



सत्यमेव जयते

File No: EC-08(55)/2024

Government of India

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



Dated 31/08/2024



To,

pankaj nagalia
pankaj nagalia
19, Subhash Road, Dehradun, Uttarakhand, Subhash Road, DEHRADUN, UTTARAKHAND, 248001
hotelpacificia2024@gmail.com

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 Environmental Clearance for Proposed Modification & Expansion of Existing Hotel Facility by M/s Nagalia Hotels (Hotel Pacific, Dehradun) submitted to Ministry vide proposal number SIA/UK/INFRA2/485950/2024 dated 05/07/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C0000UK5498085N
(ii) File No.	EC-08(55)/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Environmental Clearance for Proposed Modification & Expansion of Existing Hotel Facility by M/s Nagalia Hotels (Hotel Pacific, Dehradun)
(viii) Name of Company/Organization	pankaj nagalia
(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 24/08/2024. 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 24/08/2024, 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. pankaj nagalia 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

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.

1.11 Provision the charging of electric vehicle as per the guidelines of GOI/GOUK should be submitted within next months.

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

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

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

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

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

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

1.18 The Project proponent shall undertake appropriate measures to manage storm water.

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

1.20 The Project Proponent shall do plantation of saplings in the earmarked 33% green belt area as a part of the tree plantation campaign “Ek Ped Ma Ke Naam” and the details of the same shall be uploaded in the MeriLiFE Portal (<https://merilife.nic.in>).

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 (250 x 1 KW) & (125 x1 KW) 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 **80 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 extend 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 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.

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	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Hotel Rooms	Hotel Rooms	68	Nos.	Road	Existing Rooms
Hotel Rooms	Hotel Rooms	27	Nos.	Road	Proposed Addition of Rooms

राज्य स्तर पर्यावरण समाघात निर्धारण प्राधिकरण, उत्तराखण्ड, "गौरादेवी पर्यावरण भवन, तृतीय तल, 46-बी, आई.टी. पार्क, सहस्रधारा 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- 238 8(55)/2024

Dated- 30 -08-2024

To,

M/s Nagalia Hotels (Hotel Pacific, Dehradun).
19 Subhash Road, Dehradun.

Sub: Regarding Environmental Clearance for Proposed Modification & Expansion of Existing Hotel Facility by situated at 19 Subhash Road, Dehradun.

Kindly refer to your online proposal No SIA/UK/INFRA2/485950/2024 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.	Plot Area	4388.15 Sq. m
2.	Existing Built Up Area	6396.34 Sq. m
3.	Total no of Rooms	Existing – 68 Proposed – 27 Total – 95
4.	Total EWS Unit	--
5.	Max Height of Building (Upto Terrace)	21.95m
6.	Max No of Floors	B+G+5F
7.	Cost of Project	2.69 Cr.
8.	Expected Population	737 (including the staff/visitors)
9.	Ground Coverage Area	1775.52 Sq. m
10.	FAR	1.48
11.	Total Water Requirement	102.00KLD
12.	Fresh water requirement	71.00 KLD
13.	Waste water Generation	77.00KLD
14.	Proposed STP Capacity	80.00 KLD
15.	No of RWH of Pits Proposed	3 Pits.
16.	Total Proposed Parking	127.47 ECS
17.	Proposed Green Area	439.00 Sq.m
18.	Municipal Solid Waste Generation	202.00 Kg/Day
19.	Total Power Requirement	270 KW
20.	DG set backup	250 KW & 125 KW (01 No. each)

Salient features details:

S.No	Parameters	Description
GENERAL		
1.	Plot Area	4388.15 Sq. m
2.	Built Up Area	6396.34 Sq. m
3.	Number of Building Blocks	--
4.	Total no of Rooms	Existing – 68 Proposed – 27 Total – 95
5.	Max Height of Building (Upto Terrace)	21.95m
6.	Max No of Floors	B+G+5F
7.	Cost of Project	2.69 Cr.
8.	Expected Population	737 (including the staff/visitors)
9.	Permissible Ground Coverage	1775.52 Sq. m
10.	Proposed Ground Coverage	1775.52 Sq. m
11.	Permissible FAR	1.48

12.	Proposed FAR Area	1.48
13.	Proposed NoN FAR Area	--
14.	Proposed Built Up Area	6396.34 Sq. m
WATER		
15.	Total Water Requirement	102.00 KLD
16.	Fresh water requirement	71.00 KLD
17.	Waste water Generation	77.00 KLD
18.	Proposed STP Capacity	80 KLD
19.	Treated Water Available for Reuse	61 KLD
20.	Recycled Water	31 KLD
21.	Surplus Treated water	30 KLD
RAIN WATER HARVESTING		
22.	Rain Water Harvesting Potential	42 cum
23.	No of RWH of Pits Proposed	3
PARKING		
24.	Total Parking Required as per building Bye Laws	124.77 ECS
25.	Total Proposed Parking	127.47 ECS
26.	Proposed Surface Parking	57.39 ECS.
27.	Proposed Stilt/Podium Parking	23.36 ECS.
28.	Proposed Basements Parking	46.72 ECS.
GREEN AREAS		
29.	Required Green Area	
30.	Proposed Green Area	439.00 Sq. m
WASTE GENERATION		
31.	Municipal Solid Waste Generation	202.00 Kg/Day
32.	Bio Degradable waste	121.20 Kg/Day
33.	Quantity of Sludge Generated from STP	
POWER		
34.	Total Power Requirement	270 KW
35.	DG set backup	250 KW & 125 KW (01 No. each)

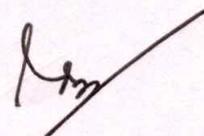
Land use details:

S.No	Parameters	Description
1.	Ground Coverage	1775.52 Sq. m
2.	Green Area	439.00 Sq. m
3.	Open Parking Area	336.20 Sq. m
4.	Other Open Area	1837.43Sq. m
5.	Total Plot Area	4388.15Sq. m

The SEAC during its meeting held on 14th August, 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 24th August, 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

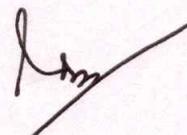
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- 1.4 Consent to Establish shall be obtained from Uttarakhand Pollution Control Board under relevant provisions of Air Act and Water Act before starting up of any construction activity at the site
- 1.5 The Site Lay out plan and Building plan should 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
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- 1.13 **The Project proponent has now proposed specific plan for solid waste disposal and has made financial provisions for its implementations through authorized vendor.**
- 1.14 **The Project proponent shall submit muck disposal plan giving quantity of muck to be excavated and utilized along with disposal plan if any.**
- 1.15 **The Project proponent shall undertake suitable measures to control storm water runoff and ensure that it should not flow on roads and adjacent area.**
- 1.16 **Project Proponent shall install solar lights on the rooftop of the building and periphery of its premises.**
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- 1.18 The Project proponent shall undertake appropriate measures to manage storm water.
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2- Construction Phase

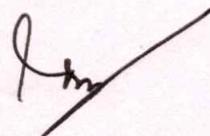
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- 2.7 The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site
- 2.8 All stacking and loading areas should be provided with proper garland drains equipped with baffles 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 (250 x 1 KW) & (125 x1 KW) 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

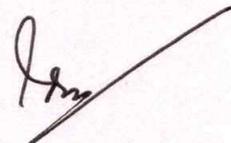
- 3.1 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent the record shall be submitted to the Regional office, MoEF&CC, 25 Subhash Road, Dehradun and SEIAA Uttarakhand along with 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 **80 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.

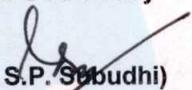
4-Condition for Entire life of project

- 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.



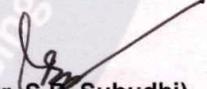
- 4.16 No further expansion or modifications in the plant shall be carried out without prior approval of this office.
- 4.17 The SIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 4.18 The Ministry reserves the right to stipulate additional 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.- 238 8(55)/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