



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

To,

The -1

AGARWALLA BROTHERS

Paramount Developers, 4th Floor, Silver Oak, Opp Sarusajai Stadium, NH  
-37, Guwahati, Assam -781034

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/AS/INFRA2/431122/2023 dated 01 Jun 2023. The particulars of the  
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038AS150065
2. File No.	SEIAA. 3534/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Construction of Proposed B+G+18 Residential cum Commercial Building, Garchuk, Guwahati, Assam
7. Name of Company/Organization	AGARWALLA BROTHERS
8. Location of Project	ASSAM
9. TOR Date	N/A

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

Date: 04/04/2024

(e-signed)  
Smti Neera Daulagupu  
Member Secretary  
SEIAA - (ASSAM)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*




This has reference to your application for Prior Environmental Clearance **Proposal No. SIA/AS/INFRA2/431122/2023 dated 4/07/2023** in Form-1, Form-1A, Project Summary, Conceptual plan and the additional clarifications furnished in response to the observations of the SEAC and SEIAA, Assam for further necessary action for EC for **“Construction of Proposed B+G+18 Residential cum Commercial Building at Garchuk, Guwahati, Assam”** proposed by Agarwalla Brothers.

**Brief details of the Project:**

Sl. No	Particulars	Details
1	Category/ Item No. (In Schedule):	B <sub>2</sub> , 8(a)
2.	Name of Project	EC for construction of Proposed B+G+18 Residential cum Commercial Building at Garchuk, Guwahati, Assam proposed by Agarwalla Brothers
3.	Total plot area	9742.39 Sqm.
4.	Location Details	Dag No. 5580 & Patta No. 1607 at Gorchuk, Village: Sahar Fatasil, Mouza: Beltola, District: Kamrup (M), Assam.
5.	Build-up area	43,985.80 Sqm.
6.	Proposed Parking	5053 Sqm.
7.	Green belt area	779 Sqm.
8.	Total Project Cost	90 Crore
9.	Fresh Water Requirement	75 KLD
10.	Solid Waste Generation	455 Kg/day
11.	Power requirement	3500 kVA
12.	Power back up	1000 kVA (2 x 1500 kVA +1 x 500 kVA )

The proposal was placed before the august committee on 2<sup>nd</sup> SEAC meeting held on 10<sup>th</sup> November, 2023 & 5<sup>th</sup> SEAC Meeting held on **30.01.2024** for detail appraisal and deliberations. The total plot area is measuring **9742.39** sq.m while the Built up is **43,985.80** sq.m. Cost of the project is proposed at Rs **90** Crore.

The matter was placed before the august SEAC body for deliberation and discussion for issue of the Environmental Clearance (EC). Deliberations were made and thorough discussions held



  
Member Secretary  
SEIAA, Assam  
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on presentation made by the consultant M/S OCEAO-ENVIRO Management Solutions (India) Private Limited.

Accordingly, the proposal was deliberated by SEIAA, Assam in its 10<sup>th</sup> meeting dated 22/03/2024 and hereby accords necessary Environmental Clearance for the above project **as per terms and conditions laid by SEAC, Assam** and as per the provisions of Environmental Impact Assessment Notification, 2006 and its subsequent amendments. Approved for issuance of EC subject to strict compliance of the terms and conditions as follows.

- a) The Committee is also of the considered opinion that adequate provision is made by the proponent for the occupantsspecially for the Children, the Women and as well for the *elderly* inmates for a *YOGA Hall* (Yoga Centre) wherein a trained personnel in Yoga could train the occupants / residents.
- b) The total plot area of the proposed residential complex is at least 9,742.39Sqm and, therefore, around 1220numbers of plants are to be planted by the project proponentat suitable locations and patches in the plot area covering at least 975 Sq m, which is 10 % of the plot area with evergreen species of plants which could withstand storm and are primarily of aesthetic in nature and of medicinal value.
- c) The plant species preferably should be *Bael (Aegle marmelos)*, *Bakul (Mimosupselengi)*, *Nahor (Mesuaferrea)*, *Ashoka (Saraca asoca)*, *Kanchan (Bauhinia purpurea)*, *Joba (Hibiscusrosasinensis)*, *Sonar (Cassia fistula)*, *Putranjiba (Putranjivaroxburghii)*, *Tezpatta (Cinamomumtamala)*, *Dalchini (Cinamomumzeylanicum)*, *Sewaliphul (Nyctanthes arbor tris tis )*, *Sansevierazelanica*, *indigenous flowering plant species of herbs and shrubs like KaminiKusum (Murrayapaniculata)*, *Aparajita (Clitoreaternatea)*, *Narasingha (Murrayakoengii) etc.*
- d) Indian Green Building Council (IGBC) or GRIHA (Green Rating for Integrated Habitat Assessment)/LEEDS (Leadership in Energy and Environmental Development Systems) including the proposed greenery around the premises, as prescribed, and the same are to be uploaded in the PARIVESH portal.
- e) The STP is to be managed by the Project Proponent for the period even after handing over the projects to the stakeholders. The PP shall have AMC with the STP provider for operation and maintenance for a period of at least 10 yrs at the initial / 1<sup>st</sup> instance and their maintenance shall be ensured by the PCB, Assam. Certificate from the Central

  
Member Secretary  
SEIAA, Assam  



Ground Water Authority for use of water in the operational phase needs to be obtained by the Proponent.

- f) The cost earmarked for the environmental safeguards contained in the Environment Management Plan (EMP) amounting to Rs 345 Lakh as Capital Cost and Rs4.1 Lakhs recurring cost per year 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 PCB, Assam & SEIAA, the Regional Office, MoEF&CC, GoI, Guwahati along with the break up of expenditures for record and monitoring.

**Part-A. Specific conditions:**

**I. Construction Phase:**

1. 'Consent to establish' as well as 'Consent to operate' shall be obtained from Assam Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Assam.
2. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
3. Adequate drinking water and sanitary facilities should be provided for construction workers at site. The safe disposal of waste water and solid wastes generated during construction phase should be ensured. Waste water shall be treated properly so that it comply standard limit.
4. Provision shall be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labours during construction phase.
5. All the labourers to be engaged for shall be subjected to regular health check up. The project proponent shall provide protective equipment to all the labourers engaged in construction activities.
6. The construction site shall be provided with adequate barricades at least three meter high on its periphery with adequate signage.
7. A First Aid Room shall be provided in the project both during construction and operation of the project.
8. All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.
9. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
10. Soil and ground water samples shall be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

  
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SEIAA, Assam  




11. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
12. The diesel generator sets and concrete mixture to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
13. Ready mixed concrete (RMC) shall be used in building construction.
14. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
15. Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by PCBA.
16. Storm water control and its re-use as per CGWB and BIS standards for various applications shall be maintained.
17. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
18. Permission for withdrawal of ground water shall be obtained from the competent Authority prior to construction/operation of the project.
19. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
20. Treatment of 100% grey water by decentralized treatment should be done.
21. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
22. Use of glass may be reduced by up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality low E value glass.
23. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
24. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
25. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
26. Width of the internal road and exist and entry road shall be as per MoEF Guidelines.
27. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc.
28. The storm water drainage shall be worked out after analyzing the contour levels of the site and the surrounding area and the capacity of storm water drainage.
29. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, toilets, mobile STP, safe drinking water, medical health care, crèche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.



  
Member Secretary  
SEIAA, Assam  




30. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms.
31. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
32. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.

## **II. Operation Phase**

1. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Assam before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards prescribed by PCBA. Treated waste water shall not be discharged to nearest river/stream any way.
2. Rain water harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run off, pre-treatment shall be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest of ground water table.
3. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
4. Any hazardous waste, biomedical waste should be disposed of as per rules framed under Env (P) Act, 1986.
5. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety. Green Belt shall be developed as Peripheral plantation with a width not be less than 1 mtr and as per requirement.
6. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
7. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provisions for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
8. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
9. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors, etc. and submit to the SEIAA, Assam in three months time.
10. Diesel power generating sets proposed as source of power during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height

  
Member Secretary  
SEIAA, Assam  





needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel is obligatory. The location of the DG sets may be decided suitably without disturbance to the public.

11. The ground water level and its quality should be monitored regularly.
12. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.
13. The building shall have adequate distance between them to allow movement of fresh air and passage of natural light, air, and ventilation.
14. The emergency evacuation plan shall be implemented as stated and emergency exit shall be provided in each block.
15. The internal Roads shall be as per MoEF guidelines and there shall be separate exit and entry roads for residential buildings.
16. Safety and disaster management shall be implemented.

#### **PART-B.**


##### **GENERAL CONDITIONS:**

1. The project proponent shall submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data online in the **PARIVESH** portal through individual user ID to the SEIAA, Assam/ Regional Office of the MoEFCC, Guwahati.
2. Officials from the SEIAA, Assam, who would be monitoring the implementation of environmental safeguards, should be given full cooperation, facilities and documents/data by the project proponents during their inspection.
3. The unit shall comply with general discharge standards, notified by the **MoEF&CC, GOI, vide GSR.422 (E) dtd. 31.12.1993.**
4. The unit shall comply with the Standards and Guidelines for control of Noise Pollution from Stationary Diesel Generator Sets, notified by **MoEF&CC, GOI vide GSR 7, dtd. Dec. 22, 1998.**
5. The project proponent shall comply with the provisions contained in this Ministry's **OM vide F. No. 22-65/2017-IA.III dated 30/09/2020**, as applicable, regarding Corporate Environment Responsibility.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Assam.
7. The SEIAA reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
9. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of

  
Member Secretary  
SEIAA, Assam  
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- Pollution) Act, 1981, the Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
10. Environmental Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project.
  11. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the SEIAA, Assam. The criteria pollutant levels namely PM10, PM2.5, SO2, NOx, etc. or critical sectoral parameters, indicated for the project shall be monitored and a record be maintained for the public domain.
  12. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the SEIAA and Pollution Control Board, Assam as prescribed under the Environmental (Protection) Rules, 1986, as amended subsequently and the project proponent shall submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data online in the ***PARIVESH portal through individual user ID to the SEIAA, Assam***/Regional Office of the MoEFCC, Guwahati.
  13. The SEIAA, Assam may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
  14. This EC is valid for 10 (Ten) years from the date of issue of the order.
  15. The Project Proponent should advertise in at least two local News Papers widely circulated in the region, one which shall be in the vernacular language informing that the Project has been accorded Environmental Clearance & copies of clearance letters are available with the SEIAA, Assam. The advertisement should be made 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the SEIAA, Assam.

  
**Member Secretary**  
**SEIAA, Assam**

**Bamunimaidam, Guwahati-21**  




Memo No. SEIAA.3534/2023/EC/ 94

Dated: 4/4/2024

**Copy to: -**

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



*Member Secretary*  
*SEIAA, Assam*

*Bamunimaidam, Guwahati-21*