



Tel : 2564033/2563924
EPABX : 2561909/2562847
E-mail: paribesh1@ospcboard.org
Web site : www.ospcboard.org

**OFFICE OF THE
STATE POLLUTION CONTROL BOARD, ODISHA**

Parivesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII,
Bhubaneswar - 751 012

*Through Online/
By Regd Post*

No. 4505 /IND-II-CTE-6292

Date 15.05.2020 /

CONSENT TO ESTABLISH ORDER

In consideration of the online application no. **2444865** for obtaining Consent to Establish of **M/s SJ JRG VENTURE LLP**, the State Pollution Control Board is pleased to convey its Consent to Establish under Section 25 of Water (Prevention & Control of Pollution) Act, 1974 and under Section 21 of Air (Prevention & Control of Pollution) Act, 1981 for Construction of Residential and Hotel Complex "Royal Atlantis" having total built up area of 94,441.789 m² along with installation of DG sets of capacities 1x750KVA+2x500KVA for power back up, with project cost of ₹ 89.95 Crore, At -Sipasurubuli, PS. Puri Sadar(plot nos. & khata nos. as mentioned in application form) in the district of Puri with the following conditions:

GENERAL CONDITIONS:

1. This Consent to Establish is valid for the construction project as mentioned in the application form and for a period of five years from the date of issue of this letter. If the proponent fails to do substantial physical progress of the project within five years then a renewal of this Consent to Establish shall be sought by the proponent.
2. The Project has to apply for grant of Consent to Operate under section 25 / 26 of Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of Air (Prevention & Control of Pollution) Act, 1981 at least 3 (three) months before the occupancy and obtain Consent to Operate from this Board.
3. This Consent to Establish is subject to statutory and other clearances from Govt. of Odisha and / or Govt. of India, as and when applicable.

SPECIAL CONDITIONS:

A. GENERAL CONDITIONS:

1. The proponent shall carry out construction activity as per Environmental Clearance granted by MoEF&CC, Govt. of India vide F No. 21-6/2019-IA-III, dated 28.03.2019.
2. The proponent shall make arrangement for discharge of treated waste water and runoff through proper discharge system without being discharge to outside land as per affidavit submitted by the proponent before grant of Consent to Operate / obtaining occupancy certificate.



3. The proponent shall obtain permission from Department of Water Resources, Govt. of Odisha for drawl of ground/ surface water.
4. The proponent shall implement the pollution control measures and safeguards as proposed in the Environment Management Plan (EMP).
5. Solar or other Renewable Energy shall be installed to meet electricity generation equivalent to 5% of the demand load.
6. A green belt of adequate width and density preferably with local species along the periphery of the project area shall be raised so as to provide protection against particulates and noise. It must be ensured that at least 20% of the total land area shall be under permanent green cover. The proponent shall ensure the maintenance of green belt throughout the year and for all time to come. It is advised that they may engage professionals in this field for creation and maintenance of the green belt. An action plan for this purpose shall be prepared and shall be submitted accordingly.
7. Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision shall be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase shall be ensured.
8. All vehicles carrying construction materials to the site shall be covered to avoid spreading of dust. Vehicles hired for bringing construction material at site shall be in good condition and shall have valid Pollution Under Check (PUC) certificate and to conform to applicable air and noise emission standards and shall be operated only during non-peak hours.
9. The project shall use fly ash bricks and other building materials made out of fly ash in construction.
10. The civil construction shall be carried out with the fly ash bricks. If the fly ash bricks are not available locally the civil construction may carried out with other bricks with prior intimation to the concerned Regional Office of SPC Board. A statement indicating use of fly ash bricks during construction period shall be submitted to the Board quarterly for record.
11. Use of glass shall be reduced by upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, high quality double glass with special reflective coating in windows will be used.
12. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking shall be inside the campus and no public space shall be utilized.
13. Noise shall be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
14. The proponent shall comply to the provisions of E-waste (Management) Rules, 2016 and shall handover E-waste to authorized collection centers / register dismantlers / recyclers for proper disposal of E-waste.
15. Separate collection bin shall be provided inside the building complex for collection of E-waste.



16. The construction and demolition wastes to be generated from the proposed project shall be disposed of in accordance with the provision under "Construction & Demolition Wastes Management Rules 2016".
17. All the plastic waste generated from the premises during construction and commissioning shall be collected and sent for co-processing to the nearby cement kilns.
18. Municipal Solid Waste shall be disposed off as per the Solid Waste Management Rules, 2016 and amendment thereafter.
19. The Board may impose further condition or modify the conditions are stipulated in this order during installation and / or at the time of obtaining consent to operate and may revoke this order in case the stipulated conditions are not implemented and / or information is found to have been suppressed / wrongly furnished in the application form.

B. WATER POLLUTION:

20. Water Sprinkling shall be carried out in stock piles and haulage roads in the construction area to suppress fugitive emission.
21. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
22. Fixtures for showers, toilet flushing and drinking shall be of low flow either by use of aerators or pressure reducing devices or sensor based control.
23. Rain water harvesting structure shall be developed inside premises and maximum efforts shall be made to reuse harvested rain water with a definite plan and programme to reduce drawl of fresh water from the local water bodies/ground water source as well as to recharge the ground water. Rain water harvesting structure shall be included from the construction stage itself. A scheme in this regard shall be submitted to the Board.
24. The domestic wastewater generated shall be treated in Sewage Treatment Plant of capacity 200 KLD to meet the following standards as notified by the MoEF&CC, Govt. of India vide G.S.R. 1265 (E), dated 13.10.2017. The treated water shall be reused for flushing, gardening and plantation to the maximum possible extent.

Sl. No.	Parameters	Standards
1.	pH	6.5-9.0
2.	BOD (mg/l)	30
3.	TSS (mg/l)	<100
4.	Fecal Coliform (MPN/100ml)	< 1000

25. The project shall achieve Zero Liquid Discharge (ZLD) concept as proposed.
26. The safe disposal of wastewater and solid wastes generated from washing of painting equipments during the construction phase shall be ensured.

C. AIR POLLUTION:

27. The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environment (Protection) Rules prescribed for air and noise emission standards.



28. All vehicles carrying building materials to the site shall be covered to avoid spreading of dust.
29. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase shall be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets shall be equal to the height needed for the combined capacity of all proposed DG sets. Only low sulphur diesel will be used. The location of the DG sets may be decided in consultation with State Pollution Control Board.
30. The height of the stack attached to the D.G set shall conform to the following:
$$H = h + 0.2\sqrt{KVA}$$

(Where, h = Height of the building where it is installed in meter
KVA = Capacity of D.G Set and H = Height of the stack in meter above ground level).
31. The proponent shall take adequate measures to prevent noise during loading and unloading of the construction materials in night.
32. The proponent shall also take adequate measures during construction phase to prevent noise and dust pollution to surrounding area.

D. SOLID WASTE:

33. Intermediate storage area of adequate capacity for temporary storage of Municipal Solid Waste (MSW) shall be developed inside the premises before handing over the MSW to the approved agency for final disposal.
34. The proponent shall explore to establish Mechanized Waste Converter having polycrack method and other similar method for processing of Municipal Solid Waste generated from the complex under covered shed to produce valuable products like oil, water, gas, carbon, metal, glass etc.
35. The solid waste generated from the complex shall be segregated as biodegradable and non-biodegradable. This shall be collected in separate coloured bins. Proper waste management practices shall be adopted during the collection, storing and disposal of the generated solid waste.
36. Bio-degradable solid waste shall be sent to the organic waste converter for preparation of manure. Non-biodegradable wastes like polythene bags, metal, ceramic Waste, glass etc. shall be stored in separate garbage bin and will be sent to approved agency for final disposal.
37. All required sanitary and hygienic measures shall be in place before starting construction activities and to be maintained throughout the construction phase.
38. All the top soil excavated during construction activities shall be stored for use in horticulture / landscape development within the project site.
39. 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.



40. 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 shall not leach into the ground water.
41. The Project proponent shall dispose off hazardous waste materials such as tarry products, lead containing products, paints & pigments residues, broken fluorescent and mercury lamps during construction and operational phase as per Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and amended thereafter.

[Signature]
15/5/2016
Chief Env. Engineer

To

The Director,
M/s SJ JRG Ventures LLP
B/6, Miknik Mall, 103 Nayapalli,
Tahasil – Bhubaneswar, Dist – Khordha.

Memo No. _____/Date _____/

Copy forwarded to:

1. The Collector & District Magistrate, Puri.
2. The District Industries Centre, Puri.
3. Consent to Operate Cell, SPC Board, Bhubaneswar.
4. Regional Officer, SPC Board, Bhubaneswar.
5. Copy to Guard file.

[Signature]
Sr. Env. Engineer-L-I