



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

To,

The Partner
NIRMAAN

Residential Project by M/s Nirmaan, Lokhara P.o Betkuchi, P.S Guwahati -
781034

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/AS/MIS/283517/2022 dated 25 Aug 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038AS118896 |
| 2. File No. | SEIAA. 3113/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Residential Project At Lokhara, Betkuchi,
Guwahati by M/s Nirmaan. |
| 7. Name of Company/Organization | NIRMAAN |
| 8. Location of Project | Assam |
| 9. TOR Date | N/A |

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

Date: 02/03/2023

(e-signed)
Indreswar Kalita
Member Secretary
SEIAA - (Assam)

*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.*

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This has reference to your application for Prior Environmental Clearance **Proposal No. SIA/AS/MIS/283517/2022 dated 25/08/2022** along with Form-1, Form-1A, Project Summary, Conceptual plan and the additional clarifications furnished in response to the observations of the SEAC & SEIAA, Assam for further necessary action for proposed "R.C.C. Residential Project" at Lokhara, Betkuchi in the District of Kamrup Metro, Guwahati, Assam proposed by M/S. Nirmaan.

Brief details of the Project:

Sl. No	Particulars	Details
1	Category/ Item No. (In Schedule):	B ₂ , 8(a)
2.	Name of Project	"R.C.C. Residential Project" at Lokhara, Betkuchi, in the District of Kamrup Metro, Guwahati, Assam.
3.	Total plot area	11,241.64 Sqm.
4.	Location Details	Khasra No. 731, 727, 1129, 1134, 1135, 1136, 1138, Lokhra, P.O Betkuchi, P.S. Guwahati, Assam-781034.
5.	Build-up area	47,569.12 Sqm.
6.	Proposed Parking	355 ECS
7.	Green area	3,025.54 Sqm.
8.	Total Project Cost	119.25 Crore.
9.	Total Water Requirement	167 KLD
10.	Total Solid Waste Generation	951 Kg/day
11.	Power requirement	3308 KW
12.	Power back up	3 DG set of 800 KVA.

The proposal asking EC for construction project "**Residential Project**" at Lokhara, Betkuchi, in the District of Kamrup Metro, Guwahati proposed by **M/S. Nirmaan** is placed before the 53rd SEAC meeting held on 21st January 2023 for review, appraisal and deliberation. The proposal was initially discussed in the 47th SEAC meeting held on 21st Oct. 2022. After necessary deliberation the committee resolved in asking certain additional information for taking further needful action. Subsequently, the proponent has submitted the additional information as asked for. The proponent was invited to give presentation elaborating detail activities proposed in the DPR. Accordingly, the proponent has given detail presentation with assistance of this consultant and participated in the following discussion. After thread bare deliberation the committee requires some clarification/ information mentioned below for taking further needful action:

- (a) Drainage/ man made drain map in a 500 m. radius buffer.
- (b) Storm water discharge plan and connections of inside and outside drainage.
- (c) Ground water recharge design & plan for the harvested rain water.
- (d) Visitors vehicle parking area has to be delineated in the plan.
- (e) Recalculated green area after considering parking area for visitors.

The proponent has furnished the required information which subsequently are deliberated virtually with Hon'ble Members. After careful deliberation it is decided to **recommend the project proposal under the**


 Member Secretary
 SEIAA, Assam
 E.S.P.

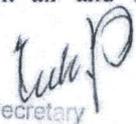
purview of the EIA notification 2006 approving to issue necessary EC imposing general conditions for execution of the project. The proponent shall have to strictly adhered to all the activities/ measures proposed in the DPR while executing the project activities.

Accordingly, SEIAA, Assam hereby accords necessary Environmental Clearance for the above project as per terms and conditions laid by SEAC, Assam and as per the provisions of Environmental Impact Assessment Notification, 2006 and its subsequent amendments, approved for issuance of EC subject to strict compliance of the terms and conditions as follows and as per conditions laid down by SEAC.

Part-A. Specific conditions:

I. Construction Phase:

1. "Consent" shall be obtained from Assam Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA .Assam.
2. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
3. Adequate drinking water and sanitary facilities should be provided for construction workers at site. The safe disposal of waste water and solid wastes generated during construction phase should be ensured. Waste water shall be treated properly so that it comply standard limit.
4. Provision shall be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labours during construction phase.
5. All the labours to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and shall provide protective equipments.
6. The construction site shall be provided with adequate barricades at least three mt high on its periphery with adequate signage.
7. A First Aid Room shall be provided in the project both during construction and operation of the project.
8. All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
9. Disposal of muck during construction phase should not create any adverse effect on the neighboring 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.
10. Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
11. 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.
12. The diesel generator sets and concrete mixture to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
13. 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 subject to availability of the same.
14. Ready mixed concrete must be use in building construction.
15. 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 and should be operated only during non-peak hours.
16. Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely


Member Secretary
SEIAA, Assam
18/03/23

- 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.
17. Storm water control and its re-use as per CGWB and BIS standards for various applications are maintained.
 18. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 19. Permission for drawl of ground water shall be obtained from the competent Authority prior to construction/operation of the project.
 20. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
 21. Treatment of 100% grey water by decentralized treatment should be done.
 22. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 23. Use of glass may be reduced by up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality low E value glass.
 24. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
 25. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
 26. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 27. Width of the internal road and exist & entry road shall be as per MoEF Guidelines.
 28. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc.
 29. The storm water drainage shall be worked out after analyzing the contour levels of the site and the surrounding area and the capacity of storm water drainage.
 30. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, 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.
 31. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms.
 32. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
 33. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
 34. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

1. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Assam before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards prescribed by CPCB. Treated waste water shall not be discharged to nearest river/stream any way.


Member Secretary
SEIAA, Assam
SEIAA

2. Rain water harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest of ground water table.
3. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
4. Any hazardous waste, biomedical waste should be disposed of as per rules framed under EP Act, 1986.
5. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. Green Belt shall be developed as Peripheral plantation with a width not be less than 1 mtr and as per requirement.
6. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
7. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provisions for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
8. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
9. Proper seepage control measures shall be adopted.
10. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors, etc. and submit to the SEIAA, Assam in three months time.
11. Diesel power generating sets proposed as source of power during operation phase 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 is obligatory. The location of the DG sets may be decided suitably without disturbance to the public.
12. The ground water level and its quality should be monitored regularly.
13. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.
14. The building shall have adequate distance between them to allow movement of fresh air and passage of natural light, air, and ventilation.
15. The emergency evacuation plan shall be implemented as stated and emergency exit shall be provided in each block.
16. The internal Roads shall be as per MoEF guidelines & there shall be separate exit and entry roads for residential buildings.
17. Adequate measures shall be taken for HTL passing near the proposed building to avoid any eventualities may arise.
18. Safety and disaster management shall be implemented as mentioned in Annex-XI in the report.

PART-B. GENERAL CONDITIONS:

1. The project proponent shall submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data online in the PARIVESH portal through individual user ID to the SEIAA, Assam/Regional Office of the MoEFCC, Guwahati.


Member Secretary
SEIAA, Assam


2. Officials from the SEIAA, Assam, 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.
3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Assam.
4. The SEIAA 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.
5. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
6. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
7. Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project.
8. The proponent shall upload 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 SEIAA, Assam. The criteria pollutant levels namely PM10, PM2.5, SO2, NOx, etc. (ambient levels as well as stack emission) or critical sectoral parameters, indicated for the project shall be monitored and a record be maintained for the public domain.
9. The environmental statement for each financial year ending 31st March in Form-V as is mandate to be submitted by the project proponent to the SEIAA and State Pollution Control Board, Assam as prescribed under the Environmental (Protection) Rules, 1986, as amended subsequently and the project proponent shall submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data online in the PARIVESH portal through individual user ID to the SEIAA, Assam/Regional Office of the MoEFCC, Guwahati.
10. The SEIAA, Assam may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11. This EC is valid for 5 (Five) years from the date of issue of the order.
12. The Project Proponent should advertise in at least two local News Papers widely circulated in the region, one which shall be in the vernacular language informing that the Project has been accorded Environmental Clearance & copies of clearance letters are available with the SEIAA, Assam. The advertisement should be made 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the SEIAA, Assam.
13. The project shall have to be GRIHA/IGBC Compliance.



Member Secretary
SEIAA, Assam
Bamunimaidam, Guwahati-21
@Cck

Memo No. SEIAA.3113/2022/EC/ 1980

Dated: 16/02/2023

Copy to: -

1. The Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, MoEF, Indira Paryavaran Bhawan, Jorbagh Rd, New Delhi-110003 for favour of kind information.
2. The Secretary to the Govt. of Assam, Environment & Forest Department, Dispur, Guwahati-6 for favour of information.
3. The PCCF, HoFF, Govt. of Assam, Panjabari, Guwahati-37 for favour of kind information.
4. The Member Secretary P.C.B. Assam for favour of information.
5. The Integrated Regional Office, MoEF & CC, 4th Floor, Housefed Building, GS Road, Rukminigaon, Guwahati-22 for favour of information.
6. Office file.



16/02/2023
Member Secretary
SEIAA, Assam

Alaka
Bamunimaidam, Guwahati-21

Signature Not Verified

Digitally signed by Shri Indreswar Kalita

Member Secretary

Date: 3/2/2023 9:41:29 PM