



सत्यमेव जयते

File No: 496327/50-INFRA2/09-2024

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



Dated: 24/11/2025



To,

Sri. Ashok Kumar Padhy, Partner
M/s. Reliable Homes
Plot No-454, Saheed Nagar, Bhubaneswar, Khordha, Pin-751007
reliable.homes20@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 Proposed Construction of (B+S+5) Storied Residential Building Project Over a Plot area of 15609.83Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District - Ganjam by M/s. Reliable Homes submitted to SEIAA, Odisha vide proposal number SIA/OR/INFRA2/496327/2024 dated 17/09/2024.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC24C3801OR5975124N
(ii) File No.	496327/50-INFRA2/09-2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Environment Clearance of proposed (B+S+5) Storied Residential Apartment Building for M/s Reliable Homes located at Meenakshi Nagar in Mouza- Gorachandapur, Tahasil- Berhampur, Dist- Ganjam, Odisha.
(vii) Name of Company/Organization	M/s. Reliable Homes
(viii) Location of Project (District, State)	Mouza - Gorachandapur, Tahasil - Berhampur, District - Ganjam, Odisha
(ix) Issuing Authority	SEIAA, Odisha
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Plot No. 336.337 , 341 , 342 , 343 , 344 , 345 , 346 , 347 , 348 , 349 , 350 , 351 , 352 , 353 , 354 , 345/148 , 345/1485 , 345/1483 &335/2426

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A & B),Application for EC were submitted to the SEIAA, Odisha for an appraisal by the State Level Expert Appraisal Committee(SEAC) under the provision of EIA notification 2006 and its subsequent amendments thereto.
4. The above-mentioned proposal has been considered for EC by SEAC in its meeting held on 18.10.2024. The minutes of the meeting and all the project documents as submitted by project proponent are available in the Parivesh portal which can be accessed from the Parivesh portal by scanning the QR Code above.
5. The details of the project along with the salient features of the project as submitted by the project proponent in Form-1(Part A & B) and as presented before SEAC are annexed to this EC as Annexure- 2.
6. The SEAC, after detailed deliberations made by the Project Proponent and the EIA Consultant, clarification submitted thereto considered the proposal for EC in its meeting held on 26.08.2025 under the provisions of EIA Notification 2006 and its subsequent amendments thereof, recommended the proposal for grant of Environmental Clearance (EC) valid for a period of 10 years, stipulating various conditions(standard & specific).
7. The matter was examined in the State Environment Impact Assessment Authority (SEIAA), Odisha in its 252th meeting held on 14.11.2025, recommendation of SEAC, submission of PP on ADS dated 24.09.2025 & 22.10.2025 of SEIAA and in accordance with the EIA Notification, 2006 and further amendments thereto. After detailed deliberations in the matter, the Authority **approved the Environmental Clearance (EC) of the project valid for a period of 10 years from the date of issue of EC** with standard and specific condition as recommended by SEAC for a total built up area of 53,298.814 Sq.mt. subject to condition that the PP shall construct drain for the project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.
8. **Environmental Clearance (EC) is granted to the project for a period of 10 years valid from the date of issue of this EC** under the provisions of EIA Notification No. S.O. 1533 (E) dated the 14th September, 2006 of the Government of India in the erstwhile Ministry of Environment and Forests, as amended from time to time for **proposed Construction of (B+S+5) Storied Residential Apartment Building project Over a Plot Area of 15,609.8300Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District- Ganjam by M/s. Reliable Homes''** with the following stipulations(Standard & Specific), environmental conditions and safeguards as given in Annexure- 1.
9. The SEIAA, Odisha reserves the right to alter /modify the above conditions or stipulate any further condition in the interest of environment protection.
10. Validity of EC is upto a period of 10 years from the date of issue of this EC Order for starting of operations by the project or activity. In case the project proponent fails to start the operations within the EC validity date, application for Extension for EC validity shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
11. 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.
12. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
13. This issues with the approval of the Competent Authority.

Copy To

1. Joint Secretary (IA Division), Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for information.
2. Additional Chief Secretary, Forests & Environment Dept., Government of Odisha for information.

3. Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for information.
4. Guard file for record/Website/Parivesh Portal.

Copy for information and necessary action:

1. Member Secretary, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar.
2. Regional Officer, Integrated Regional Office (IRO), Ministry of Environment & Forests, GOI, A/3, Chandrasekharpur, Bhubaneswar.
3. Regional Director, CGWA, South Eastern Region, Bhujal Bhawan, Khandagiri, Bhubaneswar, Pin-751030.
4. Vice Chairman, Berhampur Development Authority, Berhampur, Pin-760001.
5. Executive Engineer, Berhampur Municipal Cooperation, Berhampur, Pin-760001
6. Collector & District Magistrate, Ganjam, District-Ganjam.

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

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

S. No	EC Conditions
	Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

S. No	EC Conditions
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

S. No	EC Conditions
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	STP of 1 X 200 KLD capacity shall be installed by PP before start of the operation phase of the building. Treatment of 100% grey water by decentralized treatment should be done. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO. The treated waste water from STP shall be recycled / reused to the maximum extent possible. Discharge of unused treated waste water shall conform to the norms and standards of the Odisha State Pollution Control Board. The sewage treatment plant shall be made functional before the completion of project. Periodical monitoring of water quality of treated sewage shall be conducted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

S. No	EC Conditions
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar Renewable Energy shall be installed to meet electricity generation equivalent to 5.35% of the demand load as proposed or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating

S. No	EC Conditions
	segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 01 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 01 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

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

S. No	EC Conditions
	project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Parivesh portal of MoEF & CC, GoI, (www.parivesh.nic.in). The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of MoEF&CC, Bhubaneswar & SEIAA, Odisha for compliance.
11.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	It shall be mandatory for the project management to submit half yearly compliance reports on the status of implementation of the above stipulated environmental safeguards to the SEIAA, Odisha / Integrated Regional Office of the MoEF & CC, Bhubaneswar in soft copies on 1st day of June and December of each calendar year. No hard copy of six monthly compliance report shall be accepted to SEIAA. The proponent shall also upload the compliance report including results of monitored data, as applicable in the website of the Ministry(www.parivesh.nic.in) for monitoring of EC Conditions, failing which EC is liable to be revoked.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the Regional office of MoEF&CC as a part of six-monthly compliance report.
11.6	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF & CC,GoI, Bhubaneswar along with the Six Monthly Compliance Report.
11.7	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.8	The project proponent shall inform the Regional Office as well as the SPCB,Odisha, the date of

S. No	EC Conditions
	financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of operation by the project.
11.9	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.10	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee.
11.11	No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA,Odisha.
11.12	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.13	The SEIAA,Odisha may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.14	The SEIAA,Odisha reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.15	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.16	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.17	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.

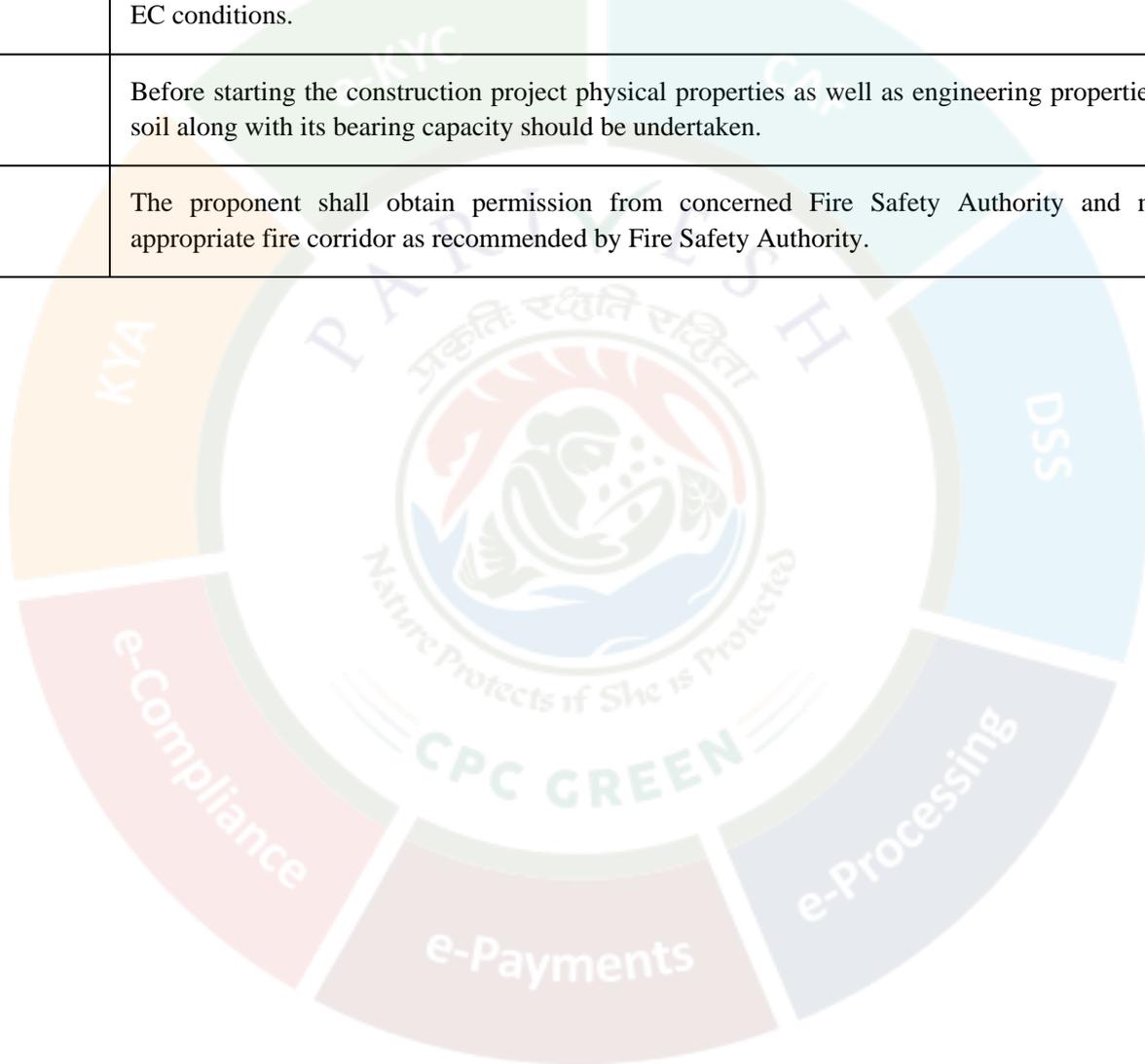
12. Specific Conditions

S. No	EC Conditions						
12.1	<p>The following thrust area of environmental sustainability shall be adhered to by the project proponent comprising of 15 parameters and EC stipulations mentioned against each parameter:</p> <table border="0"> <thead> <tr> <th>Sl.No.</th> <th>Parameters</th> <th>EC Stipulations</th> </tr> </thead> <tbody> <tr> <td>(a)</td> <td>Brief description of the project</td> <td> <p>Ø Proposed Construction of (B+S+5) Storied Residential Apartment Building project Over a Plot Area of 15609.8300Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District-</p> </td> </tr> </tbody> </table>	Sl.No.	Parameters	EC Stipulations	(a)	Brief description of the project	<p>Ø Proposed Construction of (B+S+5) Storied Residential Apartment Building project Over a Plot Area of 15609.8300Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District-</p>
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(a)	Brief description of the project	<p>Ø Proposed Construction of (B+S+5) Storied Residential Apartment Building project Over a Plot Area of 15609.8300Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District-</p>					

S. No	EC Conditions	
		<p>Ganjam.</p> <p>Ø Estimated Population of the Project- 1641Persons(including floating population)</p> <p>Ø Total plot area- 15609.8300Sqmt (3.857Acres)</p> <p>Ø Total Built-up Area- 53,298.814 Sqmt.</p> <p>Ø FAR Area -41181.564 Sqmt.</p> <p>Ø No.of dwelling Units-256Nos.</p> <p>Ø Height of the Tallest Building-21 meter</p> <p>(b) Environmental impact on project land</p> <p>(c) Water Requirement</p> <p>Ø Total Water Requirement-204KLD</p> <p>Ø Total fresh makeup water requirement-135KLD</p> <p>Ø STP of total 200KLD Capacity to be installed. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO.</p> <p>(d) Waste Water Treatment</p> <p>Ø Net Zero Liquid Discharge (ZLD) from project site during non-monsoon period.</p> <p>(e) Drainage</p> <p>Ø PP is required to obtain site specific drainage plan and NOC from Competent Authority, as applicable for discharge of storm water.</p> <p>Ø Not allowed during construction.</p> <p>Ø After Construction with permission from WRD/CGWB.</p> <p>(f) Ground water</p> <p>Ø 18Nos.of Rain Water recharging pits/ or structures of adequate capacity, as proposed to be constructed within the premises.</p> <p>(g) Solid Waste Generation & Management</p> <p>Ø Total solid waste generated-737.7 kg/day</p> <p>Ø Organic Waste Converter (OWC) of adequate capacity to be installed within the premises to treat all compostable waste.</p> <p>Ø Inorganic waste (inerts) to be disposed off through authorized vendor.</p> <p>Ø Maximum ambient noise level of 55dB to be maintained during construction.</p> <p>(h) Air Quality & Noise levels</p> <p>Ø DG Set of capacity 2x250 kVA, 1x200kVA to be installed, as proposed. The PP shall install adequate Stack height for DG set (i.e.stack exhaust port) as per norms prescribed by CPCB, in consultation with SPCB, Odisha. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO.</p> <p>(i) Energy Conservation</p> <p>Ø Solar power to be installed- minimum 80.42KW(5.35% of total demand as proposed). The SPCB, Odisha shall ensure the compliance of the condition before issue of CTO.</p> <p>(j) Traffic Circulation</p> <p>Ø Flyash brick, AACs, other environmental friendly bricks & blocks to be used-20%</p> <p>Ø 12,354.47 Sqmt. (as proposed)parking space to be provided.</p> <p>(k) Green Belt Development</p> <p>Ø 3152.398 Sq.mt (20.19% of Plot area) to be raised before occupancy. The SPCB, Odisha shall ensure the compliance of the condition before issue of</p>

S. No	EC Conditions
	<p>CTO.</p> <p>Ø Project Proponent shall develop Green Belt in an area of 3152.398 Sq.mt (20.19% of Plot area) as proposed and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded in the MeriLiFE Portal (https://merilife.nic.in).</p> <p>Ø No. of Trees to be planted- 200Nos. as proposed or as per Norms .</p> <p>(l) Disaster /Risk Management Plan Ø Firefighting system shall be provided as per the fire NOC.</p> <p>(m) Socio Economic & CSR Ø A First Aid Room and other facilities as proposed to be provided in the project.</p> <p>(n) Environment Management Plan (EMP) Ø EMP cost: Rs.104.00Lakhs as capital cost and 11.40Lakhs as annual recurring cost to be utilized for the project.</p> <p>(o) Any other related parameter of the project Ø The Project Proponent shall convert the land to Gharabari and shall take the ownership of the land, if not already taken.</p>
12.2	<p>Any change in the EC stipulations of the parameters above shall require prior approval of SEIAA. The PP is required to obtain amendment in EC before making any changes, failing which it will be construed as violation under Environment (P) Act,1986. The Project Proponent shall ensure submission of all permission/documents as applicable to the project for monitoring of compliance of EC conditions. These certificates/permission/documents should be submitted by the PP to SPCB, Odisha, BeDA/BeMC or Competent Authority for Approval of Building Plan and to the Regional Office of MoEF & CC, Govt. of India who can assess / evaluate / monitor the compliance of conditions of EC order of the project to ensure sustainable environmental management due to the proposed project.</p>
12.3	<p>The SPCB, Odisha shall ensure that there is no change in the project w.r.t. the EC stipulations mentioned against each 15 parameters before giving 'Consent to Operate' to this project and by the local urban bodies and the BeDA/BeMC/or Competent Authority for Approval of Building Plan while giving the 'Occupancy Certificate' to this project.</p>
12.4	<p>The PP shall construct drain for the proposed project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.</p>
12.5	<p>The PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association/Society and also for compliance of EC conditions during operation stage. Responsibility to comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and bona fide Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Conditions.</p>

S. No	EC Conditions
12.6	The Project Proponent shall carry out GreenBelt Plantation in the earmarked 3152.398 Sq.mt (20.19% of net plot area) greenbelt area and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in . The Regional Office of the Ministry and SPCB,Odisha shall ensure the compliance of this condition and the PP shall submit the status report as a part of sixmonthly compliance report.
12.7	The Regional Office of Ministry and SPCB,Odisha shall ensure the establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site by the project proponent/Project authority and ensure compliance of EC conditions.
12.8	Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken.
12.9	The proponent shall obtain permission from concerned Fire Safety Authority and maintain appropriate fire corridor as recommended by Fire Safety Authority.



1. Proposal in Brief:

The highlights of the proposal as ascertained from the application and as revealed from appraisal report of SEAC is as follows:-

- i) This is a proposal of M/s. Reliable Homes for Environmental Clearance of Proposed Construction of (B+S+5) Storied Residential Apartment Building project Over a Plot Area of 15609.8300Sqmt. with Total Built-up Area to be 53,298.814 Sqmt. located in Mouza - Gorachandapur, Tahasil - Berhampur, District- Ganjam filed by Sri. Ashok Kumar Padhy, Partner.
- ii) Category: This project falls under Category “B” or Schedule 8(a) - Building & Construction Projects as per EIA Notification dated 14th Sept, 2006 and its amendments.
- iii) Brahmapur Municipal Corporation has provisionally approved the building plan vide letter No. 29/BP-BAM-2024-06-16- 108729, dated 21.07.2025.
- iv) Location and connectivity: The proposed site is coming under the Plot No. 336.337,341,342,343,344,345,346,347,348,349,350,351,352,353,354,345/148,345/1485,345/1483 &335/2426 in Mouza - Gorachandapur, Tahasil- Berhampur, Dist-Ganjam, Odisha. The Geographical co-ordinate of the project site is: Latitude- 19° 17’ 53.02” N & Longitude- 84° 46’ 37.99” E. The project site is well connected from Andhapasara road at a distance of 70m. SH-22 is direct connected to the Andhapasara Road through a bypass road at a distance of 1.70Km. The nearest railway station is Berhampur Railway station at a distance of approx. 2.20 Km in East direction. The nearest airport is Rangeilunda Airport, Berhampur at a distance of approx. 11 Km in East direction from project site. The site is easily accessible from NH-59 which is located at a distance of 3.20km and NH-16 located at a distance of 2.30 km. The site is coming under Berhampur Municipal Corporation (BEMC).
- v) The total plot area is 15609.8300sqm/3.857 Ac./1.56 Ha. with total built-up area 53298.814 sqm.
- vi) The Building Area details of the project as follows:

Particular	Proposed	Permissible
Project Name	Proposed (B+S+5) Storied Residential apartment Building	
Total Plot Area	15609.8300 sqm	--
Ground Coverage	6243.932 sqm (40%)	--
FAR Area	41181.564 sqm	--
FAR	2.74	
Total Built up Area	53298.814 sqm	--
Maximum Height	21 m	--
Road Area	3002.284 sqm	--
Basement parking (Block 1 and Block 2)	3746.7161 sqm	10295.391 sqm
Stilt Parking Area (Block 1 to Block 5)	7908.262 sqm	
Total Parking Area	11654.9781 sqm	
Green Belt Area	3152.398 sqm (20.19 %)	3121.966 sqm (20 %)
Maximum No. of Floor	B+S+5	--
Power Requirement	1500.5 KW	--

Solar	80.42 KW (5.35 %)	
No. of DG sets	3 nos. (2x250 KVA & 1x 200KVA)	--
Fresh Water requirement	135 KLD	--
Sewage Treatment Plant	STP Capacity-200 KLD	--
Solid Waste Generation	737.7 kg/day	
No. of Dwelling Unit	256 Nos.	--
Estimated Population- Residential, Floating/visitors	Residential- 1491 Nos. Floating- 150 Nos.	--

- vii) Water requirement and wastewater management: Fresh make up of 135 KLD will be required for the project which will be sourced from Ground Water. Total waste water generated from the residential building is 177 KLD which is treated in STP of Capacity 200 KLD. Rain Water harvested through 18 nos. of Rain Water recharging pits.

Table: Water Requirement Operation Phase

Sl. No.	Description	Total Population	Per Capita Consumption (ltr/day)		Water Requirement		
					Domestic	Flushing	Total
1.	Residential Building	1491 nos.	Fresh (90)	Flushing (45)	134.19	67.09	201.28
2.	Floating	150 nos.	Fresh (5)	Flushing (10)	0.75	1.5	2.25
TOTAL					134.94 ≈ 135	68.59 ≈ 69	203.53≈ 204

Table: Waste Water Calculation

Details	Water (KLD)
Water requirement for domestic purpose	135.0
Wastewater generated from domestic use (@ 80% of domestic water requirement)	108.0
Water requirement for Flushing Purpose	69.0
Wastewater generated from Flushing (@ 100% of flushing requirement)	69.0
Total Wastewater generated	108+69 = 177.0
Sewage Treatment Plant Capacity	200.0
STP Loss (5% of wastewater generation)	9

Recycled water form STP @ 95% of wastewater generated	168
Landscaping	12.6
Dust Suppression	9.1

- viii) Power Requirement: Total Power requirement of the proposed building is 1500.5 KW, Source is TPSODL, 3 nos. of DG sets of (2x250 KVA, 1x200KVA) is provided. Total 80.42 KW Solar Power Generation which is 5.35% of total power required in project.

Total Power Requirement	1500.5 KW
Power from Solar System	80.42 KW
Source	TPSODL
Backup Power	3 nos. of DG sets will be provided (2x250 KVA, 1x200KVA) DG

- ix) Rainwater Harvesting - Total 396.019 cum of rainwater is harvested through 18 nos. of recharge pits.
- x) Parking Requirement: Total parking area provided is 11654.98 Sq.mt. and total 401 nos. of ECS and location of parking area is Basement.
- xi) Firefighting Installations: Fire Fighting will be provided as per NBC Norms.
- xii) Green Belt Development: Greenbelt is developed over an area of 3152.398 sqm which is 20.19% of the total plot area. Total 200 nos. of plants to be planted and 3 tier plantations.
- xiii) Solid Waste Management: Solid waste generated and its management.

Solid waste Generation

S. No.	Category	Counts (heads)	Waste generated (kg/day)
1.	Commercial	1491 @ 0.45 kg/day	670.95
2.	Floating	150 @ 0.15 kg/day	22.5
3.	STP sludge		44.25
Total Solid Waste Generated			737.7 kg/day

- xiv) Project cost: The estimated project cost is ₹ 135.3 Crores and cost for EMP is 104 lakhs.
- xv) Environment Consultant: The Environment consultant M/sCentre for Envotech& Management Consultancy Pvt. Ltd., Bhubaneswar along with the proponent made a presentation on the proposal before the Committee on 18.10.2024. Considering the information furnished and the presentation made by the consultant M/sCentre for Envotech& Management Consultancy Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended the following:
- A. The proponent may be asked to submit the following for further processing of EC application:
- i. Project proponent shall increase/modify the parking area up to 30% of the total built up area.
 - ii. Project proponent shall substantiate with explanation that how the Fire vehicle will move through the proposed fire corridor. Further, PP shall submit the Fire

Recommendations along with the attached drawing approved from the Fire Department.

- iii. NOC/permission from concerned authority to discharge excess treated water and storm into the Municipal Drain along with the Copy of application to be submitted.
 - iv. School is located adjacent to the project site. Therefore, Project proponent shall specify the precautionary measures during school hours to be adopted during excavation & construction of building. Apart from this, since habitation is close to project site specific air pollution, noise pollution control measures to be submitted.
 - v. Detailed note on the process and depth of excavation along with the type of the proposed foundation to be layed.
 - vi. Traffic study report shall cover traffic due to school people and additional people added by this project. Traffic study report shall be vetted by reputed institute.
 - vii. Certification from Berhampur Municipal Corporation regarding the width of the road and also permission to use the nearest approach road.
- B. The proposed site shall be visited by Sub-Committee of SEAC to verify the followings
- i. Environmental settings of the project site.
 - ii. Verify if the site is a flood prone area.
 - iii. Construction activity if any started at the site and extent of construction activity.
 - iv. Road connectivity to the project site.
 - v. Drainage network at the site along with plan of discharging excess treated sewage water and storm water to the nearest public drain.
 - vi. Discharge point for discharge of treated water and distance of the discharge point from the project site.
 - vii. Any other issues including local issues.
- xvi) The SEAC in its meeting held on dated 18.10.2024 decided to take decision after receipt of the following information and documents from the proponent. The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
1.	Project proponent shall increase/modify the parking area up to 30% of the total built up area.	Total parking area provided in the proposed building is 12354.47 sqm which is 30% of total FAR area. Parking Layout is attached as Annexure-1.	Complied
2.	Project proponent shall substantiate with explanation that how the Fire vehicle will move through the proposed fire corridor. Further, PP shall submit the Fire Recommendations along with the attached drawing approved from the Fire Department.	As per proposed building plan, internal driveway having width 9.1m will be provided for movement of fire vehicles. Fire Safety Recommendation has been obtained from Odisha Fire & Emergency Service vide Recommendation No. RECOMM1408260012024002486, dated 02.10.2024. Fire Recommendation letter is attached in Annexure-2.	Complied

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
3.	NOC/permission from concerned authority to discharge excess treated water and storm into the Municipal Drain along with the Copy of application to be submitted.	The storm water and treated waste water from STP will be discharge to nearest existing 200 mm concrete drain available at West side of the proposed building. An affidavit regarding discharge of Storm Water & Treated Waste water from STP is attached as Annexure-3.	The unit has not obtained permission for discharge and submitted an affidavit to abide the guidelines for discharge into nearby drain.
4.	School is located adjacent to the project site. Therefore, Project proponent shall specify the precautionary measures during school hours to be adopted during excavation & construction of building. Apart from this, since habitation is close to project site specific air pollution, noise pollution control measures to be submitted.	School is located adjacent to the project site. We will follow the Construction and Demolition Waste Management Rules during excavation & construction of the proposed building. Detail management plan of Air Pollution & Noise Pollution Control measures is attached as Annexure-4.	Complied
5.	Detailed note on the process and depth of excavation along with the type of the proposed foundation to be layed.	Detail Geotechnical Investigation Report of the proposed project is attached as Annexure-5.	Complied
6.	Traffic study report shall cover traffic due to school people and additional people added by this project. Traffic study report shall be vetted by reputed institute.	Traffic Study Report has been vetted by Indian Institute of Technology (IIT) Bhubaneswar on 24.03.2025. Traffic Study Report is attached as Annexure-6.	Complied
7.	Certification from Berhampur Municipal Corporation regarding the width of the road and also permission to use the nearest approach road.	The proposed project is accessed through a 30 feet private road. Road access permission has been obtained from Berhampur Municipal Corporation (BeMC) vide letter No. 03/BeMC, dated 19.02.2025. BeMC letter is attached as Annexure-7.	The width of accessed road is mentioned as 30 feet. However, for uses of road no permission obtained.

xvii) The proposed site was visited by the sub-committee of SEAC on 16.11.2024. Following are the observations of the sub-committee:

- (i) The site is located at the sub road with a width of about 30 ft. The site has a narrow drain at one side and a wide drain at another side.
- (ii) No construction activities were taken up.
- (iii) The layout plan was explained by the PP and team. There is a fire corridor of about 20ft surrounding and a 30 ft road proposed at the middle of the plot.
- (iv) The site is not flood prone.

xviii) Any deficiencies/omission have been noticed in the above documents- Not submitted land schedule, checklist and in-principle approval from BeMC.

2. Deliberation in 26.08.2025 SEAC Meeting-The proposal was placed in SEAC meeting held on 26.08.2025 and considering the information furnished and the presentation made by the

consultant, M/s Centre for Envotech & Management Consultancy Pvt. Ltd., Bhubaneswar along with the project proponent, the SEAC recommended for grant of Environmental Clearance to the project valid for 10 years with stipulated standard conditions in addition to the following specific conditions:-

- i) The proponent shall obtain Permission from the Chief Engineer, Drainage / Concerned Appropriate Authority for discharge of excess treated sewage water along with storm water to the nearest public drain / natural nallah. Provision of necessary infrastructure for facilitating above-mentioned discharges shall be provided in own cost.
 - ii) The unit shall obtain permission from concerned authority to use the nearest approach road.
 - iii) The Proponent before implementation of the project shall convert the land to Gharabari and shall take the ownership of the land if not already taken.
 - iv) Proper landscaping to be developed to prevent artificial flooding.
 - v) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
 - vi) The proponent shall use solar energy at least to the tune of 5% of total power requirement as proposed.
 - vii) The proponent shall obtain permission from concerned Fire Safety Authority.
 - viii) Trees located within the project area if any shall be transplanted to alongside the boundary green development area.
 - ix) The proponent shall take appropriate measures to combat flooding situation due to excess rain water.
 - x) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
 - xi) The project proponent shall maximise utilisation of treated water in flushing, plantations and ground washings etc. as per need to reduce water discharge to drain. This shall be verified in future compliance report.
 - xii) The PP will not commence construction unless the drain lay out is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
 - xiii) Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken and the report should be submitted.
 - xiv) The proponent will explore and promote sustainable livelihood opportunities for the local community.
 - xv) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
3. Deliberation in 242nd SEIAA Meeting:- The proposal was placed in the 242nd meeting of SEIAA held on 24.09.2025 and after detailed deliberation, the authority decided to seek clarification / document from PP on the following: -
1. Land schedule along with ROR and registered agreement with the land owner for development of land.
 2. In-principle approval / conditional approval for the project, Berhampur Development Authority / Berhampur Municipal Corporation.
 3. Structural stability certificate of the building vetted by Prof. of Civil Engineering Department of IIT, Bhubaneswar.
➤ Now the PP has submitted their ADS as raised by SEIAA for consideration of EC.
4. Deliberation in 246th SEIAA Meeting:- The proposal was placed in the 246th meeting of SEIAA held on 22.10.2025 and the authority observed that the PP has not submitted full

compliance of ADS raised on 24.09.2025. After detailed deliberations in the matter, the authority decided that the PP has to upload the following documents as asked for :-

- i) Registered Agreement with land owners for development of the land.
- ii) Structural stability certified of the proposed building vetted by the Prof. of CE Department of IIT, Bhubaneswar.

➤ Now the PP has submitted their ADS raised by SEIAA for consideration of EC.

5. Deliberation in 252nd SEIAA Meeting:- Decision of Authority: Approved:-The proposal was placed in the 252nd meeting of SEIAA held on 14.11.2025 for consideration of EC. After detailed deliberations in the matter, the Authority approved the Environmental Clearance (EC) of the project valid for a period of 10 years from the date of issue of EC with standard and specific condition as recommended by SEAC for a total built up area of 53,298.814 Sq.mt. subject to condition that the PP shall construct drain for the project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.

