



File No: 21-470/2024-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Date 24/02/2025



To,

Sh. Sanjay Kumar Singh
M/s VENUS STAR CONSTRUCTION PRIVATE LIMITED
Venus Heritage, 102/103, Sheikhpura More, Bailey Road, Patna, Dist. Patna - 800014, State Bihar

Subject: Proposed Residential Group Housing Project – Venus Capital Heights at Sandalpur, Usari Road, Near Aqua City, Danapur, Patna – 801105, Bihar by M/s Venus Star Construction Private Limited. – For Corrigendum in Environmental Clearance - reg.

Sir/Madam,

This is in reference to your application for Corrigendum to EC submitted to Ministry vide proposal number IA/BR/INFRA2/524125/2025 dated 14/02/2025.

2. The particulars of clearance granted against which the corrigendum is sought are as under:

(i) Unique Identification No.	EC24B3812BR5333289N
(ii) File No.	21-470/2024-IA.III
(iii) Clearance Type	Application of corrigendum- EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	PROPOSED RESIDENTIAL GROUP HOUSING PROJECT - VENUS CAPITAL HEIGHTS AT SANDALPUR, USARI ROAD, NEAR AQUA CITY, DANAPUR, PATNA - 801105 (BIHAR) By VENUS STAR CONSTRUCTION PVT. LTD.
(viii) Name of Company/Organization	VENUS STAR CONSTRUCTION PRIVATE LIMITED
(ix) Location of Project (District, State)	BIHAR
(x) Issuing Authority	MOEF&CC

3. Earlier, the Project Proponent (PP) has applied for Environmental Clearance (EC) vide Proposal No. IA/BR/INFRA2/503918/2024 dated received on 08.11.2024 through PARIVESH Portal.

4. The project/activity is covered under Category ‘B’ of the item 8(b) ‘Township and Area Development Projects’ of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Bihar, the proposal was appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

5. Accordingly, the above-mentioned proposal for Environmental Clearance was examined by the Expert Appraisal Committee (Infra-2) in its 134th meeting held on 29.11.2024 and 135th meeting held on 17.12.2024. After detailed deliberation, the EAC recommended to grant EC with Specific and Standard Conditions. Accordingly, the Ministry has issued EC to the above mentioned project on 13.01.2025.

6. Now, M/s Venus Star Construction Private Limited has submitted a letter seeking factual corrections in the Environment Clearance granted vide letter no. 21-470/2024-IA.III dated 13.01.2025. The details are as following:

Details Mentioned in the Environment Clearance letter dated 13.01.2025.	Details to be added/read as
Page No. 2; Para No. 5(iv). The total plot area is 56,193.45 sq. m and total built-up area of 3,03,264.52 sq. m. The project will comprise of 11 Buildings. Total 1,621 No. flats (465 LIG/EWS Flats and 1,143 General Flats) will be developed.	The total plot area is 56,193.45 sq. m and total built-up area of 3,03,264.52 sq. m. The project will comprise of 11 Buildings. Total 1,608 No. flats (465 LIG/EWS Flats and 1,143 General Flats) will be developed.
Page No. 2; Table Line No. 2 Column No. 3 Height of Building (m) – 131.7	Height of Building (m) – 113.7

7. In view of above, the request of correction has been examined. The detail of factual correction is as per the recommendation of EAC in its 135th meeting held on 17.12.2024. Accordingly, the details mentioned in para-6 above shall be considered as correct figure for height of the building and number of flats.

8. All other terms and conditions mentioned in the Environment Clearance letter no. 21-470/2024-IA.III dated 13.01.2025 shall remain unchanged.

9. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Department of the Environment, Forest, and Climate Change , Government of Bihar, Secretariat, Patna – 800 015, Bihar.
2. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office, Bungalow No. A-2, Shyamali Colony, Ranchi – 834 002 (Jharkhand)
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Bihar State Pollution Control Board, Beltron Bhawan, Shastri Nagar, Jawahar Lal Nehru Marg, Patna - 800 023, Bihar.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Additional EC Conditions

N/A



File No: 21-470/2024-IA.III
Government of India
Ministry of Environment, Forest and
Climate Change
IA Division



Date 13/01/2025



To,

Sh. Sanjay Kumar Singh
M/s VENUS STAR CONSTRUCTION PRIVATE LIMITED
Venus Heritage, 102/103, Sheikhpura More, Bailey Road, Patna, Dist. Patna - 800014, State Bihar,
PATNA, BIHAR, 800014
admin@venusstarindia.com

Subject: **Proposed Residential Group Housing Project – Venus Capital Heights at Sandalpur, Usari Road, Near Aqua City, Danapur, Patna – 801105, Bihar by M/s Venus Star Construction Private Limited. – For Grant of Environmental Clearance - reg.**

Sir/Madam,

This is in reference to your application submitted to MoEF&CC vide proposal number IA/BR/INFRA2/503918/2024 dated 08/11/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812BR5333289N
(ii) File No.	21-470/2024-IA.III
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Sector	INFRA-2 PROPOSED RESIDENTIAL GROUP HOUSING PROJECT - VENUS CAPITAL HEIGHTS AT SANDALPUR, USARI ROAD, NEAR AQUA CITY, DANAPUR, PATNA - 801105 (BIHAR) By VENUS STAR CONSTRUCTION PVT. LTD. VENUS STAR CONSTRUCTION PRIVATE LIMITED
(vii) Name of Project	PATNA, BIHAR
(viii) Name of Company/Organization	MoEF&CC
(ix) Location of Project (District, State)	No
(x) Issuing Authority	
(xi) Applicability of General Conditions as per	

EIA Notification, 2006

3. The project/activity is covered under Category 'B' of the item 8(b) 'Township and Area Development Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Bihar, the proposal has been appraised at the Central level by sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 134th meeting held on 29th November, 2024 and 135th meeting held on 17th December, 2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is new.

ii. The project is located at at Sandalpur, Usari Road, Near Aqua City, Danapur, Patna – 801105, Bihar and geographical 25°35'47.31"N Latitude and 85° 1'18.42"E Longitude.

iii. Terms of Reference was granted by this Ministry vide F. No. 21-470/2024-IA.III dated 28.10.2024. The baseline data collected from March, 2024 to May, 2024.

iv. The total plot area is 56,193.45 sq. m and total built-up area of 3,03,264.52 sq. m. The project will comprise of 11 Buildings. Total 1,621 No. flats (465 LIG/EWS Flats and 1,143 General Flats) will be developed. Maximum height of the building will be 120.8 m. The details of building are as follows: (Table may be extended/expanded as per requirement).

Building Details	Total Built-up Area (sq. m)	Height of Building (m)	No. of Flats
Tower 01 (B1+B2+G+28)	18,768.40	131.7	49
Tower 02 (B1+B2+G+34)	22,554.00	120.8	100
Tower 03 (B1+B2+G+32)	20,946.00	114.2	128
Tower 04 (B1+B2+G+30)	19,650.00	107.6	120
Tower 05 (B1+B2+G+32)	20,946.00	114.2	128
Tower 06 (B1+B2+G+30)	16,650.00	107.6	120
Tower 07 (B1+B2+G+32)	17,746.00	114.2	128
Tower 08 (B1+B2+G+30)	16,650.00	107.6	120
Tower 09 (B1+B2+G+32)	17,746.00	114.2	128
Tower 10 (B1+B2+G+32)	24,564.00	114.2	122
Tower 11 (B1+B2+G+31) - LIG/EWS	28,699.46	97.85	465
TOTAL	2,24,919.86	—	1,608
Club	290.00	—	----
Covered Parking Area in Basement 1 & 2	78,054.66	—	----
Total Plot area		56,193.45 sq. m	
Total Built-up Area Including EWS / LIG & Covered Parking		3,03,264.52 sq. m	
Permissible FAR (3.5) (sq. m)		1,96,677.08	
Achieved FAR Area (sq. m)		1,96,510.4	
Achieved FAR area in %		3.50%	
Permissible Ground Coverage (35%) (sq. m)		19,667.71	
Achieved Ground Coverage Area (sq. m)		8,561.72	
Achieved Ground Coverage		15.24 %	
Required Parking Area (25% of built- up area) (sq. m)		60,960	
Basement (Double basement) (sq. m)		78,054.66	
LIG & EWS area required (15 % of permissible far) (sq. m)		29,501.56	
LIG & EWS area achieved area (14.65%) (sq. m)		28,699.46	
Green Belt & Green Area (15.58%) (sq. m)		8,755.3	
Overall Green Area (sq. m)		23,446.29	
Landscape area (sq. m)		33,980.20	

Maximum Height of Buildings (m)	120.8
Covered Parking Area in Basement 1 & 2 (sq. m)	78,054.66

- v. During construction phase, total water requirement is expected to be 15 KLD which will be met by proposed bore wells. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- vi. During operational phase, total water requirement of the project is expected to be 1,879 KLD and the same will be met by 1,004 KLD fresh water from borewells and 875 KLD Recycled Water. Wastewater generated (1,073 KLD) will be treated in STPs of total 1,150 KLD capacity. 875 KLD of treated wastewater will be recycled and re-used (398 for flushing, 477 for gardening etc.). About 160 KLD will be disposed in to municipal drain.
- vii. About 4.47 TPD solid wastes will be generated in the project. The biodegradable waste (3.53 TPD) will be processed in Bio composting Pits / OWC and the non-biodegradable waste generated (0.942 TPD) will be handed over to authorized local vendor.
- viii. The total power requirement during construction phase is 1250 KVA and will be met from SBPDCL (South Bihar Power Distribution Company Limited) and total power requirement during operation phase is 17000 KVA and will be met from SBPDCL.
- ix. Rooftop rainwater of buildings will be recharged to ground water aquifer through 11 nos. recharge pits equipped with filtration system within project premises.
- x. Parking facility for 1,850 four wheelers and 1,700 two wheelers is proposed to be provided against the requirement of 578 and 1621 respectively (according to local norms).
- xi. Proposed energy saving measures would save about 2.5 % of power.
- xii. Project is not located in Critically Polluted area.
- xiii. Project is not located within 10 km of Eco Sensitive Zone.
- xiv. NBWL Clearance is not required.
- xv. Forest Clearance is not required.
- xvi. There is no Court case pending against the project.
- xvii. Green belt Area 8,755.3 sq. m (15.58% of total land area) and landscape area is 14,690.99 sq. m Overall green area 23,446.29 sq. m (41.72% of total land area). As per the requirement of EIA Notification amendment, one tree / 80 sq. m will be planted, approx. 700 nos. of trees will be planted within and all around the proposed project premises. No trees will be felled / transplanted for the proposed project.
- xviii. The total cost of the project is Rs 554 Crores.
- xix. Environmental management plan: A budget of Rs. 52.5 Lakhs of capital cost is proposed towards the Environmental management plan during construction phase along with a recurring cost of Rs. 15.5 Lakhs/year & Budget of Rs. 190 Lakhs of capital cost is proposed towards Environmental management plan during operation phase along with a recurring cost of Rs. 51.5 Lakhs/year.
- xx. Employment potential: Construction Phase: 100 Nos., Operation Phase: 50 Nos.
- xxi. Benefits of the project: Employment will be generated from the project and the living standard will be enhanced. Upliftment in revenue is envisaged.

6. It was noted by the committee that, the total plot area of the proposed project will be 56,193.45 sq. m, total built-up area will be 3,03,264.52 sq. m with green area of 8,755.3 sq. m (15.58% of the total plot area). Standard Terms of Reference (ToR) was granted by this Ministry vide F. No. 21-470/2024-IA.III dated 28.10.2024. The baseline data collected from March, 2024 to May, 2024. Land for the proposed project area has been classified as Residential Area (R1) as per approved Patna Master Plan 2031 of Department of Urban Development and Housing, Govt. of Bihar, vide Memo No. 11/N.Vi.Ma.Plan (Samiti)-17 / 2014 / 831-832 / UD & HD / Patna dated 28.10.2016 and land use category of the project site is Residential.

7. The PP has submitted a report in compliance to the provisions of the ECBC Guidelines and Energy Conservation measures with respect to their proposed project. It was also pointed out by the EAC during the meeting that there was no mention of the Rain Water Collection Pond in the layout plan. The PP therefore took cognizance of the suggestion by the EAC and submitted a revised layout plan clearly indicating the pond of 900 KL capacity. The PP has also submitted a revised EMP Budget increasing the Fixed Capital Cost from Rs. 52.5 Lakhs to Rs. 135 Lakhs and Annual Recurring cost from Rs. 15.5 Lakhs to Rs. 27 Lakhs during Construction Phase. Similarly, the EMP Budget during operation phase was increased from Rs. 190 Lakhs to Rs. 495 Lakhs and Rs. 51.5 Lakhs per annum to Rs. 85 Lakhs per annum during operation phase.

8. Further, with regard to usage of gas-based power generator for power back up purposes to which it was submitted by the PP that at present there was no gas pipeline in the proposed area. It was suggested to keep the provision for dual fuel burner in the power generation system so that it could accommodate future needs through gas when gas pipeline would be made available.

9. The EAC opined that in line with promoting sustainability during the life cycle of the proposed project, PP might obtain at least "Gold" rating of Indian Green Building Council (IGBC) rating system for the proposed project.

10. The committee has noted that Solid waste generation will be 4.47 TPD and handover to the Local Municipal Authority. It was desired to install OWC for processing of the organic part of the solid waste instead of sending it to common solid waste facility of the city. It was also noted that the PP has no submission with respect to barricading for dust mitigation during construction phase and thus, the committee directed to erect barricades of at least 10 m height all around the project boundary.

11. Thereafter, the project proponent was informed through a letter dated 17.12.2024 that due to mathematical calculation error, the total plot area has increased from 55,976.57 sq. m to 56,193.45 sq. m (+216.88 sq. m). Accordingly, total built-up area has increased from 3,02,005.56 sq. m to 3,03,264.5 sq. m (+1258.94 sq. m.) Subsequently, this proposal was reconsidered by the EAC.

12. The committee examined the above details furnished by the PP and has noted that the land area has increased from 55,976.57 sq. m to 56,193.45 sq. m (+216.88 sq. m). Accordingly, total built-up area would increase from 3,02,005.56 sq. m to 3,03,264.5 sq. m (+1,258.94 sq. m) due to calculation error as submitted by the PP. However, the EAC also noted that there is no change in the greenbelt area and it would still remain the same i. e. 8,755.3 sq. m.

13. After detailed deliberation, the committee has accepted the above changes with no changes either in the quantity of water consumption, wastewater generation, capacity of STP, solid waste generation, green belt area. However, considering the above changes the calculations of proportion for greenbelt area now stands at 15.58% and not 15.64% of the total plot area. Accordingly, the remaining specific conditions as stipulated during the 134th EAC meeting held on 29th November, 2024 remains unchanged. However, the greenbelt condition may now be read as below specific condition number 'ix' and 'x'.

14. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to the proposed project, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

15. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the Proposed Construction of Residential Group Housing Project – Venus Capital Heights at Sandalpur, Usari Road, Near Aqua City, Danapur, Patna - 801105 (Bihar) promoted by M/s Venus Star Construction Private Limited., under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity are enclosed as Annexure 1.

16. This issues with the approval of the Competent Authority.

Copy To

1. The Principal Secretary, Department of the Environment, Forest, and Climate Change , Government of Bihar, Secretariat, Patna – 800 015, Bihar.
2. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office, Bunglow No. A-2, Shyamali Colony, Ranchi – 834 002.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Delhi Pollution Control Committee, Bihar State Pollution Control Board, Beltron Bhawan,

Shastri Nagar, Jawahar Lal Nehru Marg, Patna - 800 023, Bihar.
 5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
 6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Conditions

S. No	EC Conditions
1.1	The project proponent should use treated water from Sewage Treatment Plant for non-potable uses.
1.2	The project proponent should adhere to the Cost of Environmental Management Plan as committed i.e. construction phase : Capital cost = Rs. 135 lakhs, Recurring cost = Rs. 27 Lakhs/year during the construction phase and Capital cost = Rs. 495 Lakhs and Recurring cost = Rs. 85 Lakhs / year during the operation phase including EMC
1.3	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.4	PP shall obtain at least "Gold" rating of IGBC rating system for the proposed project
1.5	The project proponent shall obtain the Fire Safety certification from Fire Department and submit the same to the concerned Regional Office of the Ministry within six months of the issuance of the EC letter.
1.6	The project proponent to install OWC and should process the organic part of the solid waste.
1.7	Freshwater requirements shall not exceed 794 KLD during the operational phase.
1.8	As proposed, wastewater shall be treated onsite in STP of 1175 KLD capacity.
1.9	Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation/greenery will be 8755.3 sq. m out of total plot area of 56,193.45 sq. m, i.e. equivalent to 15.58% of net plot area. The landscape planning should include the plantation of 700 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves, and wide canopy cover may be preferred. Invasive species should not be used for landscaping
1.10	Project Proponent shall strive to enhance the Green Belt beyond 15.58% and that the trees planted

S. No	EC Conditions
	in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in ."
1.11	PP shall install dual fuel burner based power generator (gas/diesel) for power back up purposes
1.12	The project proponent shall ensure that there is more than one entry/exit from different directions however it should be checked that it does not create road safety hazards.
1.13	The project proponents would commission a third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.14	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016.
1.15	As proposed, 14 numbers of rainwater harvesting tanks shall be provided by PP for rainwater harvesting after filtration and create a pond of 900 KL capacity for storage of rain water.
1.16	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.17	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.18	The recyclable waste shall be sold to authorized vendors/recyclers.
1.19	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.20	As committed 1,850 four wheelers and 1,700 two wheelers parking areas are to be provided and 20% of Electric vehicle charging points are to be provided.
1.21	Proponent shall ensure the installation of 425 kW on-site renewable energy source so as to decrease load on conventional energy sources.
1.22	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.23	The project proponent shall essentially comply with all parking norms and standards as applicable.
1.24	Tyre washing facilities shall be installed at entry and exit gates and tyres of each vehicle shall be washed prior to leaving the project site.

S. No	EC Conditions
1.25	All internal roads in the project area shall be constructed/paved prior to actual construction of the planned building to avoid any re-entrainment of dust from vehicles on unpaved road.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

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

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring

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

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No

S. No	EC Conditions
	construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system . In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete , curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016 . Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.

S. No	EC Conditions
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. 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 Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

S. No	EC Conditions
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.

S. No	EC Conditions
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 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.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

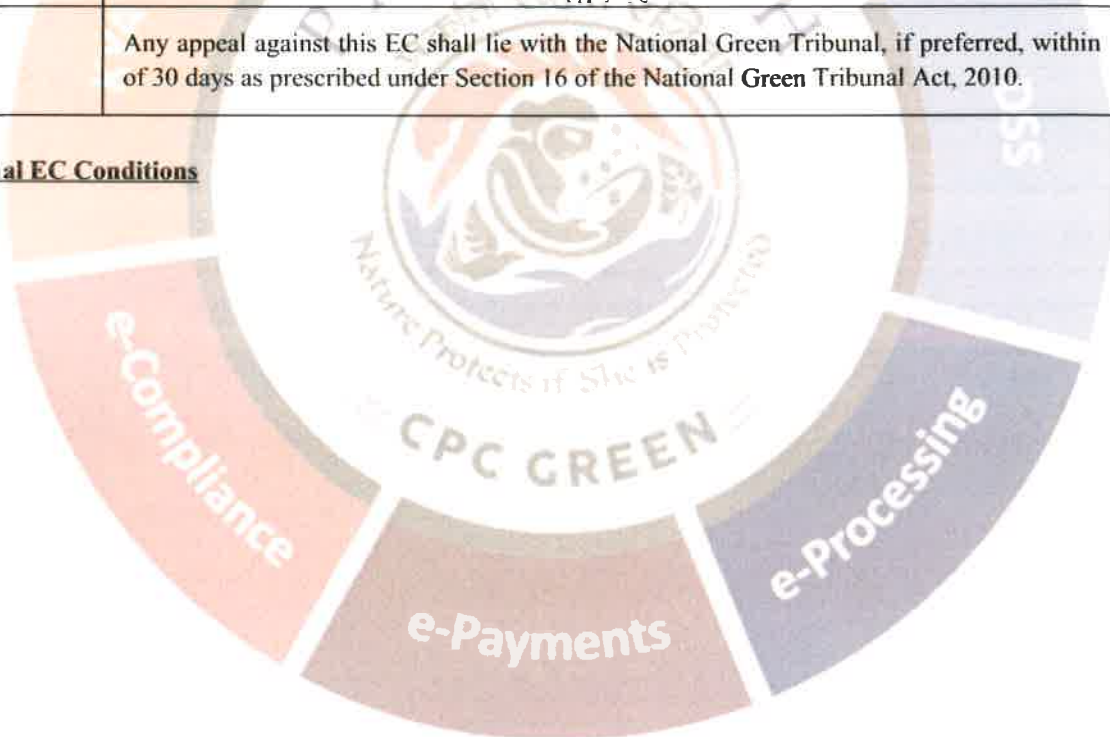
S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where

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	it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this

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	environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Additional EC Conditions

N/A



Signed by
Munna Kumar Shah
Date: 13-01-2025 11:47:33
Reason: Verified and
signed