expansion of housing colony and convenient shopping (Phase-III) over a plot area 17873.23 sqm and built-up area 2,09,960.21 sqm at- at Kalarahanga, Bhubaneswar to M/s. Z-Estates Pvt. Ltd.

WHEREAS, the Project Proponent (PP) has not submitted the statutory compliance of EC conditions in PARIVESH 2.0 Portal or in hard copy /soft copy on regular basis.

WHEREAS, there is an allegation received at SEIAA, Odisha vide letter no.18418 dated 12.11.2024 from the SPCB, Odisha against the project proponent for non-compliance of condition given in point no. B (v) in page no.05 in the EC letter dated 16.08.2011 that *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. Lower sulfur diesel should be used. The location of 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.* The SPCB, Odisha has also mentioned that the height of the nearest building is more than 40 meters and height of the stack connected to DG sets should be 48.89 meters from the ground as per CPCB norms.

WHEREAS, based on the Counter Affidavit of SPCB, Odisha submitted before Hon'ble Tribunal dated 30.11.2024 and letter received from SPCB, Odisha vide letter no.18418 dated 12.11.2024, the Hon'ble NGT, EZ, Kolkata has passed an order dt. 01.05.2023 in MA No.15/2024/EZ in OA No. 11/2022/EZ on the matter of Z1- Residents' Welfare Association Vrs Z-Estates Private Limited and Ors with direction to SEIAA, Odishawhich reads as follows:

- i. *"We, therefore, direct SEIAA, Odisha to pass orders considering the facts which have emerged in the affidavits which are on record and pass appropriate orders with regard to the violation of stack height."*

WHEREAS, it is evident that there is a violation of EC conditions in light of non-compliance of EC conditions given in point no. B (v) in page no.05 in the EC letter dated 16.08.2011 that 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 (that is 48.89 metres). Lower sulfur diesel should be used. The location of the location of the DG sets may be decided in consultation with Odisha State Pollution Control Board.

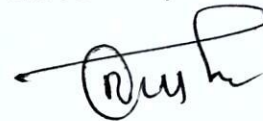
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NOW THEREFORE, in view of the above evidence and in exercise of the powers vested with SEIAA, Odisha under section-5 of the Environment (Protection) Act, 1986 & amended therein, the Project Proponent Sri Tapan Kumar Mohanty, MD M/s. Z-Estates Pvt. Ltd., Bhubaneswar is directed as follows:

1. To comply to the requirement of installation of the DG stack height as recommended by SPCB (i.e. 48.89 metres for Phase I and II of the construction).
2. That building & construction work for the Phase-III project shall remain suspended from date issue of this letter until further order of Authority.
3. To submit the Certified Compliance Report to the condition on point no. (i) above from the Competent Authority in reply to the above direction in point no (i) and (ii) in writing to the office of the Member Secretary, SEIAA, Odisha within 15 days from the date of receipt of this Show Cause Notice as to why the EC letter no.7991/SEIAA dated 17.03.2020 issued for expansion of housing colony and convenient shopping (Phase-III) shall not be revoked due to violation of earlier EC conditions in respect of non-compliance of EC conditions with respect to inadequate DG sets stack heights of DG sets of all phases.

In the event of failure to comply with the above directions within the stipulated time frame, action as deemed appropriate as per law shall be initiated against the Project Proponent in accordance with the provisions of the law.

By order and Authority of SEIAA, Odisha



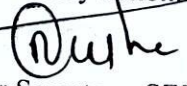
Member Secretary, SEIAA, Odisha

Memo No. 6207 File No. SEIAA-68/07-2023 Dated 18.02.25.

Copy forwarded to

1. The Collector & District Magistrate, ADM, Khordha; the Sub-Collector, Khordha; the RO, SPCB, Khordha for information and necessary action.
2. The Bhubaneswar Development Authority (BDA) and Bhubaneswar Municipality Corporation (BMC) for information.
3. The Additional Chief Secretary, Forest, Environment & Climate Change Dept., Government of Odisha for information.

4. The Member Secretary, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for information and necessary action.

AA → 
Member Secretary, SEIAA, Odisha