



Govt. of Assam

**Office of the State Level Environmental Impact Assessment Authority, Assam  
Bamunimaidam, Guwhati-21.**



No. SEIAA.281/2014/EC/110

Dated: Guwahati, 29<sup>th</sup> January 2015.

To,

**The Director,  
M/s Teron Construction Pvt. Ltd.  
A.T. Bharalumukh, House No. 289,  
Maa Padma Commercial Complex,  
Guwahati-781009, Assam.**

**Sub: Environmental Clearance of Proposed Residential Complex "UTTARAYAN VILLE"  
located at Narakasur Ganesh Turning Kahilipara, Guwahati-781019, Assam.**

This has reference to your application no. Nil dated. 16/06/2014 submitted for seeking prior Environmental Clearance under the provision of EIA Notification, 2006 and subsequent amendments on the basis of the mandatory documents enclosed with the application viz., Form 1, Form 1A and the additional clarifications furnished in response to the observations of the SEAC, Assam for further necessary action. The Proposal was discussed in the 13<sup>th</sup> SEAC meeting and 17<sup>th</sup> SEAC/SEIAA joint meeting held on 15<sup>th</sup> September, 2014 & 25<sup>th</sup> November, 2014 respectively and recommended the proposal for issuance of Environmental Clearance with necessary terms & condition.

It is interalia, noted that the project involves the construction of a Residential Complex "UTTARAYAN VILLE" located at Narakasur Ganesh Turning Kahilipara, Guwahati-781019, Assam under Dag No. 132,138,135,136,122,468,117,116,115,114,123,124,486,469,467,428, Patta No.242,703,7,327,526,389,192,244,462,479,573,503,268 at Village Kahilipara of Beltola Mouza, Guwahati(M), Assam. No of Blocks 10(ten), Total Flats-421, Block T-1,T-2 (a+b),T-3(a+b),T-4(a+b) and T-7(a+b) are G+8, Block T-5(a+b) and T-6 are G+9, T-8,T-9 & T-10 are G+10, on a plot area of 24533.11 (6.062 acors) Sq.m. The total built-up area of the project is 60657.37 Sq.m. and total ground coverage is 6771.97 Sq.m. The total water requirement is 349 KLD (freshwater requirement-193 KLD). The source of water is through Ground water abstraction during operation and construction phase. The capacity of STP proposed is 350 KLD and waste water generation is 235 KLD. SBR Technology will be adopted for treatment of sewage water. Treated waste water will be used for flushing 82 KLD, horticulture 72 KLD, DG Cooling 2 KLD and balance 32 KLD treated waste water will be discharged to Municipal sewer. Total solid waste generation from the project will be 950 Kg/per day during operation phase. The power requirement is about 4000 KVA. 2 nos. of DG sets of 160 KVA each is proposed. Total parking proposed is 494 ECS. The total cost of the project is Rs.89.12 Cores.

Accordingly, SEIAA, Assam hereby accords necessary Environmental Clearance for the above project as per the provisions of Environmental Impact Assessment Notification, 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:-

**Part-A. Specific conditions:**

**I. Construction Phase:**

1. "Consent to Establish" 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.
4. Provision shall be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labourers during construction phase.
5. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
6. For disinfection of waste water, use ultra violet radiation, not chlorination.
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.

*Ami*  
29/01/15  
Member Secretary  
SEIAA, Assam



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.
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. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 subject to availability of the same.
14. Ready mixed concrete must be use in building construction.
15. 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.
16. 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 CPCB.
17. Storm water control and its re-use as per CGWB and BIS standards for various applications are maintained.
18. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
19. Permission for drawl of ground water shall be obtained from the competent Authority prior to construction/operation of the project.
20. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
21. Treatment of 100% grey water by decentralized treatment should be done.
22. 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.
23. 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.
24. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
25. Adequate measures to reduce air and noise pollution during construction keeping in mine CPCB norms on noise limits.
26. 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.
27. Width of the internal road and exist & entry road shall be as per MoEF Guidelines.
28. 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 lightening etc.
29. 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.
30. 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.
31. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms.
32. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
33. 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.

*Anil*  
29/10/15  
Member Secretary  
SEIAA, Assam



34. 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 CPCB. 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 must 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 EP 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. 33 % Green Belt shall be developed Peripheral plantation width should not be less than 1 mtr.
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. Proper seepage control measures shall be adopted.
10. A report on the energy conservation measures confirming 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.
11. 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 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.
12. The ground water level and its quality should be monitored regularly.
13. Adequate measures shall be taken to prevent odour problem from solid waste processing plant and STP.
14. The building shall have adequate distance between them to allow movement of fresh air and passage of natural light, air, and ventilation.
15. The emergency evacuation plan shall be implemented as stated.
16. The internal Roads shall be as per MoEF guidelines & there shall be separate exit and entry roads for residential buildings.

## **PART-B. GENERAL CONDITIONS:**

1. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the SEIAA, Assam/ Regional Office of MoEF, Shillong.
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. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, Assam.
4. 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.

5. 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.
6. 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 Pollution) Act, 1981, the Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
7. 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.
8. 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. (ambient levels as well as stack emission) or critical sectoral parameters, indicated for the project shall be monitored and a record be maintained for the public domain.
9. The environmental statement for each financial year ending 31st March in Form-V as is mandate to be submitted by the project proponent to the SEIAA and State Pollution Control Board, Assam as prescribed under the Environmental (Protection) Rules, 1986, as amended subsequently and shall also be sent to the respective Regional Offices of MoEF by e-mail.
10. The SEIAA, Assam may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11. 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.

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**Member Secretary** **Member Secretary**  
**SEIAA, Assam** **SEIAA, Assam**  
**Bamunimaidam, Guwahati-21**

Memo No. SEIAA.281/2014/EC/110-A

Dated: Guwahati, 29<sup>th</sup> January 2015.

**Copy to: -**

1. The Secretary to the Govt. of Assam, Environmental & Forest Department, Dispur, Guwahati-6 for favour of information.
2. The PCCF, HoFF, Govt. of Assam, Rehabari, Guwahati-8 for favour of kind information.
3. The Member Secretary P.C.B. Assam for favour of information.
4. The Regional Office, MoEF, Govt. of India, Low-u-sib, Lumbatngen, Near MTC Workshop, Shillong-793021 for favour of information.
5. Office file.

*sd/-*  
**Member Secretary**  
**SEIAA, Assam**  
**Bamunimaidam, Guwahati-21**