

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

**ORIGINAL APPLICATION NO.54 OF 2020/EZ**

**IN THE MATTER OF:**

SUBASH MOHAPATRA

.... APPLICANT

VERSUS

STATE OF ODISHA & ORS.

..... RESPONDENTS

**INDEX**

<b>S.NO</b>	<b>PARTICULARS</b>	<b>PAGE</b>
1.	Affidavit on behalf of respondent no.8 M/S Sum hospital, represented by its founder president, Prof (Dr.) Manoranjan Nayak.	1-6
2.	<b><u>Annexure A1</u></b> : A copy of the Letter No. 109-1020/20/EPE dated 01.01.2021	7-8
3.	<b><u>Annexure A2</u></b> : A copy of the office memorandum dated 22.03.2021	9
4.	<b><u>Annexure A3</u></b> : A copy of the Joint Committee Report	10-39
5.	<b><u>Annexure A4</u></b> : A Copy of EC Clearance.	40-62

**RESPONDENT NO. 8**

**THROUGH**



**GAURAV GUPTA  
ADVOCATE**

**D-293, DEFENCE COLONY  
NEW DELHI-110024  
+91-9958-444-233**

[gaurav@gauravgupta.net.in](mailto:gaurav@gauravgupta.net.in)

**PLACE: NEW DELHI**

**DATE: 03.02.2022**

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

IN

ORIGINAL APPLICATION NO.54 OF 2020/EZ

IN THE MATTER OF:

SUBASH MOHAPATRA

.... APPLICANT

VERSUS

STATE OF ODISHA & ORS.

..... RESPONDENTS

AFFIDAVIT ON BEHALF OF RESPONDENT NO.8 M/s IMS  
& SUM HOSPITAL, REPRESENTED BY IT'S FOUNDER  
PRESIDENT, PROF (Dr.) MANORANJAN NAYAK.

I, Shri. Prof (Dr.) Manoranjan Nayak S/o Late Shri Daitari Nayak.  
R/o K-8 Kalinganagar, Odisha Bhubaneswar, 751030, Founder and  
President of Respondent No.8 do hereby solemnly affirm and state  
as follows:-

1. That I have been duly authorized by the Respondent no.8 to file counter affidavit on his behalf in the aforesaid case.
2. That I have gone through the contents of the Original Application. I am also otherwise acquainted with the facts of the case.
3. That, the applicant in the Original Application has prayed for the following prayers:

A. Call for the land records and details of status and extent of the forest land used for the building project.



- B. Direct the Respondents to identify all such structures which exceed 20,000 Sq.mtr of built up area and have come up in violation of EIA Notification, 2006.
- C. Impose Exemplary environment compensation and penalty for PLANNING construction without environment clearance;
- D. Fix the responsibility of the officers of Govt. Authorities for their failure to take appropriate action against the respondent there by allowing the project to continue to violation of statutes and for not acted upon the complaint petition;
- E. Direct for initiating legal action including Criminal Proceedings against the Private Respondent for violation of the provision of the EIA Notification, 2006 and Forest Conservation Act, 1980;
4. That, the applicant has prayed the aforesaid prayer in the Original Application, on the various grounds of facts and law which are totally misconceived and incorrect, and in view of the submissions made herein below, the said Original Application is not sustainable in the eye of law and thus liable to be dismissed.
5. That, the deponent begs to file this counter affidavit, in pursuance of the order dated 10.08.2021 of the Hon'ble National Green Tribunal, in order to meet the query raised by the Hon'ble Tribunal, simultaneously also covering all the averments made by the applicant in the Original Application, in so far as to the extent Respondent No. 8 role is concerned.



6. The Letter No. 109-1020/20/EPE dated 01.01.2021 written by Shri Subrat Mohapatra, IFS Deputy Director General of Forests (Central) to Shri Lalit Kumar Bokolia, Scientist F, acknowledges that the premises were inspected by 2 officials namely; a) Shri Subrat Mohapatra, IFS, Deputy Director General of Forests (Central) and b) Shri Sandeep Nandi, Research officer (Environment Grade 1). The letter states as follows:

*“During the Monitoring, it was verified on ground the Sum Hospital ground as approved by Bhubaneswar Development Authority (BDA) which is recorded as item no 1 in BDA Approval Letter (copy enclosed as annexure 3). Also, the Sketches as well as Maps provided by Hospital Authorities during monitoring were perused.*

*Based on the observations during Monitoring, it is concluded that the area under Clinic doesn't qualify to be applicable for grant of Environmental Clearance (EC). The clinical and non clinical areas in the Hospital have been merged into a single building. As per MoEFCC's EIA Notification, 2006, a Non Clinical area within Hospital like teaching area, student room/Gym doesn't require an EC, since above do not generate medical wastes.*

*In view of what has been indicated above, a clarification is sought from the Ministry, wherein case if both Clinical Area as well as Non-Clinical Area are situated in the same building premises of the Hospital as in the present case, whether an Environment Clearance is required for the above project or is not necessary for it. It is requested to provide the requisite information at the earliest.”*

A copy of the Letter No. 109-1020/20/EPE dated 01.01.2021 is annexed as Annexure 1.

7. The clarification in respect of Letter No. 109-1020/20/EPE dated 01.01.2021 was issued vide *Office Memorandum* bearing number *F.No.IA3-19/27/2021-IA.III* dated 22.03.2021. It states as follows:



*“if there is no clear demarcation between hospital/clinical and non-hospital/ clinical components then the project with Built-up area (BUA) greater than or equal to threshold of 20,000 sqm, as stipulated under item 8 of the Schedule to EIA Notification, 2006, shall attract those provisions and require prior Environmental Clearance under the EIA Notification, 2006.”*

A copy of the office memorandum is annexed as **ANNEXURE A2.**

8. The report of Joint Committee dated 22.04.2021 after visit to M/S IMS and SUM Hospital on 06.04.2021 provides as follows:

*“8. The Committee has made the following conclusions:*

*i) M/s IMS and SUM Hospital has never gone for construction activity beyond 20,000 m<sup>2</sup> after EIA Notification, 14 September, 2006 till 22nd December, 2014 (i.e. the date of exemption of educational Institution for obtaining prior Environmental Clearance). Hence, they do not require Environmental Clearance for the entire building after 14th September, 2006.*

*ii) Since, the Hospital components (Clinical) of Medical University with built-up area less than 20,000 m<sup>2</sup> as per approval letter of BDA stated as above, they also do not require Environmental Clearance as per amended EIA*

*Notification, dated 22nd December, 2014. Moreover, the notification is silent about the requirement of Environmental Clearance for building project with built-up area more than 20,000 m<sup>2</sup> where both Clinical area as well as Non-clinical (teaching) area are situated in the same building premises of the Hospital. The MoEF&CC, Govt. of India has to clarify whether an Environmental Clearance is required for the above project or not where both Clinical area as well as Non-clinical (teaching) area are situated in the same building premises of the Hospital.*

*iii) Since, the total construction area has not exceeded 150,000 m<sup>2</sup>, they also do not require Environmental Clearance for the entire project.*



iv) Moreover IMS & Sum Hospital had applied for Environmental Clearance for two proposals to SEIAA on dated 4.07.2013 and dated 5<sup>th</sup> 07.2013 which upon duly verification of the project site and this has been recommended that Environmental Clearance for IMS & SUM Hospital is not necessary as the construction areas are with the prescribed exemption limit as per EIA Notification. Environmental Clearance approval letters for IMS & SUM Hospital were issued by SEIAA vide letter on dated 19.12.2013 vide letters 8743 & 8741/SEIAA and it is concluded that the purpose built up areas are lesser than the guidelines (EIA Notifications 2006). These details are well mentioned in Joint Committee Report with proper evidences).

iv) As the Bhubaneswar Development Authority (BDA) is also a Respondent (R-3) in this matter, the Committee Members were in opinion that BDA may be directed to give their input/ views on the matter related to built-up area, construction activity and bifurcation of Clinical area & Non-clinical (teaching) area.”

It is pertinent to mention that Mr. Sandeep Nandi was part of the Joint Committee. A copy of the Joint Committee Report is annexed herewith as ANNEXURE A3.



9. Even though the Respondent No.8 was not required to take environmental clearance as per the above mentioned letter and Joint committee report, the Respondent No.8 has nonetheless taken the Environmental Clearance.

10. It is pertinent to mention that when the Respondent No.8 took the Environmental clearance, the notification dated 22.12.2014. S.O. 3252(E) was already in force.

11. IMS & SUM Hospital has never undertaken any construction activities violation the stipulate guidelines laid down by any of the Govt. authorities such as: The MOFE&CC, SEAC, SEIAA, SPCB and BDA etc. or never the Management of project proponent (Respondent No.8) is seen as a violator of any govt. Authorities. Keeping in view of the importance of EC requirements, The Respondent No. 8 has taken the EC clearance from SEIAA dated on 11/01/2022 vide letter 216613/44-MIS/01-2021. I have uploaded the file of EC Clearance at Hon'ble Tribunal Bench.

12. That in view of the averments made in the Counter Affidavit, the original application is liable to be dismissed being devoid of merit.

13. That the facts stated above are true to best of my knowledge, belief & materials on record.

IDENTIFIED BY ME  
03.02.2022  
ADVOCATE  
ADVOCATE

SWORN BEFORE ME DEPONENT

VERIFICATION

President  
SIKSHA 'O' ANUSANDHAN  
(Deemed to be University)  
Bhubaneswar



I, Shri. Prof (Dr.) Manoranjan Nayaks/o Late Shri Daitari Nayak, R/o K-8 Kalinganagar, Odisha Bhubaneswar, 751030. Do hereby verify that the contents of the above affidavit are true to my knowledge, belief and materials on record, and nothing has been concealed therefrom.

Verified at Bhubaneswar on 30th day of February 2022

VERIFICANT



03.02.2022  
DUSASAN SAMANTARAY  
NOTARY, GOVT. OF ODISHA  
BHUBANESWAR, ODISHA

President  
SIKSHA 'O' ANUSANDHAN  
(Deemed to be University)  
Bhubaneswar

# Annexure- 1

7



भारत सरकार / Government of India  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय / Ministry of Environment, Forest and Climate Change  
एकीकृत क्षेत्रीय कार्यालय / Integrated Regional Office  
ए/3, चंद्रशेखरपुर / A/3, Chandrasekharpur  
भुवनेश्वर - 751 023, ओडिशा / Bhubaneswar - 751 023, Odisha

Telephone: 0674 - 2301213, 2302432, 2301248, 2302452, 2302453. E-mail: [roez.bsr-mef@nic.in](mailto:roez.bsr-mef@nic.in)

File No.:109-1020/20/EPE

Dated: 01.01.2021

To

Shri Lalit Kumar Bokolia, Scientist F.  
IA III Infra 2 Division,  
Ministry of Environment, Forest and Climate Change,  
Indira Paryavaran Bhavan,  
Jor Bagh Road, Aliganj,  
New Delhi - 110003.  
Email: [lk.bokolia@nic.in](mailto:lk.bokolia@nic.in)

Sub: Institute of Medical Sciences and Sum Hospital (Siksha O Anusandhan),  
Bhubaneswar-Reg.

Ref: 1. Letter dated 18.09.2020 from SUM Hospital addressed to this office  
(copy enclosed as annexure 1)

2. This office letter dated 18.6.20 to SEIAA, Odisha (copy enclosed as  
annexure 2)

Sir,

I am directed to draw your kind attention to the subject and reference letters cited above. It is to inform that the above project premises was inspected by following 02 officials of this Office on 29.12.2020 (AN):-

1. Subrat Mohapatra, IFS, Deputy Director General of Forests (Central)  
&
2. Shri Sandeep Nandi, Research officer (Environment Grade I).

During the Monitoring, it was verified on ground the Sum Hospital ground as approved by Bhubaneswar Development Authority (BDA) which is recorded as item no 1 in BDA Approval Letter (copy enclosed as annexure 3). Also, the Sketches as well as Maps provided by Hospital Authorities during monitoring were perused.

Based on the observations during Monitoring, it is concluded that the area under Clinic doesn't qualify to be applicable for grant of Environmental Clearance (EC). The clinical and non clinical areas in the Hospital have been

merged into a single building. As per MoEFCC's EIA Notification, 2006, a Non-Clinical area within Hospital like teaching area, student room/Gym doesn't require an EC, since above do not generate medical wastes.

In view of what has been indicated above, a clarification is sought from the Ministry, wherein case if both Clinical Area as well as Non-Clinical Area are situated in the same building premises of the Hospital as in the present case, whether an Environment Clearance is required for the above project or is not necessary for it. It is requested to provide the requisite information at the earliest.

Yours faithfully,

Enclosures: Annexures 1, 2 & 3



11.1.2021

Subrat Mohapatra, IFS

Deputy Director General of Forests (Central)

Copy to:

Mr. S. S. Mishra, Joint Registrar, Institute of Medical Sciences and Sum Hospital (Siksha O Anusandhan), Khandagiri Square, Bhubaneswar-751030  
Email: [joint.registrar@soa.ac.in](mailto:joint.registrar@soa.ac.in) for information please.



11.1.2021  
Deputy Director General of Forests (Central)

# Annexure - 2

9

F. No. IA3-19/27/2021-IA.III  
Government of India  
Ministry of Environment Forest and Climate Change  
(IA.III-Section)

Indira Paryavaran Bhavan  
Jor Bagh Road, New Delhi-110003

Dated: 22<sup>nd</sup> March, 2021

## OFFICE MEMORANDUM

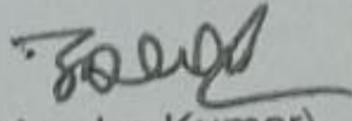
Subject: Clarification in respect of Institute of Medical Sciences and Sum Hospital (Siksha O Anusandhan), Bhubaneswar - reg.

This has reference to your communication number 109-1020/20/EPE dated 01.01.2021 on the subject cited above. Accordingly, the case in question has been examined in the Ministry and the following is clarified:

(i) If there is no clear demarcation between hospital/ clinical and non-hospital/ clinical components then the project with Built-up area (BUA) greater than or equal to threshold of 20,000sqm, as stipulated under item 8 of the Schedule to EIA Notification, 2006, shall attract those provisions and require prior Environmental Clearance under the EIA Notification, 2006.

(ii) Otherwise, OM dated 9th June, 2015 (copy enclosed) shall apply."

2. This issues with the approval of the competent authority.

  
(Dr. Rajendra Kumar)  
Scientist 'C'

Shri Subrat Mohapatra, IFS  
Deputy Director General of Forest (Central)  
Integrated Regional Office of MoEF&CC  
A3 – Chandersekharpur  
Bhubaneswar – 751023  
Email: roez.bsr.mef@nic.in

GIF  
78004  
15/04/2021

True Copy



# Annexure - 3

10

EPABX: 2562822/2562847

Tel: 2562822, 2560955

Email: [Paribesh1@ospcboard.org](mailto:Paribesh1@ospcboard.org)

Website: [www.ospcboard.org](http://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. 6500

Date: 22/04/2021

VII - L - Misc - 835

Through E-mail

To

The Registrar  
National Green Tribunal,  
Eastern Zone Bench, Kolkata  
[Judicial-ngt@nic.in](mailto:Judicial-ngt@nic.in)  
[ngt.filing@gmail.com](mailto:ngt.filing@gmail.com)

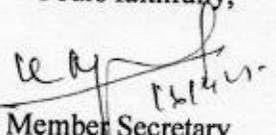
Sub: OA No.54/2020/EZ - Subash Mohapatra v. State of Odisha & Others.

Sir,

In compliance to the order dtd.13.01.2021 of the Hon'ble Tribunal, the joint committee constituted by the Hon'ble Tribunal have inspected the alleged site on dtd.06.04.2021 and submitted their report. Copy of the said report along with its annexures are enclosed for kind perusal of the Hon'ble Tribunal. The case is fixed to 17.05.2021.

Encl: As above.

Yours faithfully,

  
Member Secretary

True Copy

**REPORT OF JOINT COMMITTEE VISIT TO M/S IMS AND SUM HOSPITAL, GHATIKIA, KALINGA NAGAR, BHUBANESWAR ON 06<sup>TH</sup> APRIL, 2021 IN COMPLIANCE TO THE ORDER OF THE HON'BLE NGT IN THE MATTER O.A. No. 54/2020/EZ -SRI SUBASH MOHAPATRA Vs STATE OF ODISHA AND ORS.**

**1. Background**

Sri Subash Mohapatra filed an application (O.A. No. 54/2020/EZ) before the Hon'ble NGT against the construction of a complex at Bhubaneswar in Odisha by M/s SUM Hospital without Environmental Clearance. The applicant had annexed an Inspection Report conducted by the Regional Office, MoEF&CC, Govt. of India, which mentions the construction is in violation of the EIA Notification dated 14<sup>th</sup> September, 2006.

The Hon'ble NGT in its order dated 13<sup>th</sup> January, 2021 passed the following order:

*"In view of the above material, it appears to be necessary to seek a response from a joint Committee comprising representatives of the MoEF&CC, CPCB, SEIAA, Odisha and State PCB. The State PCB will be the nodal agency for coordination and compliance. The Committee may ascertain the facts, after giving opportunity to the project proponent and take such action as may found necessary, in accordance with law."*

**2. Joint Committee Members**

In compliance to order of the Hon'ble NGT dated 13<sup>th</sup> January, 2021, the Joint Committee constituted comprising of the following representative from MoEF&CC, CPCB, SEIAA, Odisha and State PCB.

- i) Sri Sandeep Nandi, Scientist 'B', Integrated Regional Office, MoEF&CC, Govt. of India, Bhubaneswar.
- ii) Sri Sandeep Roy, Scientist 'D', CPCB (ERD), Kolkata.
- iii) Dr. Pradeepta Kumar Nayak, Environmental Scientist, SEIAA, Odisha.
- iv) Er. Bijaya Kumar Behera, Sr. Env. Engineer-L-I, State Pollution Control Board, Odisha, Bhubaneswar.
- v) Dr. Binod Bihari Dash, Regional Officer, State Pollution Control Board, Bhubaneswar.

**3. About the Project**

The project proponent has two campuses located at Ghatikia, Kalinga Nagar, Bhubaneswar having separate entity. The details of the campuses are given below:

81)

**Campus – III (Formerly Campus - I)**

(Situated at - Plot No.: C-1: Area 7.218 acres allotted by Bhubaneswar Development Authority)

This campus includes the following buildings

- i) Institute of Medical Sciences and SUM Hospital
- ii) SUM Annex building (Conference hall, Library)
- iii) Institute of Dental Sciences
- iv) Staff quarters' buildings – 3 Nos.
- v) Hostels (2 Nos. Boys' Hostels & 2 Nos. Girls' Hostels)
- vi) Gymnasium

**Campus – II**

(Situated at - Plot No. :6 (Pt), 7 (Pt), 8(Pt) 9/1685 (Pt) and 10 (Pt): Area 15.0 acres allotted by GA Department, Govt. of Odisha)

It is housing the following buildings

- i) Institute of Business & Computer Studies
- ii) School of Pharmaceutical Sciences
- iii) SUM Ultimate Medicare
- iv) SUM Nursing College
- v) Institute of Higher Secondary Education (IHSE): +2 Sc. College
- vi) Canteen block
- vii) Hostel buildings – 8 nos.
- viii) Auditorium
- ix) Convention Center

**4. Provisions of EIA Notification, 2006 as amended**

- i) The Building and Construction Project with built-up area 20,000 m<sup>2</sup> or more falls under category 8 (a) of Schedule-I of EIA Notification 14<sup>th</sup> September, 2006 and requires Environmental Clearance.
- ii) The MoEF&CC, Govt. of India notification no. vide S.O. 3252 (E), dated 22.12.2014 stipulates buildings of Industrial shed, school, college, hostel for educational institutions with built-up area upto 150,000 m<sup>2</sup> are exempted from obtaining prior Environmental Clearance.
- iii) The MoEF&CC, Govt. of India vide OM No. 19-2/2013-IA-III, dated 09<sup>th</sup> June, 2015 clarified that buildings of educational institutions including Universities with built-up are upto 150,000 m<sup>2</sup> are exempted from obtaining Environmental Clearance. The above OM of MoEF&CC, Govt. of India also clarified that incase of Medical Universities / Institutes, the component of Hospitals with built-up area 20,000 m<sup>2</sup> or more will continue to require prior Environmental Clearance.

*[Handwritten signatures]*

*[Handwritten signature]*

- iv) The EIA Notification dated 14<sup>th</sup> September, 2006, dated 22<sup>nd</sup> December, 2014 and OM dated 09<sup>th</sup> June, 2015 reveals Medical Universities / Institutes those have been established between 14<sup>th</sup> September, 2006 and 22<sup>nd</sup> December, 2014 with built-up area 20,000 m<sup>2</sup> or more will have to obtain Environmental Clearance for the entire project. From 22<sup>nd</sup> December, 2014 onwards only Hospital components with built-up area 20,000 m<sup>2</sup> or more will require to obtain Environmental Clearance. However, Medical Universities / Institutes with built-up area 150,000 m<sup>2</sup> or more will continue to require prior Environmental Clearance as per EIA notification dated 22<sup>nd</sup> December 2014.
- v) The existing project which has constructed before EIA Notification, 14<sup>th</sup> September, 2006 came into force will require Environmental Clearance when they will go for construction activity with a built-up area 20,000 m<sup>2</sup> or more after 14<sup>th</sup> September, 2006.

#### 5. Documents relied upon

The Committee relied upon the following documents for assessment of built-up area of the project and preparation of the report. The necessary documents have been enclosed with the report.

- i) Land allotment letter dated 12.05.2004 of Bhubaneswar Development Authority BDA (**Annexure-I**).
- ii) Building Plan Approval Letter issued vide No. 6654, dated 12<sup>th</sup> August, 2010 by Bhubaneswar Development Authority (BDA) (**Annexure-II**).
- iii) Building Plan Approval Letter issued vide No. 27149, dated 16<sup>th</sup> November, 2019 by Bhubaneswar Development Authority (BDA) (**Annexure-III**).
- iv) Building Plan Approval corrigendum Letter issued vide No. 31100, dated 20<sup>th</sup> December, 2019 by Bhubaneswar Development Authority (BDA) (**Annexure-IV**).
- v) Building Plan Approval addendum Letter issued vide No. 1345, dated 14<sup>th</sup> January, 2020 by Bhubaneswar Development Authority (BDA) (**Annexure-V**).
- vi) Inspection Report in form of map issued by BDA for Campus -III vide Letter No. 15051, dated 5<sup>th</sup> April, 2021 (**Annexure-VI**).
- vii) Extract of minutes of the meeting of SEAC, Odisha held on 14<sup>th</sup> November, 2013 (**Annexure-VII**).
- viii) Letter of SEIAA, Odisha issued vide Letter No. 8741/SEIAA, dated 19<sup>th</sup> December, 2013 (**Annexure-VIII**).
- ix) Clarification furnished by the proponent to SEAC about built-up area before and after 14<sup>th</sup> September, 2006 (**Annexure-IX**).
- x) Self-certified copy of resolution passed in the Executive Committee meeting regarding re-naming of campus (**Annexure-X**).
- xi) Undertaking of the proponent that no plan has been approved between 20.12.2013 to 31.12.2014 (**Annexure-XI**).

6. **Observations of the Joint Committee:** The Committee visited the site on 06<sup>th</sup> April, 2021. Following officials of M/s IMS and SUM Hospital were present during the visit.

- a) Prof. (Dr.) Manojranjan Nayak, President.
- b) Sri Sashank Shekhar Mishra, Joint Registrar.

The observations of the Joint Committee are as follows:

- i) The Project proponent had applied for Environmental Clearance for two project proposals to SEIAA, Odisha located at Ghatikia, Kalinga Nagar, Bhubaneswar and the details are given below:
  - a) The Project proponent had applied a proposal to SEIAA, Odisha on dated 04.07.2013 for construction of Institutional and Residential Building (**Campus-II**) bearing, khata no-443, plot no. 7(p), 8(p), 10(p) & 9/1685(p) (specified in respect of plot no. C/6) at village-Ghatikia, BBSR, Khordha of M/s Sikhya O Anusandhan University at Ghatikia, BBSR with total built-up area 50,553.11 sq.m. & total project area was 103598.7 m<sup>2</sup>. Environmental Clearance was issued by SEIAA, Odisha vide ref. no. 8743/SEIAA on dtd. 19.12.2013.
  - b) The Project proponent had applied a proposal to SEIAA, Odisha on dated 05.07.2013 for construction of Siksha O Anusandhan University, IMS & SUM Hospital (**Campus-I**) bearing, khata no-Nil, plot no. C-2, C-3, C-4, C-5, C-1 & F-1 at village-Ghatikia, BBSR, Khordha of M/s Sikhya O Anusandhan University at Ghatikia, BBSR with total built-up area **74,219.189 sq.m.** & total project area was **74,114.001 m<sup>2</sup>**. The project proponent had submitted a letter vide letter no. SOAU-2047/2013 on dtd. 21.09.2013 and mentioned that the total built-up area was constructed before EIA notification 2006 is **68,012.05 sq.m** and proposed built-up area after EIA notification 2006 is **10,072.52 m<sup>2</sup>**. The SEAC observed that the proposed built-up area after EIA notification, 14.09. 2006 is less than 20,000m<sup>2</sup>. Hence, EC was not required at that time. The project proponent was communicated the same vide letter no. 8741/SEIAA, dated 19.12.2013 by SEIAA, Odisha.
- ii) The allegation of the applicant is mainly against the IMS and SUM Hospital (Campus - III) formerly, it was campus-I and now change the name with resolution passed by the Executive Committee of SOA on dated 04.02.2014.
- iii) IMS and SUM Hospital had established before 2006 at mouza – Ghatikia, Kalinga Nagar, Bhubaneswar. The project proponent had applied to SEIAA, Odisha on 5<sup>th</sup> July 2013 for grant of Environmental Clearance for Hospital – cum – Institutional – cum – Residential Housing project (Campus-I) for a built-up area of 74219.189 m<sup>2</sup>. The State Level Expert Appraisal Committee (SEAC) observed in its meeting held on 19<sup>th</sup> November, 2013 that the total built-up area before coming into force of EIA Notification 14<sup>th</sup> September, 2006 was 68012.05 m<sup>2</sup> and built-up area after 14<sup>th</sup> September, 2006 was 10072.52 m<sup>2</sup>. Since, the built-up area after EIA Notification, 14<sup>th</sup> September, 2006 was less than 20,000 m<sup>2</sup>, the project proponent was communicated vide letter No. 8741/SEIAA, dated 19<sup>th</sup> December, 2013 by SEIAA, Odisha that Environmental Clearance was not required.

- iv) The project proponent has intimated that they have not gone for any construction activity during the year 2013 to 31.12.2014. In this connection, the project proponent has also submitted an undertaking before the Committee indicating that no plan has been approved by the Bhubaneswar Development Authority (BDA) between 20.12.2013 to 31.12.2014.
- v) The Bhubaneswar Development Authority (BDA) has regularized the unauthorized / deviated construction made by the proponent by the way of compounding vide Letter No. 27149, dated 16<sup>th</sup> November, 2019. From this approval letter it is revealed that total built-up area for Hospital and ancillary facility is 1,37,706.78 m<sup>2</sup>. They have constructed 63487.591 m<sup>2</sup> after 31<sup>st</sup> December 2014. They have not exceeded the built-up area limit of 150,000 m<sup>2</sup> for educational institutions from 14<sup>th</sup> September, 2006 and even after cut-off date of 22<sup>nd</sup> December 2014.
- vi) The Bhubaneswar Development Authority (BDA) has issued addendum Letter vide No. 1345, dated 14<sup>th</sup> January, 2020. In the said letter, they have bifurcated the total built-up area of hospital building (G+4) into Clinical and Non-clinical (teaching) area. The clinical built-up area is 13,543 m<sup>2</sup> and teaching area is 47,833 m<sup>2</sup>.
- vii) The clinical and non-clinical area in the hospital have been merged into a single building. The MoEF&CC, Govt. of India notification dated 22<sup>nd</sup> December, 2014 and subsequent clarification vide O.M. dated 9<sup>th</sup> June, 2015 only Hospital component with built-up area more than 20,000 m<sup>2</sup> will require prior Environmental Clearance. Moreover, the notification is silent about the requirement of Environmental Clearance for a building project with built-up area more than 20,000 m<sup>2</sup> where both clinical area as well as non-clinical area are situated in the same building premises of the Hospital.
- viii) The Committee has made the above observations related to built-up area based on the available approval letters issued by the Bhubaneswar Development Authority (BDA) time to time. The Vice Chairman, Bhubaneswar Development Authority is also a Respondent No. 03 in this matter (O.A. No. 54/2020/EZ). The Bhubaneswar Development Authority has also issued Occupancy Certificate to the project. The Bhubaneswar Development Authority may also be required to give their input / views on the matter related to built-up area, construction activity and bifurcation of clinical area and non-clinical (teaching) area.

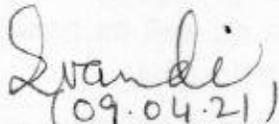
#### 7. Views of the Joint Committee on appeal of the applicant

The built-up area of 4,00,000 m<sup>2</sup> in the grievance of the applicant related to M/s IMS and SUM Hospital is not factually correct. The complex of M/s IMS and SUM Hospital in question involves built-up area of 1,37,706.78 m<sup>2</sup>.

## 8. Conclusion

The Committee has made the following conclusions:

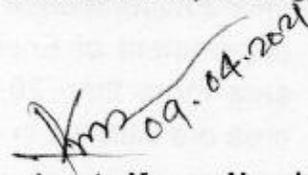
- i) M/s IMS and SUM Hospital has never gone for construction activity beyond 20,000 m<sup>2</sup> after EIA Notification, 14<sup>th</sup> September, 2006 till 22<sup>nd</sup> December, 2014 (i.e. the date of exemption of educational institution for obtaining prior Environmental Clearance). Hence, they do not require Environmental Clearance for the entire building after 14<sup>th</sup> September, 2006.
- ii) Since, the Hospital components (Clinical) of Medical University with built-up area less than 20,000 m<sup>2</sup> as per approval letter of BDA stated as above, they also do not require Environmental Clearance as per amended EIA Notification, dated 22<sup>nd</sup> December, 2014. Moreover, the notification is silent about the requirement of Environmental Clearance for a building project with built-up area more than 20,000 m<sup>2</sup> where both clinical area as well as Non-clinical (teaching) area are situated in the same building premises of the Hospital. The MoEF&CC, Govt. of India has to clarify whether an Environmental Clearance is required for the above project or not where both Clinical area as well as Non-clinical (teaching) area are situated in the same building premises of the Hospital.
- iii) Since, the total construction area has not exceeded 150,000 m<sup>2</sup>, they also do not require Environmental Clearance for the entire project.
- iv) As the Bhubaneswar Development Authority (BDA) is also a Respondent (R-3) in this matter, the Committee Members were in opinion that BDA may be directed to give their input / views on the matter related to built-up area, construction activity and bifurcation of Clinical area & Non-clinical (teaching) area.

  
(09.04.21)

**(Sandeep Nandi)**  
Scientist 'B',  
Integrated Regional Office,  
MoEF&CC, Govt. of India,  
Bhubaneswar



**(Sandeep Roy)**  
Scientist 'D',  
CPCB (ERD),  
Kolkata

  
09.04.2021

**(Dr. Pradeepta Kumar Nayak)**  
Environmental Scientist,  
SEIAA, Odisha

  
09/04/2021  
**(Bijaya Kumar Behera)**  
Sr. Env. Engineer-L-I,  
State Pollution Control Board,  
Odisha, Bhubaneswar

  
09.04.2021  
**(Dr. Binod Bihari Dash)**  
Regional Officer,  
State Pollution Control Board,  
Bhubaneswar

76

Bhubaneswar Development Authority  
Bhubaneswar

No. Misc-LA-2/99, 3930/BL /BDA., Bhubaneswar, dt. 12/5/04

To

The President,  
Sikha 'O' Anusandhan,  
C-51, BDA High Duplex  
Baromunda, Bhubaneswar-3.

Sub: Allotment of plot No.C-1 under K-8  
Kalinga Nagar Plotted Scheme.

Ref: This office letter No.4412 dt.30.7.99.

Sir,

In inviting a reference to your application dt.4.5.04 and in continuation to this office letter No.10525/AL dt.28.11.03 I am directed to intimate that you have been allotted plot No.C-1 measuring ac.7.218 decimal for establishment of an Engineering College over the above plot. Now as per your request you are allowed to establish a Medical College with Hospital on the said land in place of Engineering College.

Thanking you,

Yours faithfully,

12.5.04  
Allotment Officer-II

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

Copy to Planning Member/Executive Engineer-II/  
OSD(Land)/HIS Wing for information and necessary action.

ajl  
Allotment Officer-II

[Signature]  
Prof. (Dr.) P.K. Mohanly  
Medical Superintendent  
IMS & SUM Hospital  
Bhubaneswar

[Signature]  
DEAN  
IMS & SUM Hospital Bhubaneswar



**BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR**

No. 6054/enc /B.D.A., Bhubaneswar Dated 12/8/10  
/SP1A-1344/09

Permission to Regularize Unauthorized/Deviated Constructions through Compounding under Clause-72(2) of the BDA (P & BS) Regulation - 2001 (amended 2007) is hereby granted in favour

of Shri/Smt. The President Shiksha "O" Anusandhan

of Plot No. C-2, C-3, C-4, C-5, C-1 & F-1 Khata No. \_\_\_\_\_

Drawing No. \_\_\_\_\_ Village Chatikia, Sector X/B

of Municipal Corporation / Municipality in the Development Plan area of Bhubaneswar

subject to following conditions / restrictions:-

- (a) The land/building shall be used exclusively for Institutional purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (b) Parking space measuring 2071.75 Sq. ft. as shown in the approved plan shall be left and no part of it will be used for any other purpose.
- (c) The construction is accessible by means of an access of 200 ft. in width.
- (d) This permission can not be construed as an evidence in respect of right, title, interest of plot over which the plan is approved. Any dispute arising out of land record or in respect of right, title, interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- (e) The regularization of unauthorized / deviate construction is made by way of compounding as per the following details as per information submitted by the applicant and the technical person.

Plot Area :- Ac 16.656 (725534 sft. 67429 Sq.Mtr)

Item	Actual construction area	Approved area	Deviation
Ground floor	52006 sft.	26202 sft.	-
First floor	182126 sft.	122845 sft.	59281 sft.
Second floor	172588 sft.	122845 sft.	76427 sft.
3 <sup>rd</sup> floor	141431 sft.	122845 sft.	18546 sft.
4 <sup>th</sup> floor	141431 sft.	122845 sft.	18546 sft.
5th floor			
6th floor			
7th floor			
8th floor			
Parking area			
Total	690582 sft.	517582 sft.	172800 sft.
FAR	0.95	0.71	0.24

Total Compounding paid Rs. 88,37,450/- (Rupees eighty eight lakh thirty seven thousand four hundred and fifty)

(7A)  
VI  
P/B

Memo No. 6655/RDC /BDA., Bhubaneswar, Dated 12/8/11

Copy forwarded along with Two Copies of the approved plan to  
Smt. The President Sishya, D.O. Anusandhan, 224, Dhama Vihar, B)

PLANNING MEMBER / AUTHORISED OFFICER  
BHUBANESWAR DEVELOPMENT AUTHORITY

Other Conditions:  
(1) Submit plan to  
India before  
(2) Submit plan to  
building  
(3) The  
of

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

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Muni Corporation/Executive Officer, Khurda Municipality/Executive Officer, Jatani Municipality for information.

PLANNING MEMBER / AUTHORISED OFFICER  
BHUBANESWAR DEVELOPMENT AUTHORITY

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

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar (in case of lease Plot) Enforcement Section, BDA, Bhubaneswar.

PLANNING MEMBER / AUTHORISED OFFICER  
BHUBANESWAR DEVELOPMENT AUTHORITY

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

Copy to Technical Person Sri Segarendra Mohapatra

605, Rasulgarh, Bhubaneswar

for information.

PLANNING MEMBER / AUTHORISED OFFICER  
BHUBANESWAR DEVELOPMENT AUTHORITY

Cellon & Sub Cellon.  
Nil available

(73)  
400



BHUBANESWAR DEVELOPMENT AUTHORITY  
AKASH SHOVA BUILDING, SACHIVALAYA MARG, BHUBANESWAR.

No. 27149 /BDA, Bhubaneswar. Dated 16.11.2019  
File No. BPRUC-095/19

Permission Under "Scheme for Regularization of Unauthorized Construction, 2019" notified in the Extraordinary Ordinary Gazette No.1475 dated 06.08.2019 is hereby granted in favour of in favour of **Dr. Manojranjan Nayak, President-Siksha 'O' Anusandhan**

for regularization of existing one G+4 storey Hospital building, G+4 storey I.M.S. building, B+G+3 storey I.D.S. building, G+4 storey I.M.S. Hostel (boys) building, G+4 storey I.M.S. Hostel (girls), G+2 storey GYM building, S+6 Doctor's Enclave building, G+4 Sum Annexure building, G+4 Staff Quarter-1, G+4 storey Staff Quarter-2, G+3 Multilevel Parking & Pharmacy, Single storey Oxygen Room, G+2 storey Electric Panel Room over BDA allotted plot No. F-1, F-2, F-3, C-1, C-2, C-3, C-4 & C-5 drawing No. B/1277 Mz- Ghatikia under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar Development Authority, Bhubaneswar with the following conditions:-

1. The building shall be used exclusively for Hospital and ancillary purposes and the use shall not be changed to any other use without prior approval of this Authority.
2. Parking space measuring 40409.00 Sqm (Open) as shown in the approved plan shall be left for parking of vehicles and no part of it will be used for any other purpose.
3. The land over which construction was undertaken is accessible by an approved means of access of 60.975 Mtr in width.
4. The land in question must be in lawful ownership and peaceful possession of the applicant.
5. The regularization of unauthorized/ deviated construction is made by way of compounding as per the following details as per information submitted by the application and technical person.
6. Building parameter (in sqm.)

Plot Area:- 79808.72 Sq.mtr

Floor	Approved	Existing	Deviation	Remark
<b>1. Hospital Building (G+4)</b>				
Ground to 4 <sup>th</sup> floor	31448.00	61376.00	29928.00	
<b>2. I.M.S. Building (G+4)</b>				
Ground to 4 <sup>th</sup> floor	9572.49	18871.00	9298.51	
<b>3. I.D.S. Building (B+G+3)</b>				
Ground to 4 <sup>th</sup> floor	7510.00	13848.00	6338.00	

<b>4.I.M.S. HOSTEL Building (Boys) (G+4)</b>			
Ground to 4 <sup>th</sup> floor	4726.48.00	5849.32	1122.83
<b>5 I.M.S. Hostel (Girls) G+4</b>			
1 <sup>st</sup> to 4 <sup>th</sup> floor	4246.84	5308.55	1061.71
<b>6. I .D.S. Hostel Building (Boys) G+4</b>			
1 <sup>st</sup> to 4 <sup>th</sup> floor	1799.62	2252.00	452.32
<b>7. I.D.S. Hostel building (Girls) (G+4)</b>			
1 <sup>st</sup> floor to 4 <sup>th</sup> floor	1823.69	2276.00	452.32
<b>8. GYM Building (G+2)</b>			
Ground to 2 <sup>nd</sup> floor	--	762.00	762.00
<b>9. Doctor's Enclave (S+6)</b>			
Stilt to 6 <sup>th</sup> floor	5548.66	7129.00	2759.32
<b>10. SUM Annex Building (S+G+4)</b>			
Stilt to 5 <sup>th</sup> floor	7003.00	9390.28	2387.28
<b>11. Staff Qrs-1 (G+4)</b>			
Ground to 4 <sup>th</sup> floor	1293.00	1616.25	323.25
<b>12. Staff Qrs-2 (G+4)</b>			
Ground to 4 <sup>th</sup> floor	1260.68	1575.24	314.56
<b>13. Multilevel Parking &amp; Pharmacy (G+3)</b>			
Ground to 3 <sup>rd</sup> floor	--	7163.00	7163.00
<b>14. Oxygen Room</b>			
Ground floor	69.42	69.42	Nil
<b>15. Electrical Panel Room (G+2)</b>			
Ground to 2 <sup>nd</sup> floor	220.72	220.72	Nil
<b>Total built up area</b>	<b>76522.62</b>	<b>137706.78</b>	<b>61184.16</b>

Item	Required as per Scheme	Provided/existing
Front Set back	1.5 mtr setback on all side and setback at least on any two side except front setback (15 to 18 mtr) 4.5 mtr setback on sides ( 18 mtr to 21 mtr)	4.5 mtr in two sides
Rear Set back		
Left side setback		
Right side setback		4.5 mtr in all sides
FAR	<b>1.75</b>	<b>1.64</b>
Parking	43682.66 Sqm	40409.00 Sqm
Height	--	3 mtr to 21. mtr

7. In case of any dispute arising out of land record or in respect of right, title, interest after this permission is granted, the permission so granted shall be treated as automatically cancelled during the period of dispute.
8. The owner /applicant shall;
- (a) Obtain, where applicable, from the Competent Authority permissions or clearance required in connection with the construction work; and

(b) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

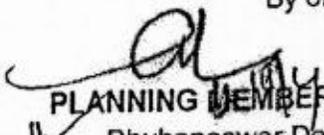
9. This permission is accorded on deposit of following fees:-

Item	Amount (in Rs)	Amount in words
(A) Scrutiny fee	6,88,534/-	(Rupees Six lakhs Eighty eight thousand Five hundred thirty four) only
(B) Compounding fee (i) Unauthorized Construction (ii) Parking deficit (iii) FAR violation (iv) Unauthorized sub-division of land:-	6,33,28,680/-	(Rupees Six crores Thirty three lakhs Twenty eight thousand Six hundred eighty) only.

10. Other conditions to be complied by the applicant are as per the following;
- I. The roof top rain water shall be conveyed and discharged to the rain water recharging pits.
  - II. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
  - III. The Owner/ Applicant/Architect/Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction/ defects/ natural calamity,, Authority will no way be held responsible for the same in what so ever manner.
  - IV. No further deviation shall be allowed in any manner after regularization made on compounding.
  - V. All physical infrastructures like water supply, electricity, sewerage and drainage system and water harvesting structures shall be maintained adhering the norms prescribed by the concerned utility Agencies.
  - VI. No storm water/water shall be discharged to the public road/public premises and other adjoining plots.
  - VII. The building shall not be put to any other use other than the purpose for which the permission is accorded/regularization made.
  - VIII. The solid waste management shall be made in the premises in consultation with Local body.
  - (xi) At least 40% of the waste water generated in the project shall be recycled.
  - (XII) The applicant shall engage security personnel who will be trained by Bhubaneswar Traffic Police for management of traffic and parking of vehicles in the designated parking area.

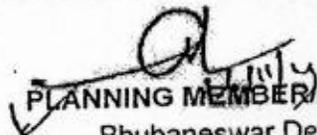
(XIII) The applicant shall submit Fire Safety Certificate and NOC from BMC before issue of Occupancy Certificate.

By order.

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

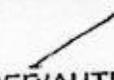
Memo No. 27150 /BDA, Bhubaneswar, Dated 16.11.2019

Copy forwarded alongwith two copies of the regularization plan to Dr. Manojranjan Nayak, President-Siksha 'O' Anusandhan, Plot No.224 Dharma Vihar, Khandagiri, Bhubaneswar for information and necessary action.

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

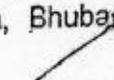
Memo No. \_\_\_\_\_ /BDA, Bhubaneswar, Dated \_\_\_\_\_

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

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

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

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

  
 PLANNING MEMBER/AUTHORISED OFFICER  
 Bhubaneswar Development Authority.

1  
Changed for  
cellars & sub cellar.BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWARNo. 31/00 /BDA, Bhubaneswar,  
BPRUC-095/19Dated... 20/12/2019CORRIGENDUM

Revised permission under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act, 1982 (Orissa Act, 1982) was accorded in favour of **Sri Manoranjan Nayak, President Siksha O Anusandhan**, Bhubaneswar for regularization of existing one Sub-Cellar +Cellar+G+4 storey Hospital building, G+4 story I.M.S. building, B+G+3 storey I.D.S. building, G+4 storey I.M.S. Hostel (boys) building, G+4 storey I.M.S. Hostel (girls), G+2 storey GYM building, S+6 Doctor's Enclave building, G+4 Sum Annexure building, G+4 Staff Quarter-1, G+4 storey Staff Quarter-2, G+3 Multilevel Parking & Pharmacy, Single storey Oxygen Room, G+2 storey Electric Panel Room over BDA allotted plot No. F-1, F-2, F-3, C-1, C-2, C-3, C-4 & C-5 drawing No. B/1277 Mz- Ghatikia under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar Development Authority, Bhubaneswar.

But inadvertently while issuing the permission letter vide **No.27149/BDA dated 16.11.2019**, it was erroneously mentioned as **G+4 instead of Sub-Cellar+Cellar+G+4** storey Hospital building, G+4 story I.M.S. building, B+G+3 storey I.D.S. building, G+4 storey I.M.S. Hostel (boys) building, G+4 storey I.M.S. Hostel (girls), G+2 storey GYM building, S+6 Doctor's Enclave building, G+4 Sum Annexure building, G+4 Staff Quarter-1, G+4 storey Staff Quarter-2, G+3 Multilevel Parking & Pharmacy, Single storey Oxygen Room, G+2 storey Electric Panel Room over BDA allotted plot No. F-1, F-2, F-3, C-1, C-2, C-3, C-4 & C-5 drawing No. B/1277 Mz- Ghatikia.

Hence, permission letter issued vide **No. 27149/BDA dated 16.11.2019** is hereby corrected/rectified & read as **Sub-Cellar+Cellar+G+4 storey Hospital building**, G+4 story I.M.S. building, B+G+3 storey I.D.S. building, G+4 storey I.M.S. Hostel (boys) building, G+4 storey I.M.S. Hostel (girls), G+2 storey GYM building, S+6 Doctor's Enclave building, G+4 Sum Annexure building, G+4 Staff Quarter-1, G+4 storey Staff Quarter-2, G+3 Multilevel Parking & Pharmacy, Single storey Oxygen Room, G+2 storey Electric Panel Room over BDA allotted plot No. F-1, F-2, F-3, C-1, C-2, C-3, C-4 & C-5 drawing No. B/1277 Mz- Ghatikia under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar Development Authority, Bhubaneswar

All other terms &amp; conditions remain unchanged.

  
Planning MemberMemo No. 31/01 /BDA Dt. 20/12/2019

Copy forwarded to Sri Manoranjan Nayak, President, Siksha O Anusandhan, Khandagiri Square, Bhubaneswar for information.

  
Planning Member

Memo No. 31102 BDA Dt.

20.12.2019

Copy forwarded to Commissioner, Bhubaneswar Municipal Corporation/Land Officer, G.A Deptt./Director, Town Planning, Odisha/Enforcement Officer, BDA, Bhubaneswar for information and necessary action.

*Aditya*  
Planning Member

②

15/1/2020



**BHUBANESWAR DEVELOPMENT AUTHORITY**  
**BHUBANESWAR**  
No. **263** BDA, Bhubaneswar, Dated **15.01.2020**  
BPRUC-095/19

**ADDENDUM**

Permission Under "Scheme for Regularization of Unauthorized Construction, 2019" notified in the Extraordinary Ordinary Gazette No.1475 dated 06.08.2019 was issued vide No.27149/BDA dated 16.11.2019 in favour of Dr. Manojranjan Nayak, President-Siksha 'O' Anusandhan

for regularization of existing one G+4 storey Hospital building, G+4 story I.M.S. building, B+G+3 storey I.D.S. building, G+4 storey I.M.S. Hostel (boys) building, G+4 storey I.M.S. Hostel (girls), G+2 storey GYM building, S+6 Doctor's Enclave building, G+4 Sum Annexure building, G+4 Staff Quarter-1, G+4 storey Staff Quarter-2, G+3 Multilevel Parking & Pharmacy, Single storey Oxygen Room, G+2 storey Electric Panel Room over BDA allotted plot No. F-1, F-2, F-3, C-1, C-2, C-3, C-4 & C-5 drawing No. B/1277 Mz- Ghatikia under Bhubaneswar Municipal Corporation in the Development Plan area of Bhubaneswar Development Authority, Bhubaneswar with certain terms and conditions as mentioned there in.

The request of the applicant to mention the total clinical area and teaching area in the Hospital Building (G+4) has been considered and accordingly mentioned it in the remark column as at Sl.1.

The details of the buildings so approved are given below.

1. Building parameter (in sqm.)

Plot Area:- 79808.72 Sq.mtr

Floor	Approved	Existing	Deviation	Remark
<b>1.Hospital Building (G+4)</b>				
Ground to 4 <sup>th</sup> floor	31448.00	61376.00	29928.00	Total clinical area-13543 Sqm & total teaching area-47833 Sqm
<b>2. I.M.S. Building (G+4)</b>				
Ground to 4 <sup>th</sup> floor	9572.49	18871.00	9298.51	
<b>3.I.D.S. Building (B+G+3)</b>				
Ground to 4 <sup>th</sup> floor	7510.00	13848.00	6338.00	
<b>4.I.M.S. HOSTEL Building (Boys) (G+4)</b>				
Ground to 4 <sup>th</sup> floor	4726.48.00	5849.32	1122.83	
<b>5 I.M.S. Hostel (Girls) G+4</b>				
1 <sup>st</sup> to 4 <sup>th</sup> floor	4246.84	5308.55	1061.71	
<b>6. I .D.S. Hostel Building (Boys) G+4</b>				
1 <sup>st</sup> to 4 <sup>th</sup> floor	1799.62	2252.00	452.32	
<b>7. I.D.S. Hostel building (Girls) (G+4)</b>				

Handwritten notes on the left margin: 'Total clinical area-13543 Sqm & total teaching area-47833 Sqm', 'Lid c', 'any section', and 'up'.

1 <sup>st</sup> floor to 4 <sup>th</sup> floor	1823.69	2276.00	452.32	
<b>8. GYM Building (G+2)</b>				
Ground to 2 <sup>nd</sup> floor	--	762.00	762.00	
<b>9. Doctor's Enclave (S+6)</b>				
Stilt to 6 <sup>th</sup> floor	5548.66	7129.00	2759.32	
<b>10. SUM Annex Building (S+G+4)</b>				
Stilt to 5 <sup>th</sup> floor	7003.00	9390.28	2387.28	
<b>11. Staff Qrs-1 (G+4)</b>				
Ground to 4 <sup>th</sup> floor	1293.00	1616.25	323.25	
<b>12. Staff Qrs-2 (G+4)</b>				
Ground to 4 <sup>th</sup> floor	1260.68	1575.24	314.56	
<b>13. Multilevel Parking &amp; Pharmacy (G+3)</b>				
Ground to 3 <sup>rd</sup> floor	--	7163.00	7163.00	
<b>14. Oxygen Room</b>				
Ground floor	69.42	69.42	Nil	--
<b>15. Electrical Panel Room (G+2)</b>				
Ground to 2 <sup>nd</sup> floor	220.72	220.72	Nil	--
<b>Total built up area</b>	76522.62	137706.78	61184.16	

Item	Required as per Scheme	Provided/existing
Front Set back	1.5 mtr setback on all side and setback at least on any two side except front setback (15 to 18 mtr) 4.5 mtr setback on sides (18 mtr to 21 mtr)	4.5 mtr in two sides
Rear Set back		
Left side setback		
Right side setback		4.5 mtr in all sides
FAR	1.75	1.64
Parking	43682.66 Sqm	40409.00 Sqm
Height	--	3 mtr to 21. mtr

All other terms & conditions remain unchanged.

Memo No. 1346 /BDA Dt. 14-01-2020

Copy forwarded to Dr. Manojranjan Nayak, President-Siksha 'O' Anusandhan, Plot No.2 24, Dharma Vihar, Khandagiri, Bhubaneswar for information.

*[Signature]*  
Planning Member  
14/1/2020

Memo No. 1347 /BDA Dt. 14-01-2020

Copy forwarded to Dy. Commissioner, BMC, Bhubaneswar/Commissionate Police, Bhubaneswar/ Chief Fire Officer, Cuttack., Bhubaneswar for information and necessary action.

*[Signature]*  
Planning Member  
14/1/2020

*[Signature]*  
Planning Member



# BHUBANESWAR DEVELOPMENT AUTHORITY

AKASH SHOVA BUILDING, PANDIT JAWAHARLAL NEHRU MARG,  
BHUBANESWAR - 751001, ODISHA  
TEL: (0674) 2396437, 2390998, 2392801, FAX: 0674-2390633

(65)

Ref. No. 15051  
BPRUC- 095/ 2019

Date: 05.04.2021  
Annexure-VI

To  
✓ **Prof (Dr.) M. Nayak**  
President,  
Siksha 'O' Anusandhan  
Khandagiri Square, Bhubaneswar- 751030

**Sub- Inspection Report for BDA approval of Campus- III, Siksha 'O' Anusandhan University**

Sir,

With reference to the subject cited above, I am to enclose herewith the Inspection Report submitted under Scheme for Regularization of Unauthorized Construction, 2019 for BDA approval of Campus- III, Siksha 'O' Anusandhan which accommodates Medical College, Hospital, Hostels, Staff Quarters, Dental College and other utility areas of SOA (File No.- BPRUC- 095/2019); for your kind information and necessary action.

Encl: As above

Yours Faithfully,

*Dinkar Mahanty*  
Asst. Town Planner,<sup>5/4/21</sup>  
BDA, Bhubaneswar

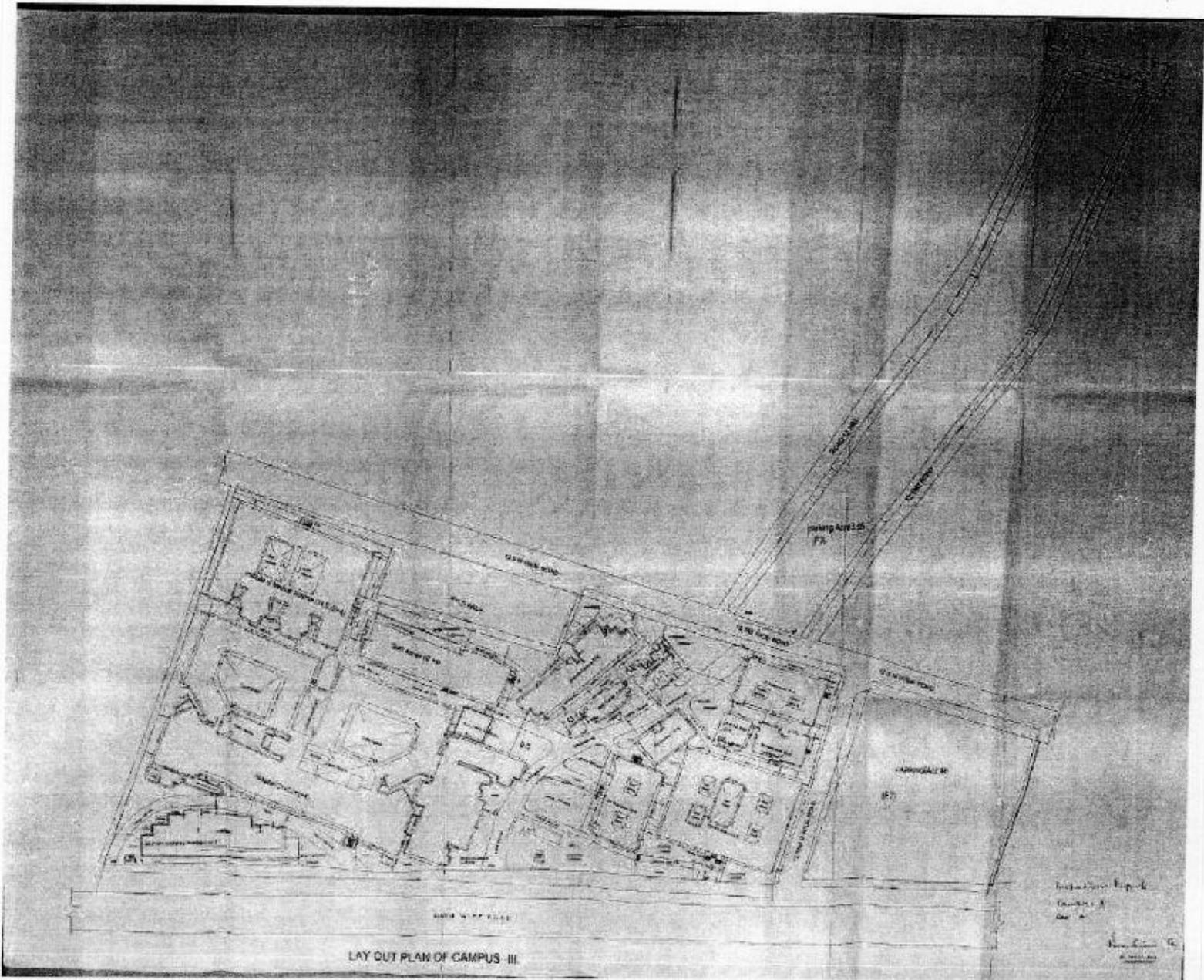
Memo No. 15052 / BDA, Bhubaneswar

Date: 05/04/2021

Copy to Steno to Planning member, BDA for kind information of Planning Member,  
BDA.

*Dinkar Mahanty*  
Asst. Town Planner,<sup>5/4/21</sup>  
BDA, Bhubaneswar

True Copy



Extract of SEAC meeting held on 14.11.2013

Annexure VII 30

63

**ITEM NO : 5**

**PROPOSAL FOR ENVIRONMENTAL CLEARANCE FOR CAMPUS-I, SIKSHA O ANUSANDHAN UNIVERSITY, IMS & SUM HOSPITAL CAMPUS AT-GHATIKIA, BHUBANESWAR WITH TOTAL BUILT UP AREA 74219.189 M<sup>2</sup> (EC).**

Siksha O Anusandhan campus is located in the sector-8 of Kalinga Nagar area of Bhubaneswar under Bhubaneswar Block, Khurda District of Odisha. Total 15 No. of blocks are constructed in Campus-I, SoA. This project comprises of C+G+4 Hospital, MBBS College and BDS college (G+4) each, 6 numbers of (G+3) 6 hostels and staff quarter, 2 (G+4) Doctors enclave and other ancillary. Total built-up area of the project is 74219.18885 m<sup>2</sup>sqmt. BDA, Bhubaneswar has approved the building plan vide letter no 10738BP/BDA, Bhubaneswar, Dt.01.07.2011 & letter no 6654/BPC/BDA, Bhubaneswar, Dt.12.08.2010. Total project area is 74114.00124 m<sup>2</sup> and Built up area is 74219.18885 m<sup>2</sup>. The project proponent alongwith consultant M/s. **CENTRE FOR ENVOTECH & MANAGEMENT CONSULTANCY PVT. LIMITED, BHUBANESWAR** made a detailed presentation on 17<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> August, 2013 and the SEAC decided to take decision on the proposal after receipt certain information including detail breakup of the built-up area of the existing structure prior to EIA Notification dtd. 14.9.2006, built up area after 14.9. 2006 to till date (constructed) and proposed built up area. The proponent has furnished the compliance and intimated that the total built-up area before 2006 is 68012.05 Sqm and the proposed built-up area is 10072.52 sqm.

The SEAC observed that the proposed built area after EIA notification, 14<sup>th</sup> September, 2006 is less than 20,000 Sq.Mt. Hence, it doesn't attract the provisions of EIA Notification, 2006. Therefore EC is not required for the proposal as proposed built-up area is less than 20,000 Sq.M. However, the proponent has to obtain EC for future expansion if the total built up area including the proposed area i.e 10072.52 sqm. will be equal or more than 20,000 SQ.M.

**ITEM NO : 6**

**PROPOSAL FOR ENVIRONMENTAL CLEARANCE FOR PROPOSED S+4 STORIED HOUSING PROJECT FOR INDIAN OIL OFFICER'S HOUSING CO-OPERATIVE LIMITED, AT - JAYAPUR, BHUBANESWAR WITH TOTAL BUILT UP AREA 30086.75 M<sup>2</sup> (EC )**

The proposed S+4 storied housing project of M/s Indian Oil Corporation Limited, is located at Jaypur, Bhubaneswar, Odisha. The project site is well connected with National Highway-5 which is connecting twin city Bhubaneswar and Cuttack. Bhubaneswar Development Authority, Bhubaneswar has approved the building plan vide letter no.12755/BDA, Bhubaneswar, Dt. 08.04.2013. The proponent has applied to CGWA, for Ground water

SECRETARY, SEAC

True Copy

**State Environment Impact Assessment Authority, (SEIAA),  
Odisha**

[Constituted vide Order No. S.O. 1899(E) Dated 17<sup>th</sup> Aug. 2012 of Ministry of Environment & Forests, Govt. of India]  
Qr. No. 5RF-2/1, Unit - IX, Bhubaneswar - 751022, Tel: 0674-2540669

No. 82411 SEIAA

Dt. 19.12.13

From

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

To

Mr. Manoranjan Nayak, President  
Sikhya O Anusandhan University  
IBCS, Campus, Sector-8, Kalinga Nagar,  
Ghatikia, Bhubaneswar- 751030.

Sub: Proposal for Environmental Clearance for Campus-I, Sikhya O Anusandhan University,  
IMS & Sum Hospital Campus at Ghatikia Bhubaneswar with total built up area  
74219.189 m<sup>2</sup>.

Ref: Your letter no. SOA-1837/2013 dated 04.07.2013.

Sir,

In inviting to your letter cited above on the subject I am directed to say that your proposal was received by SEIAA on 5.7.13 and was sent to SEAC for appraisal on 20.7.13. The proposal was placed in the SEAC meeting held on 14<sup>th</sup> November, 2013. The SEAC observed that the proposed built up area after EIA Notification, 14<sup>th</sup> September, 2006 is less than 20,000 sqmt. Hence it does not attract the provisions of EIA Notification, 2006 and as such Environmental Clearance may not be required for the proposal.

Yours faithfully,



Member Secretary



# SIKSHA 'O' ANUSANDHAN UNIVERSITY

(Declared U/S 3 of the UGC Act, 1956)

Accredited by National Assessment and Accreditation Council (NAAC) with 'A' Grade

Annexure 32 IX (6)



Ref: SOAU-2047/2013

dated 21.09.2013

321  
30/9/13

To

The Member Secretary,  
State level Expert Appraisal Committee,  
State Pollution Control Board, Odisha,  
Bhubaneswar

**Sub:** Submission of compliance on observations made by the State Level Expert Appraisal Committee in meeting held on Dt. 19.08.2013, in the Conference Hall of State Pollution Control Board, A/118, Paribesh Bhawan, Nilakanthanagar, Unit-VIII, Bhubaneswar, on Environmental Clearance for Proposed Institutional and Residential Building Complexes (Campus-I) project of M/s. Siksha O Anusandhan University, At- Ghatikia, Bhubaneswar.

**Ref:** Letter No. 1527/SEAC-185 on Dated 04.09.2013. *slu*

Dear Sir,

As desired by SEAC, we are submitting herewith point wise compliance to the observations made in the meeting on Dt. 19.08.2013. We request you to kindly grant us environmental clearance for Campus-I, Siksha O Anusandhan University, IMS & SUM Hospital Campus, At- Ghatikia, Bhubaneswar, at the earliest.

Thanking you.

Yours faithfully

*M. Nayak*

(Prof. (Dr.) M. Nayak)  
President

*M. Pattnaik, EE*  
*Annexure*  
*30/9*

Enclosure: Point wise compliance with Annexures.

**POINT WISE COMPLIANCE ON OBSERVATIONS STATE EXPERT APPRAISAL COMMITTEE, ODISHA ON ENVIRONMENTAL CLEARANCE FOR PROPOSED CAMPUS I, SIKS ANUSANDHAN UNIVERSITY, IMS & SUM HOSPITAL CAMPUS, AT-GHATA BHUBANESWAR.**

Sl. No.	Specific Conditions	Compliance
1.	Detail breakup of the built-up area of the existing structure prior to EIA Notification dtd. 14.09.2006, built up area after 14.09.2006 to till date (Constructed) and proposed built up area.	The total built-up area before 2006 is 68012.05 sqm comprising 13 buildings and the proposed built-up area is 10072.52 sqm comprising 2 buildings. The details of the building & the respective area is enclosed as <b>Annexure-I</b> .
2.	A declaration to the effect that there is no forest land involved in the proposed project.	There is no forest land in the proposed project site. In this regard an undertaking is enclosed as <b>Annexure-IIA</b> & Forest cover map is attached in <b>Annexure-IIB</b> .
3.	Detail cost breakup of environmental management fund. Cost incurred towards establishment of laboratory can't be taken in the environmental management fund.	Detail estimated cost for Environmental Management Plan is attached as <b>Annexure-III</b> .
4.	Detail drawing and design of STP with justification for adequacy of capacity.	The project will generate approx. 571.92 KLD of wastewater. The wastewater will be treated in the STP of capacity 600 KLD. Detail drawing and design of 600 KLD STP with justification is attached as <b>Annexure-IV</b> .
5.	Detail regarding plantation. Landscape design/plan should include peripheral multi row tree plantation with foliage in addition to open spaces in lawns and gardens to maintain aesthetic and improve greenery/ecology. Reputed landscape architect must be engaged to design the landscape layout of the project site. Local plant species should be used to add heritage value to the landscape design layout.	Along the boundary multi row tree plantation will be done to create a green belt & pollution barrier. Area of 15563.94 sqm. I.e. 21% of total plot area will be used for plantation. Local species will be planted. A reputed horticulturist will be engaged to design the landscape, lawns and flower beds to enhance aesthetic aspects. Detail landscape planning is attached in <b>Annexure-VA &amp; VB</b> .
6.	The MSW should be segregated and the organic waste is to be used for in-site composting. Detail proposal of MSW	From the residential complex solid waste will be generated @ 0.4 kg/capita/day, which will be about $1060 \times 0.4 = 424$ kg/day. Waste generation from road

	Management.	sweeping will be 106 kg/day. Total waste generated will be 530 kg/day. Detail proposal of MSW Management is attached as <b>Annexure-VI</b> .
7.	The amount of biomedical waste to be recalculated. The rate of biomedical waste is around 1.5 Kg per bed per day. It is to be segregated for appropriate disposal.	Total No of Hospital Bed is 775. The rate of biomedical waste is around 1.5 Kg per bed per day. So total Biomedical waste generated will be 1162.5 Kg/day. M/s Sani Clean has taken the responsibility of collecting & treatment of Bio-Medical Waste generated at Campus-I, SOA. Detail is attached as <b>Annexure-VIIA &amp; VIIB</b> .
8.	Capacity of solid waste bin (non-biomedical) is to be correctly estimated and area of waste bin (for two days collection) be earmarked in the site plan. This is corresponding to around 2% of the site area.	Total 530 kg/day solid waste will be generation from the project. Biodegradable waste will be stored in green bins whereas non-biodegradable waste separated as recyclable and non-recyclable waste, which will be stored in designated bins. Finally the wastes from designated bins send to approved agency for final disposal. Detail solid waste handling process is attached as <b>Annexure-VIIIA &amp; Copy of BMC letter for Solid waste collection is attached as Annexure-VIIIB</b> .
9.	It appeared during the presentation that the institution has more than one STP within their campus. In that a case details about such facilities, total generation of treated waste water, their discharge points etc.	The project will generate approx. 571.92 KLD wastewater from STP & 25.6 KLD Biomedical wastewater from ETP. The wastewater will be treated in the STP & Biomedical wastewater treated in ETP of capacity 600 KLD and 50 KLD respectively provided within the complex generating 446.306 KLD of recoverable water from STP & ETP which will be recycled within the project for Flushing (269 KLD), Landscaping (81.53 KLD), Dust suppression (47.09 KLD), Cleaning & Washing (24.741 KLD) and Loss in STP & ETP (23.945 KLD). A surplus amount of water (60 KLD) will be generated, which will be discharged to nearby Nala. So in this project one STP (600 KLD) and one ETP (50 KLD) will be provided. Drainage map is attached as <b>Annexure-IX</b> .

### Built-up Area Calculation Before 2006 & proposed built-up area

Sl. No.	Building	Storied	Built-up Area Before 2006 (sqm)	Proposed Built-up Area (sqm)
1	Hospital	C+G+4	31436.53	
2	MBBS College	G+4	9569.01	
3	Dental college	B+G+3	11362.23	
4	MBBS Girls Hostel	G+3	4245.29	
5	MBBS Boys Hostel	G+3	4724.77	
6	Dental Boys Hostel	G+3	1798.97	
7	Dental Girls Hostel	G+3	1823.04	
8	Staff Quarters 1	G+3	1260.23	
9	Staff Quarters 2	G+3	1292.46	
10	Doctors Enclave (Block-A)	G+4		4411.46
11	Doctors Enclave (Block-B)	G+4		5661.06
12	Animal House	G	182.83	
13	Oxygen Room	G	69.39	
14	Generator Room	G	220.64	
15	MBBS Girls Hostel (Visitor & Security)	G	26.66	
<b>Total Built-up Area</b>			<b>68012.05</b>	<b>10072.52</b>



**SIKSHA 'O' ANUSANDHAN UNIVERSITY**

(Declared U/S 3 of the UGC Act, 1956)

Accredited by National Assessment and Accreditation Council (NAAC) with 'A' Grade

Annexure 36 IIA (19)



ISO 9001:2000

Dt.26.09.2013

## UNDERTAKING

We do hereby undertake that no forest land is involved in the proposed Campus-I project At Ghatikia, Bhubaneswar.

*[Handwritten Signature]*

**President**

**(Siksha 'O' Anusandhan University)**

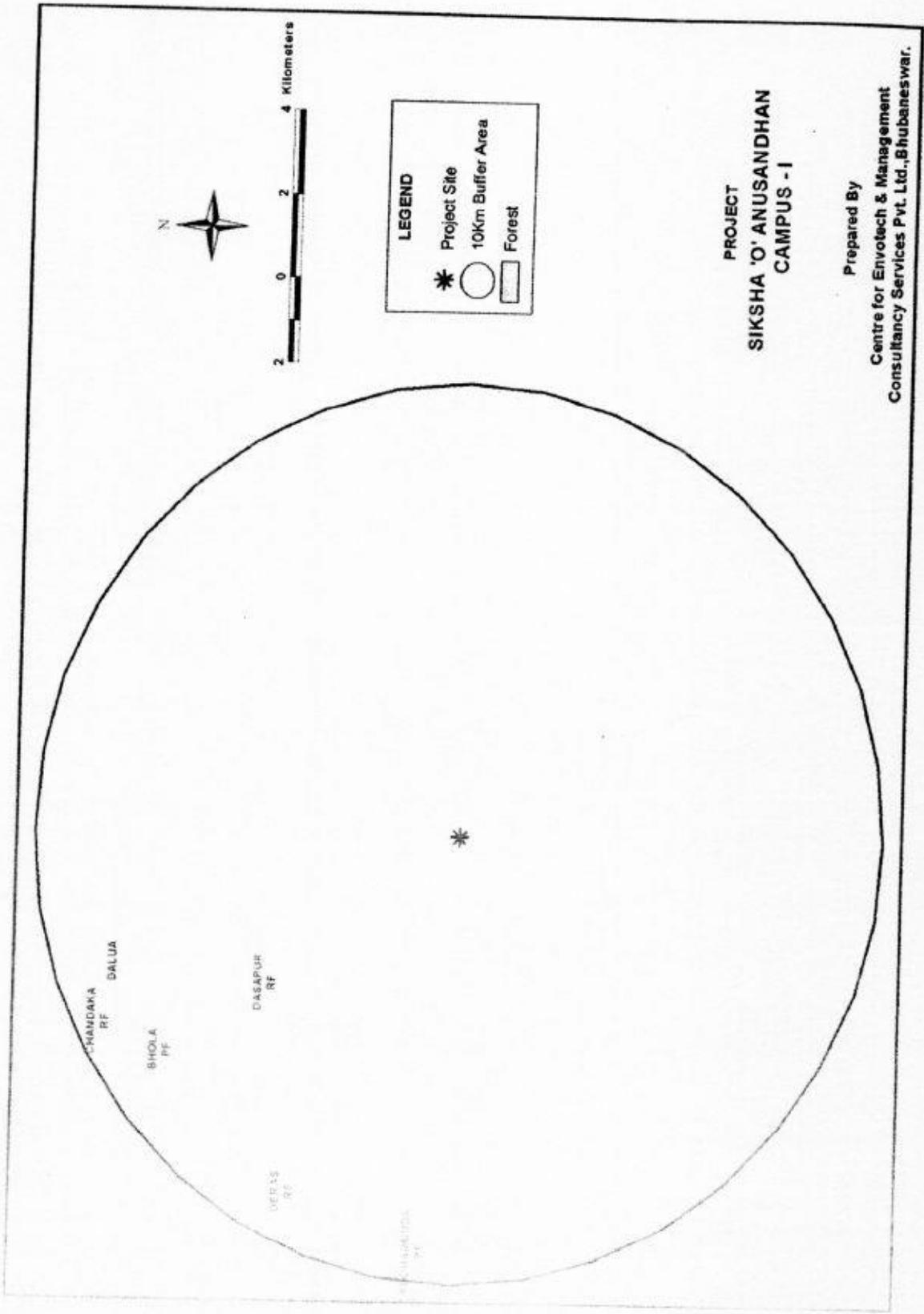
Khandagin Square, Bhubaneswar - 751 030, Orissa, India

Phone - 0674 - 2350635, 2350791, Fax - 0674 - 2350642, 2351842

E-mail - [soa@soauniversity.org](mailto:soa@soauniversity.org) Website - [www.soauniversity.org](http://www.soauniversity.org)

**True Copy**

ANNEXURE-IIB





# SIKSHA 'O' ANUSANDHAN UNIVERSITY

(A Deemed University declared U/S 3 of the UGC Act, 1956)

Accredited by NAAC with 'A' Grade

Annexure 38



55

**Resolution passed in the meeting of the Executive Committee of Siksha 'O' Anusandhan, held on 04.02.2014 at its registered office situated at 224 Dharma Vihar, Bhubaneswar-751030**

It is being resolved hereby in the Executive Committee meeting that the following renaming of Campuses of Sikhsa 'O' Anusandhan is made for future reference.

1. Institute of Technical Education & Research (ITER): Campus -I
2. Institute of Business & Computer Studies (IBCS), School of Pharmaceutical Sciences (SPS), Institute of Higher Secondary Education (IHSE) (+2Sc.): Campus - II
3. Institute of Medical Sciences & SUM Hospital (IMS & SH): Campus-III (Previously known as Campus-I)
4. Institute of Agricultural Sciences: Campus - IV

Prof. (Dr.) Manojranjan Nayak 4/2/2014  
President

4.2.2014

Mrs. Saswati Das  
Vice President

Ms. Aratiranjana Nayak 4.2.2014  
Executive Member

Attested

6/4/2021



# SIKSHA 'O' ANUSANDHAN

(A Deemed to be University declared u/s 3 of UGC Act, 1956)

Re-Accredited by NAAC with 'A' Grade

39

59

Annexure-XI

## UNDERTAKING

It is to undertake that no plan has been approved by Bhubaneswar Development Authority between 20/12/2013 to 31/12/2014 for construction in campus-III.

 = 6/4/2021

**Prof. (Dr.) Manojranjan Nayak**  
**President**

ENVIRONMENTAL  
CLEARANCE



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

To,

The Founder President  
SIKSHA O ANUSANDHAN UNIVERSITY  
224, Dharma Vihar Khandagiri -751030

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/OR/MIS/216613/2021 dated 14 Jul 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC22B038OR192670  |
| 2. File No.                                | 216613/44-MIS/01-2021   |
| 3. Project Type                            | New   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Construction and expansion of existing Clinical area from 13543 sqm to 69911sqm of "IMS & SUM HOSPITAL" within the premises of Campus- III having Institutional Area-78855.7 sqm, over Plot No. F1,F2,F3,C1,C2,C3.C4 & C5 at Mouza-Ghatikia under Bhubane |
| 7. Name of Company/Organization            | SIKSHA O ANUSANDHAN UNIVERSITY  |
| 8. Location of Project                     | Orissa  |
| 9. TOR Date                                | N/A   |

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

Date: 11/01/2022

(e-signed)  
Sri Susanta Nanda  
Member Secretary  
SEIAA - (Orissa)

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

*This is a computer generated cover page.*

PARIVESH

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





# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY ODISHA, BHUBANESWAR

(Constituted under the EP Act, 1986 and EIA Notification, 2006 by the MoEF & CC, Govt. of India)  
5RF-2/1, Unit-IX, Bhubaneswar-751022, Tel: 0674-2541029, E-mail-seiaaorissa@gmail.com

Letter No \_\_\_\_\_

Dt. \_\_\_\_\_

**SEIAA File No. SIA/OR/MIS/216613/2021**

Project: Application of Siksha O Anusandhan University for Environmental Clearance for **expansion of existing Clinical area from 13,543 sqm upto 73511 sqm of "IMS & SUM HOSPITAL" within the premises of Campus-III** plot area-19.714 acres or 79,779.7275 sqm over an Plot No. F1, F2, F3, C1, C2, C3, C4 & C5 and drawing no. B/1277 at Mouza-Ghatikia under Bhubaneswar and the Project Proponent is Sri Bibekananda Pradhan (Deputy Manager), Sikha 'O' Anusandhan Deemed to be University-Environmental Clearance reg.

Ref: Your online application dated 24.06.2021 for issue of EC vide File No: SIA/OR/MIS/216613/2021.

Sir,

This has reference to your online proposal No. SIA/OR/MIS/216613/2021 dated 24.06.2021, submitted to State Environment Impact Assessment Authority (SEIAA), Odisha for grant of Environmental Clearance (EC) in terms of the provision of the Environmental Impact Assessment (EIA) Notification, 2006 under the Environment (Protection), Act, 1986.

2. The proposal for grant of environmental clearance to the project "for **expansion of existing Clinical area from 13,543 sqm upto 73,511 sqm of "IMS & SUM HOSPITAL" within the premises of Campus-III** plot area-19.714 acres or 79,779.7275 sqm over an Plot No. F1, F2, F3, C1, C2, C3, C4 & C5 and drawing no. B/1277 at Mouza-Ghatikia under Bhubaneswar was considered by State Expert Appraisal Committee in its meeting held on 08.11.2021 on the basis of the documents enclosed with the application, such as Form-1, Form-IA, Conceptual Plan (EMP), and clarifications & documents submitted by the project proponent.

3. The application for environmental clearance for campus-III building projects reveals that most the constructions have taken place before 14.09.2006 i.e. not coming under EIA Notification. Earlier the applicant had applied for prior Environmental Clearance to SEIAA, Odisha on dated 05.07.2013 for construction of IMS & SUM

Hospital (Campus-I) of Siksha O Anusandhan University with total built-up area 78,084.57sq.m. [68,012.05 sq.m of Built-up area was constructed before EIA notification 2006 and proposed built-up area after EIA notification 2006 is 10,072.52 sqm.]. The SEAC observed that the proposed built-up area after EIA notification, 14.09. 2006 is less than 20,000m<sup>2</sup>. Hence, EC was not required at that time. The project proponent was communicated the same vide letter no. 8741/SEIAA, dated 19.12.2013 by SEIAA, Odisha. From 22.12.2014 a Notification of the MoEF came into force which exempted buildings of educational institution and hostel buildings from the requirement of prior EC; but all such buildings are required to follow the standard environmental protection norms. However, hospital buildings are not covered by such exemption. From the information furnished by the applicant, it is revealed that they have constructed 81,345.67 sqm. (67,802.67 sqm Institutional area + 13,543 sqm Clinical area) of built up area before 14.09.2006, 7,129 sqm. institutional area on 2011 and 49,230.86 sqm. institutional after the Notification of dated 22.12.2014. The list of these buildings is annexed (**Annexure-I**). Further, the 49,230.86sqmtrs of buildings have been constructed as educational institution after the said notification of 22.12.2014. The construction of these buildings is therefore covered by the said exemption from (the requirement of taking) prior EC, but these are to comply with the standard environmental protection norms. The applicant specifically wants to convert some of these buildings or portions of buildings, adding to 47,833.00sqmtrs of built up area (**Annexure-I**) to clinical purposes. Further, the applicant has proposed to construct 12,135.92 sqmtrs of new hospital buildings (**Annexure-II**). Out of the constructed educational institution buildings, some of the buildings or portions of some buildings would change the usage to hospital purpose; and fresh new construction of 12,135.92 sqmtrs of hospital buildings would be taken up. No EC has been issued earlier for construction of existing building. The EC being issued now would cover (a) these proposed constructions, and (b) the structures of the educational institutions proposed to be converted to hospital buildings. It will also lay down standard updated environmental norms and safeguards for all the educational institution buildings as well as all the buildings earlier constructed earlier and presently use for institutional purposes.

**Background:**

1. The project is located at the mentioned Latitude and Longitude in plot no. F1, F2, F3, C1, C2, C3, C4 & C5 and drawing no. B/1277 at Mouza-Ghatikia under Bhubaneswar.

Sl. No.	Latitude	Longitude
1.	20° 16'56.89"N	85°45'57.44"E
2.	20° 16'54.09"N	85°45'57.81"E
3.	20° 16'54.27"N	85°46'30.66"E

4.	20° 16'55.19"N	85°46'80.08"E
5.	20° 16'55.70"N	85°46'13.80"E
6.	20° 17'20.78"N	85°46'13.06"E
7.	20° 17'10.72"N	85°46'80.21"E
8.	20° 16'59.27"N	85°46'20.24"E

2. The project falls under category "B" or activity 8 (a)-Building and Construction projects under EIA Notification dated 14<sup>th</sup> September 2006 as amended from time to time.
3. The project proponent had applied a proposal to SEIAA, Odisha on dated 05.07.2013 for construction of Siksha O Anusandhan University, IMS & SUM Hospital (Campus-I) bearing, khata no-Nil, plot no. C-2, C-3, C-4, C-5, C-1 & F-1 at village-Ghatikia, BBSR, Khordha of Mis Sikhya O Anusandhan University at Ghatikia, BBSR with total built-up area 78,084.57sq.m. [68,012.05 sq.m of Built-up area was constructed before EIA notification 2006 and proposed built-up area after EIA notification 2006 is 10,072.52 sqm.].
4. The SEAC observed that the proposed built-up area after EIA notification, 14.09.2006 is less than 20,000m<sup>2</sup>. Hence, EC was not required at that time. The project proponent was communicated the same vide letter no. 8741/SEIAA, dated 19.12.2013 by SEIAA, Odisha.
5. The land having Plot no. C-1 measuring 7.218 acres land allotted by Bhubaneswar Development Authority (BDA) to the President Sika 'O' Anusandhan vide BDA letter no. 3930/AI/BDA dt. 12.05.2004 and later change the plot area from 7.218 acres to 19.714 acres.
6. As per the BDA approval plan vide letter no. 27149/BDA dt. 16.11.2019 and letter no. 1345/BDA dt. 14.01.2020, the total built up area of different building located in Campus-III is 1,37,706.8 sqm (i.e. both Institutional and hospital building). Out of the total 1,37,706.8 sqm built up area, the area was used for Clinical purposes is 13,543sqm and rest of the area was used for institutional purposes.
7. The total plot area is **79,779.7275 sqm (19.714 Ac)** and total construction (built up) area of **1,49,841 sqm**.
8. The Building Details of the Project:
  - Total Plot Area: 79779.72 m<sup>2</sup>/ 19.714 Ac. + Additional area for green belt 2.16 Ac
  - Total proposed Built up Area: 1,49,841.5 m<sup>2</sup> (Existing Institutional area 1,24,253.8 m<sup>2</sup>+Existing Clinical area 13,543 m<sup>2</sup>).
  - Proposed for EC to convert existing teaching area 47,833 m<sup>2</sup> to clinical area) + Proposed newly Construction of Clinical area 12,135.92 m<sup>2</sup> )
  - Ground Coverage 27,879.2 m<sup>2</sup> (34.9 % of the Plot Area)
  - Maximum Height of Building = 21 mt
  - Parking Area—40,409 sqm (40 % of total FAR area for Clinical as per ODA planning standards)
  - Open parking —31,483.0 sqm (39.45 %)
  - Internal Roads =9,896.3 sqm (12.40 % of Plot Area)
  - Green belt Area =10,550.7 sqm (13.22% of the Plot Area)

9. Water requirement: Total water requirement for Clinical -718 KLD [493 KLD (Domestic) + 225 KLD (Flushing)], total water requirement for Institutional-175 KLD [107 KLD (Domestic) + 68 KLD (Flushing)], Source: PHD water supply. Waste water generation from clinical: 569 KLD + 32 KLD (from ETP), treated waste water recovered -541 KLD & to be reused-405 KLD. Waste water generation from Institutional area: 146.3 KLD, Treated Waste Water recover -132 KLD & to be reused-Zero Discharge. Capacity of Sewerage Treatment Plant for Clinical and Institutional Area -600 expand to 1500 KLD (MBBR Type). Capacity of Effluent Treatment Plant -50 KL (MBBR Type).
10. Power requirement: The total power requirement for Clinical, Institutional and Hostel Blocks are approx. 1425 KWH. MRS received power supply at 33KV from TPCODL. In order to provide 24 x 7 power supply for the clinical building and common area of campus-II, it is proposed to provide 100% emergency power back up in clinical area Common area enclosures. Emergency power back Capacity (Clinical)-2x1000 KVA. Emergency power back Capacity (Hostel and Institutional Area)-1x1000 KVA. Recommended stack height is  $=h+0.2*\sqrt{KVA}=28.7$  M (Highest Building), Stack height provided = 30 m
11. Rain Water Harvesting: Total Runoff from Storm Water from Site is 1007 m<sup>3</sup> so based on 1no. Harvesting pit volume 43 cum required 61 nos. Rain water Harvesting Pits.
12. Parking Requirement: The requirement of parking area is provided as per BDA guidelines. A total area of 40,409 sqm (40 % of total FAR Area as per ODA planning standards) is earmarked for post project scenario for parking vehicles, two wheelers and four wheelers. Parking areas for cycles are provided. Parking lots are properly demarcated for two wheelers and four wheelers. Total 1606 ECS has been provided.
13. Fire fighting Installations: Hospital block- As per clause 3.1.4 of NBC-2016, the said Hospital is classified under group C; Institutional Buildings. Hostel block-As per clause 3.1.4 of NBC-2016, the said Hostel is classified under group A; in subdivision A-3 dormitories.
14. Green Belt Development: Total green area measures 10,550.7 sqm (approx. 13.22 % of total plot area area).
15. Solid Waste Management: During the operation phase, waste will comprise domestic as well as Biomedical waste. The solid waste generated from the project shall be mainly MSW (Municipal solid waste) approx. 2885kg/day, Biodegradable solid waste = 1815.4 kg/day, Non-Biodegradable solid waste =1070.45 kg/day, Biomedical waste is 525 kg/day
16. As per submission by the project proponent and then recommended by SEAC, the details of the building already constructed and proposed for construction in Campus-III is follows:



## (Annexure-I)

Sl.No.	Name/Types of Building	Built up area in m <sup>2</sup> (Already Constructed)	Construction of Building before 14.09.2006	Construction of building in between 14.09.2006 to 22.12.2014	Buildings subsequently constructed after 22.12.2014	New Building to be constructed henceforth
1.	Hospital Building (Sub-Cellar+Cellar+G+4)	61376	31436.53 (2004) 13543 (2005)	Nil	16396.47 (2017)	Nil
2.	IMS Building (G+4)	18871	9569.01 (2004)	Nil	9301.99 (2017)	Nil
3.	IDS Building (B+G+3)	13848	11362.23 (2005)	Nil	2485.77 (2018)	Nil
4.	IMS Hostel Building (Boys) (G+4)	5849.32	4724.77 (2005)	Nil	1124.55 (2018)	Nil
5.	IMS Hostel Building (Girls) ((G+4)	5308.55	4245.29 (2005)	Nil	1063.26 (2018)	Nil
6.	IDS Hostel Building (Boys) (G+4)	2252	1798.97 (2005)	Nil	453.03 (2018)	Nil
7.	IDS Hostel Building (Girls) (G+4)	2276	1823.04 (2005)	Nil	452.96 (2018)	Nil
8.	GYM Building (G+2)	762	Nil	Nil	762 (2015)	Nil
9.	Doctor's Enclave (S+6)	7129	Nil	7129 (2011)	Nil	Nil
10.	SUM Annex Building (S+G+4)	9390.28	Nil	Nil	9390.28 (2020)	Nil
11.	Staff Qrs-1 (G+4)	1616.25	1260.23 (2005)	Nil	354.77 (2018)	Nil
12.	Staff Qrs-2 (G+4)	1575.24	1292.46 (2005)	Nil	282.78 (2018)	Nil
13.	Multilevel Parking & Pharmacy (G)	7163	Nil	Nil	7163 (2017)	Nil
14.	Oxygen Room(Ground Floor)	69.42	69.42 (2004)	Nil		Nil
15.	Electric Panel Room (G+2)	220.72	220.72 (2004)	Nil		Nil
<b>Total Built up area already Constructed as per BDA letter 1345/BDA dt. 14.01.20</b>		<b>137706.8</b>	<b>81345.67</b>	<b>7129</b>	<b>49230.86</b>	
<b>Proposed built up area to be construct</b>						
1.	SUM Extension will be use for Clinical purpose					10914.33 m <sup>2</sup>
2.	Oxygen Plant will be use for Clinical purpose					1221.59 m <sup>2</sup>
<b>Total proposed built up area will be newly construct</b>						<b>12135.92m<sup>2</sup></b>

17. In the above table it reveals that there are different types of building already constructed in Campus-III with total built up area **1,37,706.8 m<sup>2</sup>**. The building constructed before 14.09.2006 is **81,345.67 m<sup>2</sup>**, building constructed the year in between 14.09.2006 to 22.12.2014 is **7,129 m<sup>2</sup>** and the building constructed after 22.12.2014 is **49,230.86 m<sup>2</sup>**. As per the project proponent submission and BDA approval plan in the year 2020 all the building located in Campus-III are used for Institution except the built up area-13,543 m<sup>2</sup> only used for clinical purposes in Hospital Building (Sub-Cellar + Cellar +G+4).

18. Now, Proposal for prior Environmental Clearance (EC) for converting 47,833 m<sup>2</sup> institutional area (already constructed and used for teaching purposes as mentioned in the BDA plan dated 14.01.2020) to Clinical area + increasing 13,543 m<sup>2</sup> clinical area to 25,678.92 m<sup>2</sup>. The total built up area of different building in the Campus-III will be **1,49,841.5 m<sup>2</sup>** (i.e. **76,330.00 m<sup>2</sup>** built up area will be use of **clinical purpose** and **73,511.00 m<sup>2</sup>** area will be used for **Institutional/Hostel** building purposes). The details of building existing and proposed to construct are given below:

## (Annexure-II)

Sl.No.	Name/Types of Building	Built up area in m <sup>2</sup>	Institutional/Clinical
1.	Hospital Building (Sub-Cellar+Cellar+G+4)	61376	Clinical
2.	IMS Building (G+4)	18871	Institutional
3.	IDS Building (B+G+3)	13848	Institutional
4.	IMS Hostel Building (Boys) (G+4)	5849.32	Institutional

5.	IMS Hostel Building (Girls) ((G+4)	5308.55	Institutional
6.	IDS Hostel Building (Boys) ( G+4)	2252	Institutional
7.	IDS Hostel Building (Girls) ( G+4)	2276	Institutional
8.	GYM Building (G+2)	762	Institutional
9.	Doctor's Enclave (S+6)	7129	Institutional
10.	SUM Annex Building (S+G+4)	9390.28	Institutional
11.	Staff Qrs-1 (G+4)	1616.25	Institutional
12.	Staff Qrs-2 (G+4)	1575.24	Institutional
13.	Multilevel Parking & Pharmacy (G+3)	7163	Institutional
14.	Oxygen Room(Ground Floor)	69.42	Institutional
15.	Electric Panel Room (G+2)	220.72	Institutional
	<b>Total Existing Built up area</b>	<b>137706.8</b>	
16.	SUM Extension	10914.33	Clinical
17.	Oxygen Plant	1221.59	Clinical
	<b>Total Proposed Built up area</b>	<b>12135.92</b>	

The SEAC has appraised the proposal and furnished their appraisal report, and recommended for grant of EC. The appraisal has been made on the basis of documents furnished by the PP i.e. Form-1, Form-1A, Conceptual Plan.

The State Environment Impact Assessment Authority (SEIAA), Odisha after considering the above in detail hereby accords Environmental Clearance to the project under the provisions of EIA Notification 2006 and subsequent amendments thereto, subject to strict compliance of all the following conditions. Detailed half yearly compliance report of the conditions stipulated below has to be submitted by the project proponent to SEIAA on the 1<sup>st</sup> June and 1<sup>st</sup> December each year.

#### **Part A - Specific Conditions:**

1. The Project proponent shall clearly mention the individual building name (as per Sl. No. of table in (Annexure-I)), its built up area, uses and year of EC obtained from SEIAA, Odisha through permanent sign board for Campus-III. The proponent shall follow the guidelines issued by ministry on 09.06.2015 for the existing institutional building project and ensure and practice sustainable environmental management in pursuance of Notification dated 22.12.2014 under EIA Notification, 2006 (copy enclosed).
2. The project proponent shall ensure that the guideline issued, regarding dust mitigation measure for construction and demolition activities for projects required Environmental Clearance, by MoEF & CC, vide Notification G.S.R. 94 (E) dated 25.01.2018, are to be followed.
3. The Environmental Clearance to the project is primarily under provision of EIA Notification, 2006. The Project proponent is under obligation to obtained approvals/clearances under any Acts/Regulations or Statues as applicable to the project.
4. The Project proponent should ensure that the facility fulfils all the provision of hazardous and other waste (Management and Transboundary Movement) Rules, 2016 & the Protocol for Performance Evaluation and Monitoring for the same as published by CPCB and Bio-Medical Waste Management Rules, 2016 and the revised guidelines issued by CPCB for Common Bio-Medical Waste Treatment and Disposal Facility.

5. The project proponent shall file compliance of the stipulated conditions at six monthly intervals to the respective SPCB and Regional Office of the Ministry of MoEF & CC, Govt. of India. The compliance of stipulated conditions will be ensured by the respective SPCB and local urban bodies and the BDA while giving Consent to Operate and Occupancy Certificate. These Certificates should be submitted by the authorities to the Regional Office of MoEF & CC, Govt. of India. The Regional Office of MoEF & CC can assess / evaluate / monitor the compliance of conditions enumerated in the Guidelines through verification by Regional Office of MoEF & CC, Govt. of India.
6. As proposed, fresh water requirement from PHD supply water shall not exceed 893 KLD (718 KLD water for clinical and 175 KLD water for institutional) for operation of facility. The project proponent shall install water meter at drawl point to measure the quantum water use on daily basis.
7. The waste water will be treated in the STP of capacity 1500 KLD and ETP of 50 KLD capacity for Bio-Medical Liquid Waste. All treated water will be used within the campus for flushing, gardening and washing. As proposed, no treated/untreated effluent shall be discharged outside the premises.
8. The proponent shall operate STP and ETP separately as standalone system and both shall not be inter-connected. ETP outlet effluent shall not be discharged to outside the project premises i.e. "Zero Liquid Discharge" from ETP to outside the premises shall be maintained. Under no circumstances, treated waste water discharge from ETP shall be used for dual plumbing for flushing purpose.
9. The Project Proponent shall adhere to the revised and corrected layout submitted to maintain safety for fire-fighting activity when need arises.
10. The Project Proponent shall maintain all roads with clearances for movement of vehicles including the fire-fighting service road. Proponent shall also ascertain that no vehicles to be parked in passage area inside the hospital or on the road in front of the hospital.
11. Building heights to be restricted after the proposed expansion due to constraints in increase of stack heights of DG sets as per restriction imposed by Airport Authority.
12. Greenery to be developed surrounding the parking field (old play ground), proposed multi-storeyed parking and new playground proposed.
13. Parking, plantation and solar facilities to be implemented as proposed at appropriate time.
14. The proponent shall take the mitigation measures referring to the recommendations of traffic study as well as agreeing to the sub-committee suggestions (clearances in all internal roads, handing over to BMC the front parking area in future or managed by PP in a safe manner, remove parking from the front road etc.), to avoid congestions.
15. Permission from BMC/ PH Engg Department is required to take additional load of treated waste water from STP (excess) after the expansion.
16. The proponent shall explore the provision of Incinerator of adequate capacity and design must be there to handle infectious waste, organic waste and health hazardous wastes in a Medical college and hospital of this magnitude.

17. 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.
18. 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 lightening etc.
19. 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.
20. Provision for electric point at each and every parking location for e-vehicle charging etc. shall be provided.
21. The Sub-Committee of SEAC will visit the site within 1 year from the date of issue of Environmental Clearance to verify the progress of the project as well as conditions stipulated in Environmental Clearance. However, either during the visit of the SEAC Sub-committee and/or at any time, if it is noticed that stipulated conditions on which EC is granted is not in place or found otherwise, steps will be taken for revocation of EC granted.

#### **Topography and Natural Drainage**

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other Sustainable Urban Drainage Systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2. NOC from drainage department for discharge of treated water to readymade municipality drain shall be obtained.

#### **Water requirement, conservation, rain water harvesting, and ground water recharge**

1. As proposed, fresh water requirement from Ground water / PHED water supply shall not exceed Clinical -718 KLD and for Institutional-175 KLD.
2. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3. 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.
4. 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.
5. 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.
6. 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.
  7. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  8. 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. As proposed 61 (six-one) nos. of rain water harvesting recharge pits shall be provided.
  9. 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.

#### **Solid waste management**

1. The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
2. Bio-medical waste shall be collected, treated and disposed in accordance with Bio-medical Waste Management Rules, 2016.
3. Bio-Medical waste shall be disposed off through common bio-medical waste facility as per the agreement made with the nearby Common Bio-medical waste facility.
4. 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.
5. 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.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. 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**

1. Sewage shall be treated in STP of capacity 1500KLD. The treated effluent from STP shall be recycled/re-used for flushing, gardening and washing purpose. Surplus treated waste water shall be discharged to the drain provided by BMC for this project.

2. Clinical waste water shall be treated in ETP of capacity 50 KLD.
3. 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.
4. No sewage or untreated effluent water would be discharged through storm water drains.
5. 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.
6. 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.

### Energy

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. 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.
2. 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.
3. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 2-5% 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.
4. 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.
5. 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.

6. 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**

1. 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.
2. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
3. 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.
4. 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.
5. For indoor air quality the ventilation provisions as per National Building Code of India shall be provided.
6. 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**

1. No tree cutting/transplantation of existing trees has been proposed in the instant project. A minimum of 1 tree for every 80 m<sup>2</sup> 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 approx. 10550.7 sqm (approx. 13.22 %) of the plot area shall be provided for green area development.



**Top soil preservation and reuse**

1. 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**

1. 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
2. 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.
3. 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.
4. 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**

1. 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.

**Others**

1. 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.
2. A First Aid Room shall be provided in the project both during construction and operations of the project.
  3. The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
  4. 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 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.

#### **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 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 EC 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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. The project proponent shall also upload the six monthly compliance report in the website of Ministry ([www.parivesh.nic.in](http://www.parivesh.nic.in)) for monitoring.
11. The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC 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

**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 kind information.

2. **Additional Chief Secretary**, Forest Environment Dept& CC., Government of Odisha for kind information.
3. **Member Secretary**, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar for information.
4. **Additional Director General, Forests** of Forests, Regional Office (EZ), Ministry of Environment & Forests, A-31, Chandrasekharpur, Bhubaneswar for kind information.
5. **Collector& District Magistrate**, Khordha, for information and necessary action.
6. **Secretary**, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for kind information.
7. Guard file for record.

  
**Member Secretary**



**GUIDELINES TO BE FOLLOWED FOR BUILDING AND CONSTRUCTION PROJECTS  
TO ENSURE SUSTAINABLE ENVIRONMENTAL MANAGEMENT  
IN PURSUANCE OF NOTIFICATION No. S.O. 3252 (E) OF 22nd DECEMBER, 2014  
UNDER ENVIRONMENT IMPACT ASSESSMENT NOTIFICATION, 2006  
[INDUSTRIAL SHED AND EDUCATIONAL INSTITUTIONS]**

The Notification dated 22nd December, 2014 has taken out the industrial shed\*, school, college, hostel for educational institution from the requirement of prior Environment Clearance (EC) under EIA Notification, 2006 and stipulated that such buildings shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycled materials such as fly ash bricks. These Guidelines will be applicable to all buildings and constructions which come under the ambit of Notification No. S.O. (E ) 3252 of 22nd. December 2014. To ensure sustainable environment management these guidelines as suited will be applicable on the projects under Item 8 (a) of EIA Notification in addition to the conditions stipulated in the EC.

Land, Air, Noise, Water, Energy, Biological, Socio-economic, and Solid & other Waste Management are the main environment facets to be considered in relation to pre, during & post building construction, therefore, it is necessary to ascertain the baseline data of these environmental facets.

The project proponent should file the information about description of project as per points described below prior to start of the project. Information pertaining to compliance on other points be filed at six monthly interval to the respective State Pollution Control Board and the Regional Office of the Ministry of Environment, Forests and Climate Change.

The compliance of the following will be ensured by the respective State Pollution Control Board before giving 'Consent-to-Operate' to industries and by the Local Urban Bodies and the Development Authorities while giving the 'Occupancy Certificate' to the buildings and constructions. These Certificates should be submitted by the above authorities to the Regional Office of MoEFCC. Ministry of Environment, Forest and Climate Change can assess/evaluate/monitor the compliance of conditions enumerated in the Guidelines through verification by Regional Offices or deputed organisations / person.

S. No.	Environmental Parameters	Implementation and monitoring parameters to be included in local by-laws.
a.	Pre-requisites	<p><b>Brief description of the project</b></p> <p>01.Name of the Project, Survey number, Village, Taluka, District, State to be mentioned with Google Earth Image and GPS Co-ordinates of the plot to be submitted.</p> <p>02.Location &amp; distance from nearby landmark places / services to be mentioned.</p> <p>03.Total Built-up area (FSI and Non- FSI) should be mentioned with detailed calculations certified by local planning and sanctioning authority.</p> <p>04.Form 1, Form 1A and Consolidated statement as per Environment Notification dated September 14, 2006 to be submitted to local planning and sanctioning authority, Regional Office, MoEFCC and SPCB</p>
b.	Environment Impacts on Project Land	<p>05.The building layout, set-back/side margin, podium, basement ventilation etc. is prepared based on local building bye-laws and is approved by local competent authorities. The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including Town Planning Authority before commencing the work.</p> <p>06.Provisional fire NOC to be obtained from local CFO ( Chief Fire Officer)</p> <p>07. "Consent-to-Establish and Consent-to-Operate" shall be obtained as required from State Pollution Control Board as provided in the Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974</p> <p>08.The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designated Energy Conservation/ efficiency Authority in the State.</p> <p>09.Soil and ground water samples will be tested to ascertain that there is no</p>

threat to ground water quality by leaching of heavy metals and other toxic contaminants.

10. Top fertile soil to be preserved and to be later used in landscape.
11. The excavation/demolition debris must be disposed off in designated landfill areas or to be used within site for levelling purpose. Under no circumstance, the debris will be disposed in river bed/lakes etc.
12. Undertaking to be given by project proponent that occupancy will be given only after drainage and water connections are in place.
13. Dust/smoke prevention measures such as wheel washing, water sprinkler, screening, barricading and debris chute must be installed.
14. This should comply with the provisions of eco-sensitive zone regulations, coastal zone regulations, heritage areas (identified in the master plan or issued separately as specific guidelines), water body zones (in such zones, no construction is permitted in the water-spread and buffer belt of 30 m minimum around the FTL [full tank level]), various hazard prone area regulations, and others if the site falls under any such area.
15. The site planning should take into account heat island effect, size and density of the built-up areas cause heat island effect, wherein higher air temperatures are created in the dense urban areas as against the low-rise surrounding built-up areas. The solar access in the morphology of clusters can be understood in terms of utilization of direct (and not reflected or diffused) solar radiation, mainly for day lighting and heat gain. This defines the minimal distances between the buildings and the relations between built-up volume and open spaces.
16. The proportion of open spaces and built-up edges should be designed such that it ensures winter solar access and summer ventilation.

c. Water

17. Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
18. Storm water control and its re-use as per CGWB and BIS standards for various applications.
19. The natural flow of existing storm water channel should not be altered or diverted.
20. Keeping in view the use of large quantities of water in curing, measures for reducing water demand during construction should be followed. Curing water should be sprayed on concrete structures; free flow of water should not be allowed for curing. After liberal curing on the first day, all concrete structures should be painted with curing chemical to save water. Concrete structures should be covered with thick cloth/gunny bags and then water should be sprayed on them. This would avoid water rebound and will ensure sustained and complete curing. Ponds should be made using cement and sand mortar to avoid water flowing away from the flat surface while curing.
21. The developer should ensure groundwater and municipal water meet the water quality norms as prescribed in the Indian Standards for various applications (Indian Standards for drinking [IS 10500-1991], irrigation applications [IS 11624-1986]).
22. The use of potable water during construction should be minimized.
23. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
24. Source of water to be identified.
25. Water treatment measures such as filtration, softeners, RO etc should be implemented.
26. Low flow fixtures and sensors to be used to promote water conservation.
27. Water meters to be installed to monitor consumption of water.
28. Water balance table/chart should be prepared.

d. Waste Water Treatment

29. Sewage treatment plant of capacity capable of treating 100% waste water to be installed on site.
30. Tertiary treatment such as dual media filter, activated carbon filter and ozonization/ chlorination to be provided so that the treated water

- characteristics are as per Central Pollution Control Board (CPCB) norms.
- 31. If STP and pump room are installed in basement, adequate ventilation as per NBC air changes norms should be provided.
- 32. Treated waste water to be recycled for flushing and gardening.

e. Drainage Pattern

- 33. Excess treated water disposal plan to be submitted.
- 34. Total paved area of the site under parking, roads, paths or any other use should not exceed 25% of the site area or net imperviousness of the site not to exceed the imperviousness factor as prescribed by the NBC 2005 (BIS 2005b), whichever is more stringent.
- 35. The final disposal point for excess treated water discharge will be municipal sewer for areas where sewerage network is present.
- 36. In areas where sewerage network is absent, the excess treated water can be used for agriculture or can be disposed off as per CPCB rules.
- 37. Storm water disposal plan to be submitted.
- 38. The final disposal point for storm water will be municipal storm drain for areas where storm water network is present.
- 39. In areas where storm water network is absent, the storm water surface runoff can be disposed off in nearby natural water streams/ nallas.

f. Ground Water

- 40. Hydro-geological survey for ground water analysis shall be submitted.
- 41. Aquifer capacity and Ground water yield shall be determined.
- 42. Rain water harvesting plan shall be submitted indicating the number of recharge pits and bores and total rain water to be harvested.
- 43. Rain water to be harvested and as a safety precaution, rainwater on-line filters be provided as per NBC norms.

g. Solid Waste Management

**A) During construction phase:**

- 44. Disposal of muck during construction phase should 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. The Rules on the Solid Waste Management including Construction Waste issued by the MoEFCC as amended will be applicable.
- 45. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- 46. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 47. Miscellaneous site debris such as broken tiles etc shall be used on site for leveling /backfilling purpose.
- 48. Packaged STP /mobile toilets shall be provided for labour camp.
- 49. Polymer bags used for cement and gypsum shall be handed over to authorized recyclers.
- 50. Cardboard boxes and other packaging material will be handed over to authorized recyclers.

**B) Post construction phase:**

- 51. Organic waste composter (OWC) or Vermiculture pits shall be installed on site for biodegradable waste treatment (capacity calculated at 0.3kg/tenement/day) The manure generated shall be used for landscaping.
- 52. The non-biodegradable waste or e-waste shall be handed over to authorized recyclers.
- 53. STP sludge shall be removed using filter press or centrifuge mechanism. The dried sludge cakes shall be used as manure in landscaping.
- 54. Minimize waste generation; streamline waste segregation, storage, and

*Manoj*

**True Copy**

disposal; and promote resource recovery from waste.

- 55. Resource recovery from waste: Employ resource recovery systems for biodegradable waste as per the Solid Waste Management and Handling Rules, 2000 of the MoEFCC. Make arrangements for recycling of waste through local dealers.
- 56. Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks and washing of tyres when trucks with soil / debris coming on road.
- 57. Hazardous Waste Management: Products, such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients require special care when being disposed. Improper disposal of household hazardous wastes can include pouring them down the drain, on the ground, into storm sewers, or in some cases putting them out with the trash.

The hazardous wastes from construction and demolition activities are centering oil, formwork oil, tar and tar products (bitumen, felt, waterproofing compounds, etc.), wood dust from treated wood, lead containing products, chemical admixtures, sealants, adhesive solvents, Explosives and related products and equipment used in excavation, acrylics, and silica, etc.

h. Air Quality and Noise Levels.

**A) During construction phase:**

- 58. The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- 59. Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.
- 60. Burning of waste to be banned.
- 61. The construction site DG to be maintained regularly so that the smoke emission and noise levels are as per permissible norms.
- 62. Regular P.U.C check for all construction machinery coming on site be done.
- 63. Noise cancellation and insulation devices such as mufflers, barricades etc to be used to avoid noise propagation to adjoining areas.

**B) Post construction phase:**

- 64. DG to be regularly maintained so that the smoke emission and noise levels are as per permissible norms. It shall be at least 6 meters away from the boundary.
- 65. Air quality monitoring to be done quarterly.
- 66. STP and water pumps, air blowers etc should be installed with noise cancellation devices or suitable acoustical enclosures to be given so that the noise levels as per NBC norms are maintained.

**C) During Construction & Operation**

- 67. The provisions of the Air (Prevention and Control of Pollution) Act, 1981 (14 of 1981) and the rules made thereunder be complied for control of noise pollution during construction and operation.
- 68. Setting up the barriers: National Building Code 2005 suggests that design solutions such as barrier blocks should be used to reduce external LA10 noise levels to at least 60-70 dB (A) at any point 1.0 m from any inward looking façade. Green belts and landscaping could act as an effective means to control noise pollution. In case of railway tracks, a minimum distance of 50m to 70m may be provided between the buildings and the tracks.

i. Energy

- 69. Appropriate processes and material be used to encourage reduction in carbon foot print.
- 70. Use of glass be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- 71. Solar water heater to be provided adequately.

72. Common area lighting should be Solar / LED.

60

73. Install energy meters to monitor overall consumption, and timer-switch for all common area lighting, and other consumption of measurable energy.

74. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 3rd November, 2009.

75. Wherever possible recycled materials having low embodied energy be used.

76. Use of light coloured, reflective roofs having an SRI (solar reflectance index) of 50% or more should be promoted. The dark coloured, traditional roofing finishes have SRI varying from 5% to 20%.

77. Optimize use of energy systems in buildings that should maintain a specified indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECBC) 2007 of the Bureau of Energy Efficiency, Government of India. The energy systems include air conditioning systems, indoor lighting systems, water heaters, air heaters, and air circulation devices.

78. Use the concept of passive solar design of buildings using architectural design approaches that minimize energy consumption in buildings by integrating conventional energy-efficient devices, such as mechanical and electrical pumps, fans, lighting fixtures, and other equipment, with the passive design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design, and thermal mass.

79. The building should be oriented optimally based on Sun-path and engineering analysis to curtail excessive solar radiations.

80. Lighting systems should comply with the ECBC 2007 and applicable to interior spaces of buildings, exterior building features, including facades, illuminated roofs, architectural features, entrances, exits, loading docks, and illuminated canopies, exterior building grounds etc. except emergency lighting and lighting in dwelling units.

81. All the point light sources installed in the building for general lighting shall be LEDs or LEDs or equivalent. All the linear light sources installed in the building for general lighting shall be T-5 or at least 4 Star BEE rated TFLs or equivalent. The installed interior lighting power shall not exceed the LPD (Lighting Power Density) value as recommended by ECBC 2007.

82. Automatic Lighting shutoff control be installed: Interior lighting/Exterior Lighting systems shall be equipped with an automatic control device in accordance with ECBC 2007. Occupancy sensors that shall turn the lighting off within 30 minutes of occupant leaving the space. It should also have option for manual turning on lights when the space is occupied. ECBC requires controls in day lit areas that are capable of reducing the light output from luminaries by at least half and Controlling of exterior lighting with photo-controls where lighting can be turned off after a fixed interval.

83. The tapping of renewable sources of energy for lighting, heating, cooling and ventilation needs, deserve special attention. For captive solar power generation, a minimum of 15 percent of sanctioned load is the requirement.

84. Solar photovoltaic (SPV) systems are direct energy conversion systems that convert solar radiation into electric energy. SPV systems should be installed to reduced use of conventional sources of energy. Roof tops of buildings as well as other exposed areas such as of parking shades should be utilized for installation of SPV systems.

85. Hot water requirement in buildings should be met through use of various types of solar water heating systems, viz. flat plate collector; single glazed double glazed; evacuated tube collectors; and Water heating with solar concentrators.

86. The Project Proponent should ensure regular energy audit.

- i. To validate the predicted energy consumption, thermal comfort, and visual comfort criteria by an energy auditor approved by the BEE, Government of India.

ii. To ascertain continued safety in the operation of the electrical and mechanical systems of the building through proper maintenance by the owner or the occupants.

87. This will be ensured in the contract document by providing for the commissioning of all electrical and mechanical systems by the respective supplier or builder. Moreover, the respective facility management group, assigned by the owner or the occupants themselves, will carry out the maintenance facilities.

88. Energy conservation measures like installation of CFLs/LEDs for the 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 mercury contamination. Use of solar panels may be done to the extent possible.

j. Traffic Movement System

89. Width of driveways, parking provision, ramp width and slope to be kept as per local bye laws.

k. Provisions for Differently able

90. The Project Proponent should provide at least the minimum level of accessibility for persons with disabilities.

- Ensure accessibility and usability of the facilities in the building by employees, visitors and clients with disabilities.
- Ensure access to facilities and services by adopting appropriate site planning to eliminate barriers as per the recommended standards (NBC 2005 [BIS 2005f]).
- Layout and designing of interior and exterior facilities as per principles of universal design such as prescribed by the National Building Code of India, building management policies and procedures, provision of auxiliary aids & appliances, and staff training in disability awareness.

l. Green Belt/Green Cover

91. Provide minimum 1 tree for every 80 sq.mt of plot area.

92. Wherever trees are cut or transplanted, compensatory plantation in the ratio of 1:3 to be done in the premise.

93. Native species of trees to be planted.

94. Vegetation to provide as shading and promote evaporative cooling. In hot and dry climates, evaporative cooling through appropriately sized wet surfaces or fountains have a desirable effect. It should be planned for maximum benefit.

95. The project should have detail proposal for tree plantation, landscaping, creation of water bodies etc along with a layout plan to an appropriate scale.

m. Disaster/Risk Assessment Plan

96. Fire tender movement plan to be submitted.

97. Firefighting system to be provided as per the fire NOC.

98. Turning radius to be kept as per Fire NoC or as prescribed in the local by-laws.

99. Public address system to be installed as per the Fire Safety norms.

100. Place of assembly to be indicated.

n. Socio Economic Impact and CSR

101. Biodegradable and non-biodegradable waste bins to be provided for every household to promote waste segregation at source.

102. Importance of environment and various environment drives to be initiated.

103. Importance of maintenance of environment infrastructure to be showcased by issuing pamphlets etc.

104. Provision for health care, medical kit, crèche, First-Aid room shall be given during construction phase for the construction workers.

105. Adequate shelter for resting hours, crèche, clean and potable drinking water to be provided to construction workers.

106. All local labour welfare laws must be complied.

107. Concerns of the communities being affected by the Project are to be responded on priority, and all possible CSR is to be rendered to make the responses effectively beneficial.

Manoj

o. Environment Management Plan (EMP)

108. Detailed environment management plan comprising of estimated capital cost and O&M cost for the following environment infrastructure should be submitted:

62

- a. Sewage Treatment Plant
- b. Landscaping
- c. Rain Water Harvesting
- d. Power backup for environment infrastructure.
- e. Environment Monitoring
- f. Solid Waste Management
- g. Solar and Energy Conservation

109. Environment Monitoring Cell with defined functions and responsibility shall be set up and its details be submitted.

END NOTE:

Industrial Shed\*: The word 'industrial shed' implies building (whether RCC or otherwise) which is being used for housing plant and machinery of industrial units and shall include godowns and buildings connected with production related and other associated activities of the unit in the same premise.

Manaf