



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

To,

The Director

BHUSWAMI BUILDCON PRIVATE LIMITED

Dubey Gharana Apartment, 1st Floor, Flat No. 103, 127 Shaheed Road,
Gaya - 823001 -823001

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/BR/INFRA2/447629/2023 dated 11 Oct 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC24B038BR145231 |
| 2. File No. | SIA/8(a)/2485/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Thakur Singh Suncity Complex
(Residential Building Project of Bhuswami
Buildcon Pvt. Ltd.) |
| 7. Name of Company/Organization | BHUSWAMI BUILDCON PRIVATE
LIMITED |
| 8. Location of Project | BIHAR |
| 9. TOR Date | N/A |

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

Date: 25/04/2024

(e-signed)
Abhay Kumar IFS
Member Secretary
SEIAA - (BIHAR)

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.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR

F. No.: SIA/8(a)/2485/2023

Sub: Proposed Residential Building Project "Thakur Singh Suncity Complex" at Mauza:- Hario, Thana:- Chandauti, District:- Gaya, State:- Bihar; by M/s Bhuswami Buildcon Private Limited [Total Plot Area:- 16821.85 m², Total Built-up Area:- 56,380 m²] – Environmental Clearance regarding.

- Reference:-**
1. MoEF&CC EC Proposal No. - SIA/BR/INFRA2/447629/2023 & SEIAA File No.: SIA/8(a)/2485/2023.
 2. Scrutiny fee submission dated 19-10-2023.
 3. SEAC meeting held on 06-04-2024.
 4. SEIAA meeting held on 14-04-2024.

Sir,

This has-reference to your online application for the above proposal of M/s Bhuswami Buildcon Private Limited for Building and Construction Project "Thakur Singh Suncity Complex" at Mauza:- Hario, Thana:- Chandauti, District:- Gaya, State:- Bihar. The details of the projects are as follows:-

Sl. No.	Item	Details																		
1.	Name of the project	Proposed Residential Building Project "Thakur Singh Suncity Complex" at Mauza:- Hario, Thana:- Chandauti, District:- Gaya, State:- Bihar; by M/s Bhuswami Buildcon Private Limited.																		
2.	S. No. in the Schedule	8(a)																		
3.	Type of Project	{Building and Construction Project}																		
4.	Total Plot Area	16,821.85 m ²																		
5.	Total Built-up Area	56,380 m ²																		
6.	Total Green Belt Area	2912 m ² (17.31% of the total plot area)																		
7.	Total Parking Area provided of the project	11,312.73 m ²																		
8.	Location of the Project	Plot No.: 298 (New), 300, Khata No.: 27, 21 (New), Thana No.: 332, Mauza:- Hario, Thana:- Chandauti, District:- Gaya, State:- Bihar.																		
9.	Latitude & Longitude	<table><tr><th>S. No.</th><th>Latitude</th><th>Longitude</th></tr><tr><td>1.</td><td>24° 44' 39.02" N</td><td>84° 57' 51.97" E</td></tr><tr><td>2.</td><td>24° 44' 38.01" N</td><td>84° 57' 59.64" E</td></tr><tr><td>3.</td><td>24° 44' 37.86" N</td><td>84° 58' 02.09" E</td></tr><tr><td>4.</td><td>24° 44' 36.73" N</td><td>84° 58' 01.91" E</td></tr><tr><td>5.</td><td>24° 44' 35.73" N</td><td>84° 58' 01.65" E</td></tr></table>	S. No.	Latitude	Longitude	1.	24° 44' 39.02" N	84° 57' 51.97" E	2.	24° 44' 38.01" N	84° 57' 59.64" E	3.	24° 44' 37.86" N	84° 58' 02.09" E	4.	24° 44' 36.73" N	84° 58' 01.91" E	5.	24° 44' 35.73" N	84° 58' 01.65" E
S. No.	Latitude	Longitude																		
1.	24° 44' 39.02" N	84° 57' 51.97" E																		
2.	24° 44' 38.01" N	84° 57' 59.64" E																		
3.	24° 44' 37.86" N	84° 58' 02.09" E																		
4.	24° 44' 36.73" N	84° 58' 01.91" E																		
5.	24° 44' 35.73" N	84° 58' 01.65" E																		

		6.	24° 44' 35.95" N	84° 57' 59.69" E
		7.	24° 44' 37.24" N	84° 57' 52.04" E
		8.	24° 44' 37.93" N	84° 57' 52.13" E
		9.	24° 44' 37.96" N	84° 57' 51.99" E
10.	Maximum height of the building	~ 19.05 meters		
11.	Number of Towers	Tower 08 (A to F)		
12.	Basement	01		
13.	Maximum Stories	B + G + 5		
14.	Detail of Building Blocks	Sl. No.	Details	FAR (Sqm.)
		1.	Block A Built-up Area	5124.76
		2.	Block B Built-up Area	5796.48
		3.	Block C Built-up Area	5124.76
		4.	Block D Built-up Area	6317.03
		5.	Block E Built-up Area	6317.03
		6.	Block F Built-up Area	6317.03
		7.	Block G Built-up Area	6317.03
		8.	Block H Built-up Area	3482.55
				45156.67
15.	Water Requirement	~ 256 KLD Fresh Water – 154 KLD Treated Water – 102 KLD Source:- Ground Water		
16.	Total number of Rain Water Harvesting Pits	05 Pits		
17.	STP Capacity	270 KLD		
18.	Waste Water Generated	~ 145 KLD		
19.	Solid Waste Generation	~ 1159 Kg/day		
20.	Bio-degradable Waste	~ 464 Kg/day		
21.	Non Bio-degradable Waste	~ 695 Kg/day		
22.	Power Requirement	~ 3100 KW		
23.	Power Backup	2 DGs of (2 X 1000 KVA, 1 X 500 KVA)		
24.	Total Project cost	Total Project Cost - ₹ 94.87 Crores Environment Management Plan Cost During Construction Capital Cost - ₹ 30 Lakhs Recurring Cost - ₹ 10 Lakhs During Operation Capital Cost - ₹ 160 Lakhs Recurring Cost - ₹ 26 Lakhs		

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.

I. Statutory compliance:

- 1. The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 2. The Project Proponent will obtain Consent to Establish (CTE) from the BSPCB before preparing site for construction; if applicable and Consent to Operate (CTO) before giving occupancy.
- 3. 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.
- 4. All directions of the Airport Authority, Director of Explosives and Fire Department, etc. shall be complied with.
- 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 Bihar State Pollution Control Board.
- 6. The Project Proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 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.

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.
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.
10. The Project Proponent shall follow the ECBC / ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power, Govt. strictly.
11. The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system for multi-storey buildings, wet & dry bins, collection center & mechanical composter, etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors / recyclers for which a written tie-up must be done with the authorized vendors / recyclers.
12. Hazardous waste / E-waste should be disposed off as per Rules applicable and with the necessary approval of the Bihar State Pollution Control Board.
13. Solar power plant or other solar energy related equipment's shall be operated and maintained properly.
14. Provisions shall be made for the integration of solar water heating system.
15. Environmental Clearance conditions applicable for construction and operation phase which are in the interest of public at large must be displayed at prominent place which can be easily accessible to public along with address and contact number of authorities to whom violation of EC conditions can be reported.
16. Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto, $1/3^{rd}$ of the building height or 10 meters height whichever is more to prevent dispersion of dust particulate (fugitive emission) matter from the construction site.
17. Construction of appropriate civil structure and creation of other facilities shall be undertaken to provide benefit of the person suffering from disability in accordance with Hon'ble Supreme Court of India order dated 15th December 2017 in Writ Petition (Civil) 292 of 2006 with WP (Civil) 997 of 2013 (Disabled Rights Group & Anr. Vs Union of India & Ors).

II. Air quality monitoring and preservation

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. Project site shall be adequately barricaded before the start of construction activity by erecting suitable windscreen upto 1/3rd of the building height or upto 10 meters height whichever is more to prevent dispersion of particulate matter (fugitive emission) from the construction site. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. Plastic / tarpaulin sheet covers shall be provided for vehicles bringing all loose construction material e.g sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
3. A Management Plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets.
5. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site.
6. All loose construction material e.g sand, soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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 Rules, 2016.
10. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection), Act 1986 prescribed for air and noise emission standards.

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. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12. For indoor air quality the ventilation provisions as per National Building Code of India shall be implemented.

III. Water quality monitoring and preservation:

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 wet land 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.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the Project Proponent. The record shall be submitted to the, SEIAA/ Regional Office, MoEF&CC along with six monthly Monitoring reports.
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.
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.
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.

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.
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.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rainwater harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
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.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
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.
16. 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 into municipal drain.
17. No sewage or untreated effluent water would be discharged through storm water drains.
18. 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.

19. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
20. 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.
21. Separate drainage system shall be developed for storm water so that end point discharge to nearest nallah / river is ensured to avoid water logging without any increase in the pollution load in receiving system.
22. Possibilities need to be explored to use STP waste water during construction phase. Fresh water shall be used only after exhausting the possibility of obtaining STP waste water located in municipal jurisdiction.

IV. Noise monitoring and prevention:

1. Ambient noise levels shall conform to residential 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.
2. 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.

V. Energy Conservation measures:

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.
2. Outdoor and common area lighting shall be LED.
3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope,

appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per Energy Conservation Building Code (ECBC) specifications.

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. 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-law's requirement, whichever is higher.
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.

VI. Waste Management:

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 Municipal Solid Waste (M.S.W.) generated from project shall be obtained.
2. Proper composting / vermi-composting of municipal and biodegradable solid wastes shall be carried out. All municipal solid wastes shall be segregated, collected, transported, treated and disposed as per provisions of the Solid Wastes Management, 2016 (As amended).
3. All the top soil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
4. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

Er

5. 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. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
8. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the Bihar State Pollution Control Board.
9. 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.
10. 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.
11. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
12. 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.

VII. Green Cover:

1. No tree should be felled unless exigencies demand. Wherever absolutely necessary, tree translocation shall be done with prior permission from the concerned regulatory authority. Old trees should be retained/translocated based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured in the ratio of species cut to species planted.
2. 2,912 m² (17.31%) of the total plot area shall be kept under green area cover within the project site

3. All the efforts shall be made not to fell any tree however if any tree need to be removed necessarily, it may be translocate with prior permission from concerned local Authority. In case of felling, plantations to be ensured in the ratio of species cut / removed to species planted. Area for green belt development shall be provided as per the details provided in the Project document.
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 re-applied during plantation of the proposed vegetation on site.

VIII. Transport:

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.
 - e) Proper signages.
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.
3. 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.

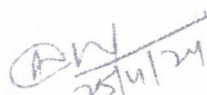
Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

19. Environmental Clearance shall remain valid for a maximum period of 10 years or completion of project whichever is earlier.
20. Any appeal against this Environmental Clearance shall lie with the Hon'ble National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

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

1. The 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.


(Abhay Kumar)
Member Secretary,
SEIAA, Bihar