



File No: SEAC/SEIAA.4475/2026

State Environment Impact Assessment Authority (SEIAA), Assam

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated: 11/08/2026

To,

Mr Rajesh Kumar Jain
PRAGJYOTISH HOUSING PRIVATE LTD
3rd floor, Avantika Nilay, Ulubari Bazar Road, Guwahati-781007, Kamrup Metro, Assam
realconstructionghy@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 Residential Building “Piya Elite” (Phase-3) submitted to SEIAA & SEAC vide proposal number SIA/AS/INFRA2/583773/2026 dated 01/07/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801AS5697814N
(ii) File No.	SEAC/SEIAA.4475/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Residential Building “Piya Elite” (Phase-3)
(vii) Name of Company/Organization	PRAGJYOTISH HOUSING PRIVATE LTD
(viii) Location of Project (District, State)	KAMRUP METRO, ASSAM
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

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 State Expert Appraisal Committee (SEAC), Assam under the provision of EIA notification 2006 and its subsequent amendments.

The above-mentioned proposal has been considered by State Expert Appraisal Committee (SEAC) in the meeting held on 17/06/2026. The minutes of the meeting and all the Application and documents submitted (viz. Form-1 Part A and Part B) are available on PARIVESH.

The brief about configuration of plant/equipment, products and by products and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A and B) /presented during SEIAA.

The SEIAA, in its meeting held on 01/08/2026, 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.

The SEAC has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after recommendations of the State Environment Impact Assessment Authority (SEIAA) hereby decided to grant EC for instant proposal of **Pragjyotish Housing Private LTD** under the provisions of EIA Notification, 2006 and as amended thereof.

The SEIAA reserves the right to stipulate additional conditions, if found necessary.

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.

This issue with the approval of the Competent Authority.

EC is approved for Expansion of EC for Residential Building “Piya Elite” (Phase-3)”. The proposed project is located at Dag No. 240, 244, 350, 353, 355, 352, 356, 357,366, 367, 354, 732(O) 368(N), 310, 2215 & Patta No. 830, 216, 734(O)/ 117(N), 270, 926, 695, 270, 926, 740, 879, 253, 608, 229(O)/ 921(N), 877, 877(O), 1202(N) at Village: 2no Maidam Gaon, Tehsil: Khanapara, Dist: Kamrup (M), Assam.

The total plot area (Existing + Expansion) is 21,546.47 Sq. M (2.15 Ha) and the total built-up area (Existing + Expansion) is 94,209.15 Sq M. Earlier EC was granted by SEIAA on 21.06.2023 is uploaded.

After that Building Plan Approval was granted by GMDA for a built-up area of 69,273.22 Sq. M, for which expansion of Environmental Clearance (EC) phase-2 was obtained vide letter EC26C3801AS5480377N date: 18/03/2026.

Subsequently, the project planning was revised, and a Revised Building Plan Approval was issued by GMDA vide Letter No. MDB/0176/25-26 dated 07.03.2026.

Since the revised built-up area is more than 20,000 Sq. M and less than 1,50,000 Sq. M, the project falls under Category B2, Activity 8(a) of the EIA Notification, 2006 and its subsequent amendments.

The total estimated cost of the project is Rs. 4854 Lakh.

The proposed Green Belt to be established is earmarked with an area of 0.95 Ha (25% of plot area), which will include Greenbelt, Avenue plantation and lawn to enhance the aesthetic beauty of site and help combat air and noise pollution. Numbers of trees proposed to be planted in the green belt development is 724 trees where in an amount of Rs 13.00 Lakh is proposed.

The total water demand for operation phase is will be 491 KLD.

Salient Features of the Project-

S. No	Description	As per Existing	EC	Proposed Expansion	Total after Expansion
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AREA DETAILS				
1	Total Plot Area	17123.7	4422.77	21546.47
2	Total Built-Up Area	69273.22	24,935.93	94,209.15
3	Green Area	3,767.21	1105.69	4872.15
4	Max. height of building	45	0	45
POPULATION DETAILS				
5	No. of Persons	3464	403	3867
WATER REQUIREMENTS AND WASTEWATER GENERATION				
6	Total Water Requirement	439	52	491KLD
7	Fresh Water Requirement	282	32	314 KLD
8	Treated Water Requirement (Flushing + Landscaping)	157	20	177 KLD
9	Wastewater/ Sewage Generation	368	42	410 KLD
10	Proposed STP capacity	425	50	475 KLD
RAIN WATER HARVESTING DETAILS				
11	Rain Water Harvesting Tanks	4	1	5
PARKING DETAILS				
12	Parking Proposed	572 ECS	78 ECS	650 ECS
POWER REQUIREMENT DETAILS				
13	Power Requirement	5.58	2.42 MW	8 MW
14	Source	Assam Power Distribution Company Limited (APDCL).		
POWER BACKUP				
15	No. DG Sets & Capacity	410 KVA	160 KVA	570 KVA
SOLID WASTE GENERATION DETAILS				
16	Total Municipal Solid Waste Generation	1589.09	184.80	1773.89 Kg/day
PROJECT COST				
17	Project Cost	159 Cr	48.54 Cr	207.54 crores
PROJECT COMPONENTS				
18	The proposed project include construction of 8	Block A-D	Block H (Phase-	Total 8 Block (A-

	Block of Building.).	(phase 1) Block E-G (Phase-2)	3)	H)
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The Phase-wise details of the project and clearances received are detailed below:

Phase-wise Plot Area, Built-up Area and Approval / NOC Details

S. No.	Phase wise	Existing/ Proposed Block	Plot Area (Sq.m) Approved	Built-up Area (Sq.m) Approved	Approval / NOC Details
1	Phase 1	Block A-D	13,875.07	57,270.47	• GMDA Approval: MDB/0372/21-22 dated 21/06/2022 • GMC Approval: GMC/W30/0130/21062022 dated 02/08/2022 • Environmental Clearance: EC23B038AS115166 dated 21/06/2023 • CTE: APCB/GUW/T-4891/25-26/64; valid from 08/12/2025 to 07/12/2030
2	Phase 2	Block E-G	17,123.70	69,273.24	• GMDA Approval: GMC//W30/0130/21062022 dated 13/09/2023 • GMC Approval: GMC/W45/0315/07102023 dated 03/11/2023 • Environmental Clearance: EC26C3801AS5480377N dated 18/03/2026 • CTE: EC_Consent ID 82949/SPCB/AS/2026 • CCR: dated 29.01.2026
3	Phase 3	Block H	21,546.47	94,209.15	• GMDA Approval: GMC//W30/0130/21062022 dated 13/09/2023 • GMC Approval: GMC/W45/0315/07102023 dated 03/11/2023 • EC Application: Proposal No. SIA/AS/INFRA2/587337/2026 • CTE Application: EC_Consent ID 82949/SPCB/AS/2026

As Phases I and II near completion and Phase III is set to commence, it is essential to evaluate the likely environmental issues holistically.

A detailed assessment of stormwater volume, drainage capacity, and pipe slope maintenance is required to ensure

effective discharge and prevent flooding.

Rainwater harvesting should be restricted to rooftop collection only, with adequate filtration systems in place. This will allow recharge of deeper aquifers while minimizing contamination risks that could otherwise pose long-term health hazards.

Green space development should commence immediately upon completion of Phases I and II in the respective building areas. Plantation activities are yet to begin and should be prioritized to enhance ecological balance, improve air quality, and provide aesthetic value.

The STP capacity requires re-evaluation, considering Assam's unique climatic conditions and the regional tendency for higher water consumption. This will ensure that wastewater treatment remains efficient and sustainable under local circumstances.

With the anticipated increase in vehicular traffic within and around the complex, a comprehensive traffic management plan must be prepared. Special attention should be given to junctions connecting with public roads, ensuring smooth flow and minimizing congestion through proper evaluation and design.

During land filling and boundary wall construction, care must be taken to avoid waterlogging in surrounding areas. If such issues arise, appropriate remedial measures should be implemented promptly to mitigate the problem and prevent adverse impacts on neighbouring properties and local drainage systems.

As part of the project's disaster management plan, adequate provisions must be made for:

- **Emergency Assembly Points**— Clearly designated, accessible, and safe open areas where occupants can gather during an emergency evacuation. These points should be strategically located, well-marked, and designed to accommodate the expected building population.
- **Refuge Areas**— Dedicated safe zones within the high-rise structures, preferably at intermediate levels, to provide temporary shelter during fire, earthquake, or other emergencies. These areas should comply with national building codes and local disaster management guidelines, ensuring sufficient space, ventilation, and communication access.

Such measures will enhance occupant safety, facilitate organized evacuation, and strengthen the project's compliance with disaster resilience standards.”

All the other terms and conditions mentioned by SEAC shall remain unchanged.

Copy To

1. The Secretary, Environment & Forest Department Govt. of Assam, Dispur Guwahati-6 Assam, Kamrup Metro, Assam, environmentforestassam@gmail.com
2. The Member Secretary, Assam Pollution Control Board, Bamunimaidam- 21 Assam, Kamrup Metro, Assam, membersecretary@pcbassam.org
3. The Divisional Forest Officer, Social Forestry, Basistha Guwahati, Kamrup Metro, Assam, dfo-sf-guwahati@gov.in
4. The Scientist E, Integrated Regional Office Ministry of Environment Forest & Climate Change, 4th Floor Housefed Building G.S. Road Rukminigaon Guwahati-22, Kamrup Metro, Assam, iro.guwahati-mefcc@gov.in

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions By Seac:

S. No	EC Conditions
1.1	1. For raising of Green Belt around the plot area the PP shall consider and take in to account the species of plants being endemic with evergreen nature, being of aesthetic value, medicinal value comprising of trees, shrubs, liana with proper labelling for appreciation of the importance of these plants by inmates, occupants, visitors and local public etc. Maximum possible numbers of plants shall be planted covering all the pockets comprising of trees, shrubs, herbs etc etc as enlisted herein below. 2. The plant species as may be preferred are Kamini Kusum (<i>Murraya paniculata</i>), Ashok (<i>Saraca asoca</i>), Bakul (<i>Mimosops elengi</i>), Nahor (<i>Mesua ferrea</i>), Sewali (<i>Nyctanthes arbor tris tis</i>), Bael (<i>Aegle marmelos</i>), Agar (<i>Aquillaria malaccensis</i>), Thuja (<i>Thuja compacta</i>), Putranjiba (<i>Putranjiva roxburghii</i>), Ronga Joba (<i>Hibiscus chinensis</i>), Aparajita (<i>Clitorea ternatea</i>), Rudraksh (<i>Elaeocarpus ganitrus</i>), Tulsi (<i>Ocimum sanctum</i>) etc etc. 3. The Proponent shall comply with the conditions of Indian Green Building Council (IGBC) or GRIHA (Green Rating for Integrated Habitat Assessment) / LEEDS (Leadership in Energy and Environmental Development Systems). 4. Further, the STP is to be managed by the project Proponent. The PP shall have the necessary AMC with the STP provider for operation and their maintenance shall be ensured by the APCB. 5. The cost earmarked for the environmental safeguards contained in the Environment Management Plan (EMP), as approved against the Environment Management Plan, amounting to Rs. 21.5 Lakh as capital cost and Rs. 6 Lakh as recurring cost against each of the components shall have to be utilized and shall not be diverted for any other purposes and year wise expenditures both in constructional and operational phases shall be reported to the APCB, the SEIAA and the Regional Office, MoEF & CC, GoI, Guwahati along with the break up of expenditures for record and monitoring. 6. CER activities shall be undertaken by the PP under the supervision of the DFO, SF Division, Guwahati, Basishtha as an initial measure to cover up stretches of Railway Tracks (Bhutnath to Maa Kamakshya Temple) with evergreen herbaceous plants for amelioration of the environment as also for enhancing aesthetic view of Guwahati City, as taken up on priority of the Govt of Assam. An amount not exceeding Rs 5 Lakh shall be spent to accomplish the targeted task, as estimated in due consultation with the DFO, within a period of 3 (three) months. 7. Compliance of the Solid Waste Management (SWM) Rules, 2026 (as to be enforced from 1st April' 26) duly notified by the MoEF & CC vide S.O. 388 (E) Dated 27.01.2026 shall be strictly adhered to by the PP. 8. The PP shall obtain Consent to Operate (CTO) from Assam Pollution Control Board under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981, as applicable before starting of the construction activities and during the construction activities respectively. 9. All the above conditions shall form part of the CER activities and shall be complied with in a time bound manner and Half Yearly Compliance Reports (HCR) are mandatory on the part of project Proponent which need to be uploaded on or before 1st June and 1st December of the calendar year in PARIVESH 2.0 portal. 10. It shall be bounden on the project Proponent to upload the Half Yearly Compliance Report (HCR) in terms of the guidelines circulated under OM No. IA3-22/1/2022-IA.III Dated 14.06.2024 by the Ministry in the MoEF & CC, GoI.

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

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

2. Air Quality Monitoring And Preservation

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

S. No	EC Conditions
	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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

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

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

S. No	EC Conditions
	recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

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

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the

S. No	EC Conditions
	building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

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

S. No	EC Conditions
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. Human Health Issues

S. No	EC Conditions
9.1	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.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	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.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
10.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	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.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified

S. No	EC Conditions
	personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	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.
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.