सत्यमेव जयते

File No: SIA/8(a)/2757/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), BIHAR)
***

Dated: **07/12/2025**

To,

RAJ KUMAR PRASAD
BARNWAL PROPERTIES PRIVATE LIMITED
SAMARPAN BHAWAN, NEAR KANYA PATHSHALA, RAMNA ROAD GAYA , GAYA, BIHAR, 823001
barnwalproperties@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 Residential Building “Raj-Maitin Tower” at Gaya, Bihar by Barnwal Properties Pvt. Ltd. submitted to SEIAA, Bihar vide proposal number SIA/BR/INFRA2/535262/2025 dated 13/06/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801BR5449556N
(ii) File No.	SIA/8(a)/2757/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Residential Building “Raj-Maitin Tower” at Gaya, Bihar by Barnwal Properties Pvt. Ltd.
(viii) Name of Company/Organization	BARNWAL PROPERTIES PRIVATE LIMITED
(ix) Location of Project (District, State)	GAYA, BIHAR
(x) Issuing Authority	SEIAA, Bihar
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were

submitted to the SEIAA, Bihar for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 27/11/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA, Bihar are annexed to this EC.

6. The SEIAA, Bihar in its meeting held on 27/11/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC Committee hereby decided to grant EC for instant proposal of M/s. RAJ KUMAR PRASAD under the provisions of EIA Notification, 2006 and as amended thereof.

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

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Built-up area	Built-up area	30480.75	sqm	Road	none

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR

F. No.:- SIA/8(a)/2757/2025

Sub: **Proposed Residential Building Project "Raj – Maitin Tower" at Mauza:– Abgila, Thana:– Mofassil, District:- Gaya Ji, State:- Bihar; by M/s Barnwal Properties Private Limited [Total Plot Area:- 7,318.98 m^2, (Plot Area main Block (A):- 6,047.68 m^2 + Plot Area EWS Block (B):- 1,271.3 m^2) Total Built-up Area:- 30,480.75 m^2] – Environmental Clearance regarding.**

Reference:-

1. MoEF&CC EC Proposal No. - **SIA/BR/INFRA2/535262/2025** & SEIAA File No.:- **SIA/8(a)/2757/2025**.
2. Scrutiny fee submission dated 30-04-2025.
3. SEAC meeting held on 09-09-2025 & 03-11-2025.
4. SEIAA meeting held on 14-10-2025 to 15-10-2025 & 27-11-2025 to 29-11-2025.

Sir,

This has reference to your online application for the above proposal of M/s Barnwal Properties Private Limited for Building and Construction Project at Mauza:– Abgila, Thana:– Mofassil, District:- Gaya Ji, State:- Bihar. The details of the projects are as follows:-

Sl. No.	Item	Details
1.	Name of the project	Proposed Residential Building Project "Raj – Maitin Tower" at Mauza:– Abgila, Thana:– Mofassil, District:- Gaya Ji, State:- Bihar; by M/s Barnwal Properties Private Limited
2.	S. No. in the Schedule	8(a)
3.	Type of Project	{Building and Construction Project}
4.	Total Plot Area	7318.98 m^2
5.	Total Built-up Area	30,480.75 m^2
6.	Total Green Belt Area	1,036.06 m^2 (17.13% of total plot area)
7.	No. of Trees to be planted	76 Trees
8.	Total Parking Area provided of the project	5,567.55 m^2
9.	Location of the Project	Plot No. – 199 new, 198 new, 109 old, Khata No. – 382 new, 79 old, Thana No. – 314, Ward No. – 51, Mauza:– Abgila, Thana:– Mofassil, District:- Gaya Ji, State:- Bihar.

10.	Detailed Area Statement	**Sl. No.**	**Details**	**Area (Sqm.)**
		1.	Plot Area main Block (A)	6047.68
		2.	Plot Area EWS Block (B)	1271.3
		3.	Residential Block A Built –up Area	24913.2
		4.	Parking Area Provided at Ground Floor	1694.64
		5.	Parking Area Provided at Basement	3872.91
		6.	Total Parking Area Provided	5567.55
		7.	**Total Built-up Area**	**30480.75**
		8.	Plot area EWS Block (B)	1271.3
		9.	LIG & EWS, Block B Built-up Area	3487.2
		10.	Greenbelt Area provided (17.13%)	1036.06
		11.	Total Ground Coverage	2082
		12.	Road Area	1171
		13.	Open Area	1757.7

11.	Details of Building Blocks	**Sl. No.**	**Block**	**Block A (Residential Building)**	**Total**
		1.	4 BHK	12	
		2.	3 BHK	132	
		3.	2 BHK	72	
		4.	1 BHK	…	
		5.	Total No. of units	216	**216**
		6.	Population	1236	**1236**
		7.	No. of Floors	B + G + 12	
		8.	Height of the Building	~ 39 Meter	

12.	Details of Building Blocks	**Sl. No.**	**Details**	**Block A Residential**	**Block B (L.I.G & EWS)**
		1.	Basement B/U Area	46.64	….
		2.	Ground Floor B/U Area	387.64	684.64
		3.	First Floor B/U Area	2039.91	700.64
		4.	Second Floor B/U Area	2039.91	700.64
		5.	Third Floor B/U Area	2039.91	700.64
		6.	Fourth Floor B/U Area	2039.91	700.64
		7.	Fifth Floor B/U Area	2039.91	….
		8.	Sixth Floor B/U Area	2039.91	….
		9.	Seventh Floor B/U Area	2039.91	….
		10.	Eight Floor B/U Area	2039.91	…..
		11.	Ninth Floor B/U Area	2039.91	…..
		12.	Tenth Floor B/U Area	2039.91	…..
		13.	Eleventh Floor B/U Area	2039.91	…..
		14.	Tweleveth Floor B/U	2039.91	…..

			Area		
				24913.2	**3487.2**
13.	Latitude & Longitude	**S. No.**	**Latitude**	**Longitude**	
		1	24° 48' 03.580" N	85° 01' 33.371" E	
		2	24° 48' 03.324" N	85° 01' 34.045" E	
		3	24° 48' 03.030" N	85° 01' 33.960" E	
		4	24° 48' 02.745" N	85° 01' 35.422" E	
		5	24° 48' 02.887" N	85° 01' 36.228" E	
		6	24° 48' 00.970" N	85° 01' 35.403" E	
		7	24° 48' 00.239" N	85° 01' 34.900" E	
		8	24° 47' 57.876" N	85° 01' 35.070" E	
		9	24° 47' 56.234" N	85° 01' 34.938" E	
		10	24° 47' 56.253" N	85° 01' 34.596" E	
		11	24° 47' 59.518" N	85° 01' 34.463" E	
		12	24° 48' 00.980" N	85° 01' 34.767" E	
		13	24° 48' 01.577" N	85° 01' 32.821" E	
		14	24° 48' 02.346" N	85° 01' 33.049" E	
		15	24° 48' 02.745" N	85° 01' 33.039" E	
		16	24° 48' 03.077" N	85° 01' 33.362" E	
14.	Maximum height of the building	~ 39 meters			
15.	Maximum Stories	B + G + 12			
16.	Number of Tower	01			
17.	Basement	01			
18.	Water Requirement	**~ 128 KLD** Fresh Water – 75 KLD Treated Water – 53 KLD Source:- Ground Water			
19.	Waste Water Generated	~ 110 KLD			
20.	Total number of Rain Water Harvesting Pits	05 Pits			
21.	STP Capacity	130 KLD			
22.	Solid Waste Generation	~ 569 Kg/day			
23.	Bio-degradable Waste	~ 228 Kg/day			
24.	Non Bio-degradable Waste	~ 341 Kg/day			
25.	Power Requirement	~ 1000 KW Source:- State Electricity Board.			
26.	Power Backup	2 DG sets of (2 x 250 KVA).			
27.	Total Project cost	Total Project Cost – **Rs. 80 Crores** Environment Management Plan Cost **During Construction** Capital Cost - **Rs. 30 Lakhs** Recurring Cost - **Rs. 10 Lakhs** **During Operation** Capital Cost - **Rs. 142 Lakhs** Recurring Cost - **Rs. 26 Lakhs**			

Detailed of EWS Provision

S. No.	Particulars	
1.	Plot Area EWS Block (B)	1271.3 m^2
2.	LIG & EWS, Block B Built-up Area	3487.2 m^2
3.	Rain Water Harvesting Pits (with size)	01 (RWH Pit size = 6.28 m^3).
4.	Septic tank Capacity	30 KLD
5.	Maximum Height of the Building (m)	Approx. 14.90 m.
6.	Total Water Requirement	~ 27 KLD
7.	Waste water Generated	~ 24 KLD
8.	Solid Waste Generated	~ 122 Kg/day
9.	Biodegradable Waste	~ 49 Kg/day
10.	Non-Biodegradable Waste	~ 73 Kg/day
11.	Number of Tower	01
12.	Basement	00
13.	Max. Stories	G + 04

PREMISES OF THE ENVIRONMENTAL CLEARANCE

This Environmental Clearance is being issued on the premises which have been substantiated / described in detail in the format of application along with enclosed affidavits / certificates / undertakings etc. furnished therewith by the project proponent:-

(i) Information provided, descriptions mentioned are complete, true and actual and no relevant fact has been concealed to obtain Environmental Clearance deceitfully by the project proponent.

(ii) Environmental Clearance shall be liable to be revoked if furnished information, provided description / Certificates / Affidavits / Undertaking etc. are found false/ concocted at any stage of its validity.

(iii) Project Proponent shall intimate SEIAA immediately if there is any change in their official address / E-mail / Ph. No / Cell. no etc failing which communication sent to them on old address shall be considered as delivered.

(iv) This Environmental Clearance is issued without affecting any court order / statutory other institutions as well as relevant other laws enactment by Ministry of Environment, Forest & Climate Change, Government of India, New Delhi.

1. **Statutory compliance**

a) 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.

b) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightening etc.

c) 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.

d) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

e) 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.

f) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

g) 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.

h) 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.

i) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

j) 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**

a) 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.

b) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

c) 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.

d) 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.

e) 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.

f) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

g) Wet jet shall be provided for grinding and stone cutting.

h) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

i) 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.

j) 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.

k) 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.

l) For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water quality monitoring and preservation**

a) 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.

b) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

c) Total fresh water use shall not exceed the proposed requirement as provided in the project details.

d) 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.

e) 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.

f) 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.

g) 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.

h) 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.

i) 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.

j) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

k) 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.

l) 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.

m) All recharge should be limited to shallow aquifer.

n) No ground water shall be used during construction phase of the project.

o) 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.

p) 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.

q) No sewage or untreated effluent water would be discharged through storm water drains.

r) 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.

s) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

t) 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**

a) 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.

b) 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.

c) 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**

a) 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.

b) Outdoor and common area lighting shall be LED.

c) 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.

d) 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.

e) 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.

f) 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**

a) 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.\

b) 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.

c) 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.

d) Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

e) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

f) 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.

g) 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.

h) 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.

i) 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.

j) 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**

a) 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).

b) 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.

c) 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.

d) 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**

a) 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.

b) 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.

c) 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 05 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 05 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.

9. **Human health issues**

a) 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.

b) For indoor air quality the ventilation provisions as per National Building Code of India.

c) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

d) 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.

e) Occupational health surveillance of the workers shall be done on a regular basis.

f) First Aid Room shall be provided in the project both during construction and operations of the project.

10. **Corporate Environment Responsibility**

a) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-1A.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.

b) 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 SEIAA,Bihar as a part of six-monthly report.

c) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

d) 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.

11. **Miscellaneous**

a) 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.

b) 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.

c) 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.

d) 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.

e) 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.

f) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

g) 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 SEIAA, Bihar, Ministry/Regional Office along with the Six Monthly Compliance Report.

h) 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.

i) The project proponent shall inform the SEIAA. Bihar/ 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.

j) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

k) 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.

l) No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA, Bihar.

m) 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.

n) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

o) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

p) The SEIAA, Bihar/ 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.

q) 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.

k) 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. Special Conditions:-

a) Corporate Environmental Responsibility (CER) plan made in consultation with the concerned authority of the Local Body (Municipal Corporation / Municipality / Nagar

Panchayat / Gram Panchayat) clearly outlining the type of activities and amount involved, etc. shall be executed and completed before the completion of the project, which shall predominantly include Municipal Solid Waste Management activities like-

(i) Material Recovery Facility (MRF).

(ii) Wet Waste Processing Facilities.

(iii) Improvement in solid waste collection system, etc.

(iv) The Compliance of CER should be intimated through the half-yearly report to the SEIAA, Bihar, MoEF&CC, IRO Ranchi and to BSPCB, Patna.

b) Visitors parking and Flat Owner parking should be separate.

c) The developer / Owner must mention in the agreement or sale deed that an area 1036.06 m^2 out of the total plot area shall be developed and maintained as green area by planting large crown trees preferably of ficus species in addition to compliance of the other conditions imposed by the SEIAA, Bihar in the Environmental Clearance.

d) The green belt area should be permanently barricaded / fenced for its exclusive demarcation and maintenance as a green belt area and for future verification / inspection.

e) The management plans of STP, roads, basic amenities, solid waste management, first aid-medical facilities, emergency telephone numbers, etc. submitted with the proposal shall be adhered to strictly.

f) Appropriate facility for parking of vehicles shall be provided inside the project premises.

g) The project proponent will ensure that no vehicular traffic congestion on the main road is caused by the project.

h) Project Proponent has to fix a permanent sign – board near the main entrance and prominently display thereupon the activities to be made as per the stipulations in the Environmental Clearance.

i) Make provision for sufficient number of electric vehicle charging point for both 4 wheeler vehicles and 2 wheeler vehicles.

j) If EWS construction site is away from the main project site then EWS details are to be included in the main project and both details are to be reflected in the EC letter separately.

k) The road connecting the main construction site and public road is to be reserved exclusively for transportation purposes only. It should not be used for any other purposes including plantation.

l) The area were this internal road joins the main construction plot should be kept free to the extent possible.

m) Apart from the proposed green belt, plants also need to be planted in large pots, wherever place is available. Also the proponent can consider to compensate the green area with terrace gardening.

Sd/-
(Alok Kumar)
Member-Secretary
SEIAA, Bihar

Copy, through email, for information and necessary action to :–

1. The Principal Secretary, Environment, Forest and Climate Change Deptt., Govt. of Bihar, Sinchai Bhawan, Patna – 15.
2. The Chairman, RERA, Govt. of Bihar, Patna – 23.
3. The Chairman, SEAC, Bihar.
4. The Member Secretary, Bihar State Pollution Control Board, Patna – 10.
5. MoEF&CC, Integrated Regional Office, Ranchi, 2nd Floor, Headquarter - Jharkhand State Housing Board, Harmu Chowk, Ranchi, Jharkhand – 834002.
6. Guard file.

(Alok Kumar)
Member Secretary,
SEIAA, Bihar

Signature Not Verified

Digitally Signed by : Alok Kumar IFS
Member Secretary, SEIAA

Date: 07/12/2025