



सत्यमेव जयते

File No: EC-08(62)/2024

Government of India

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



Dated 11/02/2025



To,

GURPREET SINGH
GURPREET SINGH

University of Petroleum & Energy Science (UPES), Energy Acres, Bidholi Via Prem Nagar, Dehradun
(Uttarakhand), BIDHOLI, DEHRADUN, UTTARAKHAND, 248007
gurpreet.singh@ddn.upes.ac.in

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project UNIVERSITY OF PETROLEUM & ENERGY SCIENCE (UPES) submitted to Ministry vide proposal number SIA/UK/INFRA2/505441/2024 dated 12/11/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C0000UK5760672N
(ii) File No.	EC-08(62)/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	UNIVERSITY OF PETROLEUM & ENERGY SCIENCE (UPES)
(viii) Name of Company/Organization	GURPREET SINGH
(ix) Location of Project (District, State)	DEHRADUN, UTTARAKHAND
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 17/12/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 17/12/2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. GURPREET SINGH under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Copy To

N/A

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

Additional EC Conditions

1- Pre-Construction Phase

1.1 The project proponent should advertise with basic details at least in two widely circulated local newspapers, within seven (7) days of the receipt of the clearance letter informing that the project has been accorded environmental clearance which is available with the State Environment Impact Assessment Authority, Dehradun and a copy of the same is being sent to the Regional Office of Ministry of Environment and Forest, Government of India located at 25 Subhash Road, Dehradun.

1.2 Construction site shall be adequately barricaded before the construction begins dust smoke and other air pollution 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 around the site (at least 3 meters high).

1.3 A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned Panchayat and the local NGO, if any from whom suggestion/representation, if any, were received while processing the proposal.

1.4 Consent to Establish shall be obtained from Uttarakhand Pollution Control Board under relevant provisions of Air Act

and Water Act before starting up of any construction activity at the site

1.5 The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies

1.6 The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code.

1.7 Project Proponent shall submit Appropriate Authority approval letter to this office as soon as possible, if there has any deviation in the plan and then this EC will be suspended and fresh EC has to apply.

1.8 The project proponent shall submit within the next three months the details of solar power plant and solar electrification details of the project.

1.9 The Project proponent has submitted the sanctioned letter of non-residential buildings from MDDA vide file no-SC/0002/24-25 dated-06.08.2024. In case of any further change in the proposed layout plan of the Hotel drawing the Project Proponent shall inform the SEIAA and shall seek modified Environmental Clearance.

1.10 Project Proponent shall provide a certified six monthly compliance report of previous unit from regional office of MoEF&CC.

1.11 SEAC directed to Project Proponent to install additional DG set having capacity of 1000 KVA.

1.12 The project proponent shall abide by the Liquid Waste Management Rules, 2024 issued by MoEF&CC vide Notification No. S.O. 4341(E) dated 07.10.2024.

1.13 Project Proponent shall undertake additional green belt development in the surrounding area with consultation of concerned forest office under the tree plantation campaign “Ek Ped Ma Ke Naam” launched by Hon’ble Prime Minister of India.

1.14 The Project proponent has now proposed specific area for garbage collection and has made financial provisions for its implementations.

1.15 The project proponent shall comply the conditions given by him in the undertaking dated 23.10.2024.

1.16 The Project proponent has now proposed specific plan for solid waste disposal and has made financial provisions for its implementations through authorized vendor.

1.17 The Project proponent shall submit muck disposal plan giving quantity of muck to be excavated and utilized along with disposal plan if any.

1.18 The Project proponent shall submit certificate pertaining to empanelment of approved structural engineer.

1.19 The Project proponent shall undertake suitable measures to control storm water runoff and ensure that it should not flow on roads and adjacent area.

1.20 Project Proponent shall install solar lights on the rooftop of the building and periphery of its premises.

1.21 The Project proponent shall install solar panel in his premises.

1.22 Project Proponent shall install dual-plumbing system for proper utilization of STP treated water. No STP water shall be discharged in sewer line.

1.23 The Project proponent shall develop rain water harvesting system equivalent to quantity of fresh water requirement.

1.24 Project Proponent shall comply green building norms.

1.25 Project Proponent shall construct underground fire water storage tank having a capacity of 1.0 LakhLtr.

1.26 The project proponent shall construct rainwater harvesting pits in such a manner to prevent the ingress of contaminated water from ETP & STP into rainwater harvesting pit.

2- Construction Phase

2.1 Notification GSR 94(E) dated 25-10-2018 of MOEF&CC regarding mandatory implementation of Dust Mitigation Measures for construction and Demolition activity for projects requiring Environmental Clearance shall be complied with.

2.2 The topsoil excavated during construction work shall be used for backfilling/landscape development/green belt development. The same shall not be disposed off outside the boundaries of project site without approval of Competent Authority.

2.3 NOC from CGW shall be taken. A copy of which should be submitted to this office.

2.4 The onsite levelling and dressing should ensure minimal vegetation clearing and soil erosion. If necessary organic mulching should be done to avoid soil erosion. There shall not be any felling of green trees for the purpose of this project

2.5 The disposal of muck should adhere to standards of general safety and health concerns of local people and also it should have no adverse effect on the neighbouring community.

2.6 Temporary storage units should be erected in the construction site and transportation of construction materials shall be restricted to non-peak hours. The dust pollution shall be suppressed by regular water sprinkling

2.7 The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to

minimize use of water on site

2.8 All stacking and loading areas should be provided with proper garland drains equipped with baffles to prevent runoff from the site to enter any adjoining water body. Construction spoils including bituminous materials must not be allowed to contaminate watercourse and dumpsites as such materials leach into ground water.

2.9 The water requirement during construction phase shall be met from private tankers. There shall be no extraction of ground water and water requirement for the project in operational phase shall be met entirely from private tankers. Construction work requiring water shall not be carried out during 15th April to 15th June in the year.

2.10 The soil and groundwater samples shall be tested from accredited agencies and it shall be ensured that they comply with CPCB standards so as to ensure that there is no threat to groundwater quality by leaching of heavy metals and toxic contaminants.

2.11 DG Set shall be used only as backup power. The capacity of the proposed DG set shall not exceed of DG sets having a capacity of **1 DG set of 1000 KVA** and it should have stack height complying with CPCB norms.

2.13 The use of glass may be reduced by upto 40 percent to reduce the electricity consumption and load on air conditioning. If necessary then use of high quality double glass may be encouraged with special reflective coating in windows.

2.14 The use of LED and such other power saving devices shall be maximized. Common areas and landscape areas shall be illuminated with solar lighting system. At least 10 percent of the total power requirement after completion of construction unit shall be met from solar energy.

2.15 Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2006 which is proposed to be mandatory for all air-conditioned spaces while non air-conditioned spaces should have appropriate thermal insulation materials. The U values of the roof, external wall and fenestration shall also meet specifications of ECBC, 2006.

2.16 Rainwater harvesting for roof top and surface run off should be ensured as per the plan submitted. Before recharging the surface run off, pre treatment must be done to remove suspended matter, oil and other particles. The bore well for rain water recharging should be kept at 5 metres above the highest ground water table

2.17 The storm water management shall be so designed as to avoid discharge of water directly to the adjoining locality which may lead to water logging in nearby areas.

2.18 Acoustic enclosures shall be provided with all construction machineries and DG sets on site complying with Noise Levels of CPCB standards. The ambient air quality and noise levels as per CPCB norms shall be ensured through a monitoring system as approved by UKPCB.

2.19 The construction debris may be used for land fill or disposed through authorized vendors. The Hazardous substances generated during construction activity shall be disposed off as required by Hazardous Waste (Management, Handling) Rules, 1989 (as amended from time to time). Efforts shall be maximized for use of low toxicity substitutes and low VOC materials.

2.20 The construction work shall be restricted to Sunrise to Sunset period in a day. Any construction activity beyond this period shall be subject to approval of Competent/Designated Authority from time to time.

2.21 The vehicles used at the construction site should comply with emission norms and noise level standards of CPCB and State Transport Department. They should be operated only during non peak hours.

2.22 All necessary efforts shall be made to ensure safety and hygiene of workforce. First Aid facility shall be established and trained manpower to deal with emergency cases shall be engaged. The labour force engaged on site shall be screened for health from time to time.

2.23 Adequate drinking water and sanitation facility has to be provided on site for the workforce. Provision should be made for supply of domestic fuel to the workforce so that they do not remain dependent on adjoining forest areas for fuel wood.

2.24 The use of plastics during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.

2.25 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.

2.26 The entire site after construction activities should carry signages of garbage collection points, environment awareness etc.

2.27 EMP shall be submitted within three months with the name of person responsible to SEIAA, Uttarakhand.

2.28 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016 and as the proposed plan.

2.29 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.

2.30 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster

Management Plan shall be implemented.

2.31 A first aid room shall be provided in the project both during construction and operations of the project.

2.32 Electric charging point for vehicle shall be installed in the parking area.

3 – Operation Phase

3.1 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, 25 Subhash Road, Dehradun and SEIAA Uttarakhand along with six monthly monitoring reports.

3.2 On site 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 a report in this regard shall.

3.3 A STP of capacity **700 KLD** shall be installed for treating waste water upto tertiary level. Sewage Treatment Plant shall be complying with parameters of CPCB/ UKPCB guidelines. Treated water should be used for flushing, green belt development, road washing, DG cooling and other miscellaneous purposes.

3.4 STP shall be connected with separate electric meter and photocopy of electric consumption bill shall be submitted with compliance report to this office.

3.5 The project proponent shall construct rainwater harvesting pits in such a manner to prevent the ingress of contaminated water from STP into rainwater harvesting pit.

3.6 The excess treated waste water may be transported through tankers to adjoining construction sites or industrial areas as the demand arises. There shall be no stagnant water in the premises.

3.7 The installation of sewage treatment plant should be certified by an independent expert and a report in this regard should be submitted to the UKPCB. Necessary measures should be made to mitigate the odour problem from STP.

3.8 Guidelines of Municipal Solid Waste (Management & Handling) Rules, 2000 (as amended from time to time) should be followed for disposal of solid waste. Two bin collection system for bio degradable and non bio degradable waste should be adopted. Bio degradable waste shall be sent to composting pit and non biodegradable/inert waste disposed off through authorized recyclers. STP sludge shall be dried and used as organic manure.

3.9 Energy consumption measures like installation of LED/TFLS for the external lighting area should be ensured. The disposal of used LED/TFLS should be properly collected and disposed off as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

3.10 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.

4.1 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.

4.2 The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy by the Central Government or State Government of Uttarakhand, as may be applicable to this project.

4.3 All directions of Fire Department shall be complied.

4.4 Provisions shall be made for the integration of Solar Power System.

4.5 Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UKPCB Uttarakhand.

4.6 Two chambered container or two separate container (one for recyclable waste and other for all organic waste) shall be placed at appropriate distance.

4.7 Rest room facilities shall be provided for service worker.

4.8 Inner Road/paths should be planted by shade bearing trees on the advice of local D.F.O.

4.9 Emergency preparedness plan based on risk assessment shall be made.

4.10 The grant of this EC is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument as force the sole and complete responsibility to comply with the conditions laid down in all other laws for the time being in force, rests with the project proponent.

4.11 NOC from Fire department shall be taken and hydrants shall be installed as per their direction, fire drill activity shall be done at the interval of every six months.

4.12 The Regional office of the Ministry shall monitor compliance of the stipulated conditions. The project authorities should extent full cooperation to the officers (s) of the Regional office by furnishing the requisite data/information/monitoring reports.

4.13 If the ownership is transferred then fresh Environment Clearance is to be obtained under EIA notification dated 14.09.2006. However, no activity shall be undertaken till the Environment Clearance is transferred in his name and he is lawfully bound to Comply with the conditions of the Environmental Clearance.

4.14 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 be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional office along with six monthly compliance report.

4.15 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.

4.16 No further expansion or modifications in the plant shall be carried out without prior approval of this office.

4.17 The SIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

4.18 The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.

4.19 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 Tranboundary 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.

4.20 The Project Proponent shall follow all relevant directions/orders issued by Hon'ble High Court/NGT/ Supreme Court.

4.21 The Project Proponent shall obtain clearance under the Wildlife (Protection) Act, 1972 from the competent Authority as may be applicable to this project.

4.22 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.

4.23 The project proponent shall submit half yearly compliance report of stipulated conditions of Environment Clearance in soft copy through PARIVESH PORTAL given link: <https://parivesh.nic.in>. Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UKPCB, Uttarakhand.

4.24 The ministry or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of Environment Protection.

4.25 Concealing factual data or submission of false/fabricated information/data and failure to comply with of any conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
BUILDING CONSTRUCTION	BUILDING CONSTRUCTION	5.4222	2.093	7.5152	Hectares (Ha)	Road

राज्य स्तर पर्यावरण समाघात निर्धारण प्राधिकरण, उत्तराखण्ड, "गौरादेवी पर्यावरण भवन, तृतीय तल, 46-बी, आई.टी. पार्क, सहस्त्रधारा रोड, देहरादून"

(पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली द्वारा गठित)

दूरभाष: 0135-2976159

ईमेल: seiaa.seac.uk@gmail.com



State Level Environment Impact Assessment Authority, "Gauradevi Paryavaran Bhawan, Third Floor, 46-B I.T. Park, Sahastradhara Road, Dehradun"

(Constituted by Ministry of Environment, Forests and Climate Change Government of India.)

Phone No-0135-2976159

Email- seiaa.seac.uk@gmail.com

E.C.No- 345 8(62)/2024

Dated- 21-12-2024

To,

M/s (UPES),

Khata no. 38, 53, 69, 106, 136, 194, 199, 200 and 217 Energy Acres Bidholi Via Prem Nagar Tehsil- Vikasnagar, Dehradun.

Sub: Regarding Environmental Clearance for Proposed Expansion of Existing Infrastructure at Khata no. 38, 53, 69, 106, 136, 194, 199, 200 and 217 Energy Acres Bidholi Via Prem Nagar Tehsil- Vikasnagar, Dehradun.

Kindly refer to your online proposal No SIA/UK/INFRA2/505441/2024 submitted to SEIAA Uttarakhand regarding aforementioned subject. The details about the project site and proposal for EC as per the documents submitted by the project proponent is as under:

S.No	Parameters	Description
1.	Total Plot Area	1,09,832.00 (existing) + 4840.23 (proposed) = 1,14,672.23 sqm
2.	Net Plot Area	1,14,440.52 sqm
3.	Proposed Built Up Area	54,222.35 (existing) + 20,927.65 (proposed) = 75,150.00 sqm
4.	No. of Building Blocks	32
5.	Total EWS Unit	Not Applicable (Educational Institute)
6.	Max Height of Building (Upto Terrace)	10 mtr + 11 mtr = 21mtr
7.	Max No of Floors	03 nos + 04 nos = 07nos
8.	Cost of Project	459.68 Crore + 50 Crore = 509.68 Crores
9.	Manpower and Teaching Staff	680nos + 1120nos = 1800 nos
10.	Proposed Ground Coverage Area	25909.00 sqm
11.	Proposed FAR Area	0.655
12.	Total Water Requirement	730 KLD
13.	Fresh water requirement	619 KLD
14.	Waste water Generation	583 KLD
15.	Proposed STP Capacity	300 KLD + 400 KLD = 700 KLD
16.	No of RWH of Pits Proposed	26 nos.
17.	Total Proposed Parking	702.60 E.C.S.
18.	Proposed Green Area	13000sqm + 7000sqm = 20000 sqm
19.	Municipal Solid Waste Generation	500kg/day
20.	Total Power Requirement	1500KW + 2000 KW = 3500 KW
21.	DG set backup	1200 KVA + 2000KVA = 3200 KVA

Salient features details:

S.No	Parameters	Description
GENERAL		
1.	Plot Area	1,09,832.00 (existing) + 4840.23 (proposed) = 1,14,672.23 sqm
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6.	Max No of Floors	03 nos + 04 nos = 07 nos
7.	Cost of Project	459.68 Crore + 50 Crore = 509.68 Crores
8.	Manpower	680 nos + 1120 nos = 1800 nos
9.	Proposed Ground Coverage Area	25909.00 sqm
10.	Permissible FAR Area	17166 Sqm
11.	Proposed FAR Area	11973 Sqm
12.	Proposed NoN FAR Area	NA
13.	Proposed Built Up Area	54,222.35 (existing) + 20,927.65 (proposed) = 75,150.00 sqm

WATER		
14.	Total Water Requirement	730 KLD
15.	Fresh water requirement	619 KLD
16.	Waste water Generation	583 KLD
17.	Proposed STP Capacity	300 KLD + 400 KLD = 700 KLD
18.	Proposed ETP capacity	Not Required
19.	Treated Water Available for Reuse	438 KLD
20.	Recycled Water	438 KLD
21.	Surplus Treated water	0
RAIN WATER HARVESTING		
22.	Rain Water Harvesting Potential	780 Cum
23.	No of RWH of Pits Proposed	26nos
PARKING		
24.	Total Proposed Parking	16160 sqm
25.	Proposed Surface Parking	12266 sqm
26.	Proposed Stilt/Podium Parking	N.A.
27.	Proposed Basements Parking	N.A.
GREEN AREAS		
28.	Required Green Area	13000 sqm + 7000 sqm = 20000 sqm
29.	Proposed Green Area (25% of Plot Area)	20000 sqm
WASTE GENERATION		
30.	Municipal Solid Waste Generation	500kg /day
31.	Bio Degradable waste Generation	250kg /day
32.	Quantity of Sludge Generated from ETP	N.A.
33.	Quantity of Sludge Generated from STP	10kg/day
HAZARDOUS WASTE		
34.	Used Oil (Schedule 1 – 5.1)	2.00 MTA
POWER		
35.	Total Power Requirement	1500KW + 2000 KW = 3500 KW
36.	DG set backup	1200 KVA + 2000KVA = 3200 KVA

Land use details:

S.No	Parameters	Description
1.	Ground Coverage Area	25909.00 sqm
2.	Green Area	20000.00sqm
3.	Road/Paved Parking Area	25426.00 sqm
4.	Other Open Area	43337.33sqm
5.	Total Plot Area	1,14,672.23 sqm

The SEAC during its meeting held on 19th November, 2024 had undertaken appraisal of the project. This project falls under Schedule 8 (a) enlisted as per EIA Notification, 2006 and requiring prior EC. After due examination of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations earlier, SEAC has recommended the grant of Environmental Clearance for the above project subject to compliance of the EMP and other stipulated conditions. SEIAA during its meeting dated 17th December 2024 considered the above proposal based on the recommendation of SEAC. After due examination and deliberation, the **SEIAA Uttarakhand hereby accords Environmental Clearance** for the above project under category 8 (a) of EIA notification 2006 (as amended from time to time) subject to the strict compliance of the conditions mentioned below:-

1- Pre-Construction Phase

- 1.1 The project proponent should advertise with basic details at least in two widely circulated local newspapers, within seven (7) days of the receipt of the clearance letter informing that the project has been accorded environmental clearance which is available with the State Environment Impact Assessment Authority, Dehradun and a copy of the same is being sent to the Regional Office of Ministry of Environment and Forest, Government of India located at 25 Subhash Road, Dehradun.
- 1.2 Construction site shall be adequately barricaded before the construction begins dust smoke and other air pollution 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 around the site (at least 3 meters high).
- 1.3 A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned Panchayat and the local NGO, if any from whom suggestion/representation, if any, were received while processing the proposal.
- 1.4 Consent to Establish shall be obtained from Uttarakhand Pollution Control Board under relevant provisions of Air Act and Water Act before starting up of any construction activity at the site

- 1.5 The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies
- 1.6 The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code.
- 1.7 Project Proponent shall submit Appropriate Authority approval letter to this office as soon as possible, if there has any deviation in the plan and then this EC will be suspended and fresh EC has to apply.
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- 1.9 The Project proponent has submitted the sanctioned letter of non-residential buildings from MDDA vide file no- SC/0002/24-25 dated-06.08.2024. In case of any further change in the proposed layout plan of the Hotel drawing the Project Proponent shall inform the SEIAA and shall seek modified Environmental Clearance.
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- 1.24 Project Proponent shall comply green building norms.
- 1.25 Project Proponent shall construct underground fire water storage tank having a capacity of 1.0 LakhLtr.
- 1.26 The project proponent shall construct rainwater harvesting pits in such a manner to prevent the ingress of contaminated water from ETP & STP into rainwater harvesting pit.

2- Construction Phase

- 2.1 Notification GSR 94(E) dated 25-10-2018 of MOEF&CC regarding mandatory implementation of Dust Mitigation Measures for construction and Demolition activity for projects requiring Environmental Clearance shall be complied with.
- 2.2 The topsoil excavated during construction work shall be used for backfilling/landscape development/green belt development. The same shall not be disposed off outside the boundaries of project site without approval of Competent Authority.
- 2.3 NOC from CGW shall be taken. A copy of which should be submitted to this office.
- 2.4 The onsite levelling and dressing should ensure minimal vegetation clearing and soil erosion. If necessary organic mulching should be done to avoid soil erosion. There shall not be any felling of green trees for the purpose of this project
- 2.5 The disposal of muck should adhere to standards of general safety and health concerns of local people and also it should have no adverse effect on the neighbouring community.
- 2.6 Temporary storage units should be erected in the construction site and transportation of construction materials shall be restricted to non-peak hours. The dust pollution shall be suppressed by regular water sprinkling

- 2.7 The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site
- 2.8 All stacking and loading areas should be provided with proper garland drains equipped with baffles to prevent runoff from the site to enter any adjoining water body. Construction spoils including bituminous materials must not be allowed to contaminate watercourse and dumpsites as such materials leach into ground water.
- 2.9 The water requirement during construction phase shall be met from private tankers. There shall be no extraction of ground water and water requirement for the project in operational phase shall be met entirely from private tankers. Construction work requiring water shall not be carried out during 15th April to 15th June in the year.
- 2.10 The soil and groundwater samples shall be tested from accredited agencies and it shall be ensured that they comply with CPCB standards so as to ensure that there is no threat to groundwater quality by leaching of heavy metals and toxic contaminants.
- 2.11 DG Set shall be used only as backup power. The capacity of the proposed DG set shall not exceed of DG sets having a capacity of **1 DG set of 1000 KVA** and it should have stack height complying with CPCB norms.
- 2.12 Fixtures of showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices/sensor based control. Dual plumbing system shall be installed separately for fresh water and waste water.
- 2.13 The use of glass may be reduced by upto 40 percent to reduce the electricity consumption and load on air conditioning. If necessary then use of high quality double glass may be encouraged with special reflective coating in windows.
- 2.14 The use of LED and such other power saving devices shall be maximized. Common areas and landscape areas shall be illuminated with solar lighting system. At least 10 percent of the total power requirement after completion of construction unit shall be met from solar energy.
- 2.15 Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2006 which is proposed to be mandatory for all air-conditioned spaces while non air-conditioned spaces should have appropriate thermal insulation materials. The U values of the roof, external wall and fenestration shall also meet specifications of ECBC, 2006.
- 2.16 Rainwater harvesting for roof top and surface run off should be ensured as per the plan submitted. Before recharging the surface run off, pre treatment must be done to remove suspended matter, oil and other particles. The bore well for rain water recharging should be kept at 5 metres above the highest ground water table
- 2.17 The storm water management shall be so designed as to avoid discharge of water directly to the adjoining locality which may lead to water logging in nearby areas.
- 2.18 Acoustic enclosures shall be provided with all construction machineries and DG sets on site complying with Noise Levels of CPCB standards. The ambient air quality and noise levels as per CPCB norms shall be ensured through a monitoring system as approved by UKPCB.
- 2.19 The construction debris may be used for land fill or disposed through authorized vendors. The Hazardous substances generated during construction activity shall be disposed off as required by Hazardous Waste (Management, Handling) Rules, 1989 (as amended from time to time). Efforts shall be maximized for use of low toxicity substitutes and low VOC materials.
- 2.20 The construction work shall be restricted to Sunrise to Sunset period in a day. Any construction activity beyond this period shall be subject to approval of Competent/Designated Authority from time to time.
- 2.21 The vehicles used at the construction site should comply with emission norms and noise level standards of CPCB and State Transport Department. They should be operated only during non peak hours.
- 2.22 All necessary efforts shall be made to ensure safety and hygiene of workforce. First Aid facility shall be established and trained manpower to deal with emergency cases shall be engaged. The labour force engaged on site shall be screened for health from time to time.
- 2.23 Adequate drinking water and sanitation facility has to be provided on site for the workforce. Provision should be made for supply of domestic fuel to the workforce so that they do not remain dependent on adjoining forest areas for fuel wood.
- 2.24 The use of plastics during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.
- 2.25 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.
- 2.26 The entire site after construction activities should carry signages of garbage collection points, environment awareness etc.
- 2.27 EMP shall be submitted within three months with the name of person responsible to SEIAA, Uttarakhand.
- 2.28 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016 and as the proposed plan.

- 2.29 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.
- 2.30 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- 2.31 A first aid room shall be provided in the project both during construction and operations of the project.
- 2.32 Electric charging point for vehicle shall be installed in the parking area.

3 – Operation Phase

- 3.1 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, 25 Subhash Road, Dehradun and SEIAA Uttarakhand along with six monthly monitoring reports.
- 3.2 On site 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 a report in this regard shall.
- 3.3 A STP of capacity **700 KLD** shall be installed for treating waste water upto tertiary level. Sewage Treatment Plant shall be complying with parameters of CPCB/ UKPCB guidelines. Treated water should be used for flushing, green belt development, road washing, DG cooling and other miscellaneous purposes.
- 3.4 STP shall be connected with separate electric meter and photocopy of electric consumption bill shall be submitted with compliance report to this office.
- 3.5 The project proponent shall construct rainwater harvesting pits in such a manner to prevent the ingress of contaminated water from STP into rainwater harvesting pit.
- 3.6 The excess treated waste water may be transported through tankers to adjoining construction sites or industrial areas as the demand arises. There shall be no stangate water in the premises.
- 3.7 The installation of sewage treatment plant should be certified by an independent expert and a report in this regard should be submitted to the UKPCB. Necessary measures should be made to mitigate the odour problem from STP.
- 3.8 Guidelines of Municipal Solid Waste (Management & Handling) Rules, 2000 (as amended from time to time) should be followed for disposal of solid waste. Two bin collection system for bio degradable and non bio degradable waste should be adopted. Bio degradable waste shall be sent to composting pit and non biodegradable/inert waste disposed off through authorized recyclers. STP sludge shall be dried and used as organic manure.
- 3.9 Energy consumption measures like installation of LED/TFLS for the external lighting area should be ensured. The disposal of used LED/TFLS should be properly collected and disposed off as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- 3.10 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.

4-Condition for Entire life of project

- 4.1 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.
- 4.2 The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy by the Central Government or State Government of Uttarakhand, as may be applicable to this project.
- 4.3 All directions of Fire Department shall be complied.
- 4.4 Provisions shall be made for the integration of Solar Power System.
- 4.5 Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UKPCB Uttarakhand.
- 4.6 Two chambered container or two separate container (one for recyclable waste and other for all organic waste) shall be placed at appropriate distance.
- 4.7 Rest room facilities shall be provided for service worker.
- 4.8 Inner Road/paths should be planted by shade bearing trees on the advice of local D.F.O.
- 4.9 Emergency preparedness plan based on risk assessment shall be made.
- 4.10 The grant of this EC is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument as force the sole and complete responsibility to comply with the conditions laid down in all other laws for the time being inforce, rests with the project proponent.
- 4.11 NOC from Fire department shall be taken and hydrants shall be installed as per their direction, fire drill activity shall be done at the interval of every six months.
- 4.12 The Regional office of the Ministry shall monitor compliance of the stipulated conditions. The project authorities should extent full cooperation to the officers (s) of the Regional office by furnishing the requisite data/information/monitoring reports.

- 4.13 If the ownership is transferred then fresh Environment Clearance is to be obtained under EIA notification dated 14.09.2006. However, no activity shall be undertaken till the Environment Clearance is transferred in his name and he is lawfully bound to Comply with the conditions of the Environmental Clearance.
- 4.14 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 be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional office along with six monthly compliance report.
- 4.15 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.
- 4.16 No further expansion or modifications in the plant shall be carried out without prior approval of this office.
- 4.17 The SIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 4.18 The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- 4.19 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 Tranboundary 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.
- 4.20 The Project Proponent shall follow all relevant directions/orders issued by Hon'ble High Court/NGT/ Supreme Court.
- 4.21 The Project Proponent shall obtain clearance under the Wildlife (Protection) Act, 1972 from the competent Authority as may be applicable to this project.
- 4.22 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.
- 4.23 The project proponent shall submit half yearly compliance report of stipulated conditions of Environment Clearance in soft copy through PARIVESH PORTAL given link: <https://parivesh.nic.in>. Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UKPCB, Uttarakhand.
- 4.24 The ministry or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of Environment Protection.
- 4.25 Concealing factual data or submission of false/fabricated information/data and failure to comply with of any conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

Your's Faithfully

(Dr. S.P. Subudhi)
Member Secretary,
SEIAA, Uttarakhand

No.- 345 8(62)/2024 dated- as above

Copy to-

1. APCCF, Regional office (Central) MoEFCC Govt of India, 25 Subhash Road, Dehradun for information and necessary action.
2. Principal Secretary, Forests & Environment, Government of Uttarakhand, Dehradun for information.
3. District Magistrate, Dehradun for information and necessary action.
4. Member Secretary, UKPCB, IT Park Dehradun for information and necessary action.
5. DFO Dehradun, Forest Division, Dehradun.
6. Guard File for uploading in Parivesh Website.

(Dr. S.P. Subudhi)
Member Secretary,
SEIAA, Uttarakhand