



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

To,

The -1

PRIYASHI AASHI DEVELOPERS PRIVATE LIMITED

Aashi Anupama Heights , BRP Road & TRP Road Bharalumukh , -
781009

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/INFRA2/436361/2023 dated 23 Nov 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038AS129197 |
| 2. File No. | SEIAA. 3600/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential cum commercial
building "Aashi Ville" NH 37 Betkuchi,
opp. DTP office Guwahati by M/s Priyashi
Ashi Developers Private Limited. |
| 7. Name of Company/Organization | PRIYASHI AASHI DEVELOPERS
PRIVATE LIMITED |
| 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: 14/03/2024

(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.*

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This has reference to your application for Prior Environmental Clearance **Proposal No. SIA/AS/MIN/436361 /2023 dated 23/11/2023** 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 Construction of Residential cum Commercial Building “Aashi Ville” at NH-37 at Betkuchi, Opposite-DTO Office, Guwahati, Dist- Kamrup (M), Assam proposed by M/s Priyashi Ashi Developers Private Ltd.

Brief details of the Project:

Sl. No	Particulars	Details
1	Category/ Item No. (In Schedule):	B ₂ , 8(a)
2.	Name of Project	Construction of Residential cum Commercial Building “Aashi Ville” at NH-37 at Betkuchi, Opposite-DTO Office, Guwahati, Dist- Kamrup (M), Assam.
3.	Total plot area	11,579.5 Sqm.
4.	Location Details	Dag No.386, 393, 394, 395, 385 & Patta No. 159, 241 & 85 located at Betkuchi, Mouza Beltola, Guwahati, Assam.
5.	Build-up area	49,085.90 Sqm.
6.	Proposed Parking	16824.0 Sqm.
7.	Green belt area	2400.42 Sqm.
8.	Total Project Cost	50 Crore
9.	Fresh Water Requirement	197 KLD
10.	Total Solid Waste Generation	696 Kg/day
11.	Power requirement	6500 KW
12.	Power back up	3 number of DG sets (2×500 KVA & 1×250 KVA)

The Project is the Construction of a Residential cum Commercial Building at Betkuchi, opposite to the DTO Office, Kamrup (Metro), Guwahati by the Project proponent **M/s Priyashi Aashi Developers Private Ltd.**, applicant being Mr Sandeep Agarwal, Director.

The total built up area of the proposed complex is **49,085.90** Sqm while the Plot area involved is **11,543.92** Sqm. The project consists of 1 (one) Commercial Block and 4 (four) Residential Blocks.

Presentation was made by the consultant **Rian Enviro Pvt Ltd** duly supported by one of the Project Proponents. The august Committee thoroughly deliberated upon the matter and also discussed on each of the relevant issues after presentation and under consideration


Member Secretary
SEIAA, Assam
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A YOGA Hall should be made for the residents for healthy environment and healthy living.

The total plot area of the proposed residential complex is 11,543.92 Sqm, therefore, around 145 numbers of plants are to be planted by the project proponent at suitable locations and patches in the plot area covering 240 Sq.m comprising 20.73% with evergreen species of plants which could withstand storm and are primarily of aesthetic in nature and of medicinal value.

It was suggested by the committee that the plant species preferably be are of Bael (*Aegle marmelos*), Giloy (*Tinospora cordifolia*), Bakul (*Mimosops elengi*), Nahor (*Mesua ferrea*), Ashoka (*Saraca asoca*), Kanchan (*Bauhinia purpurea*), Rudrakhya (*Elaeocarps ganitrus*), Joba (*Hibiscus rosa sinensis*), Sonaru (*Cassia fistula*), Putranjiba (*Putranjiva roxburghii*), Chandan (*Santalum album*), Agor (*Aquillaria malaccensis*), Tezpatta (*Cinamomum tamala*), Dalchini (*Cinamomum zeylanicum*), Sewali phul (*Nyctanthes arbor tris tis*), Money plant (*Araceae* member), *Sansevieria zelanica*, indigenous flowering plant species of herbs and shrubs like Kamini Kusum (*Murraya paniculata*), Aparajita (*Clitoria ternatea*), Narasingha (*Murraya koengii*) etc etc.

The committee after due deliberations recommended for grant of the EC by the SEIAA with mandatory compliance of conditions of Indian Green Building Council (IGBC) or GRIHA (Green Rating for Integrated Habitat Assessment) / LEEDS (Leadership in Energy and Environmental Development Systems) concepts including the proposed greenery around the premises, landscaping as prescribed, and the same are to be uploaded in the PARIVESH portal.

Further, 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 ETP provide for operation and maintenance for a period of atleast 10 yrs at the initial/ 1st instance and their maintenance shall be ensured by the PCB, Assam.

The Proponent shall also arrange for centralized AC with exhaust at the roof top of the commercial building.

Accordingly, the proposal was deliberated by SEIAA, Assam in its 8th meeting dated 8/02/2024 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.

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


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- 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.
 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 CPCB.
 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.


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SEIAA, Assam
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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 lightening 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.
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 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 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.


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SEIAA, Assam


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 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.


Member Secretary
SEIAA, Assam
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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 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.
16. The project shall have to be GRIHA/IGBC Compliant.



**Member Secretary
SEIAA, Assam**

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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, 4th Floor, Housefed Building, GS Road, Rukminigaon, Guwahati-22 for favour of information.
5. Office file.

