



सत्यमेव जयते

File No: 548451/133-MINB1/08-2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority (SEIAA),
ODISHA)



Dated: 30/03/2026



To,

Sri. Jnanabrata Rath, Manager
M/s SJ JRG Ventures LLP
Plot No. 2100/3414, Raghunathpur, Bhubaneswar, District-Khordha, Pin- 751024
jnanarath4@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 Modification & Expansion of Residential & Hotel Complex "Royal Aikyam" Project Over a Plot Area of 30,189.65 Sqmt./7.46 Acres with Total Built up Area revised from 94,441.79 Sqmt. to 1,16,145.45 Sqmt. located in Mouza- Sipasurubuli, Sadar No. 78, Tahasil-Puri, District- Puri by M/s SJ JRG Ventures LLP. submitted to SEIAA, Odisha vide proposal number SIA/OR/INFRA2/548451/2025 dated 25/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801OR5636666N
(ii) File No.	548451/133-MINB1/08-2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Revision & Expansion of Residential & Hotel Complex "Royal Aikyam" by M/s SJ JRG Ventures LLP
(vi) Name of Project	SJ JRG VENTURES LLP
(vii) Name of Company/Organization	Puri, Odisha
(viii) Location of Project (District, State)	SEIAA, Odisha
(ix) Issuing Authority	no
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Plot no. 285 & 286, Khata no. 104

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A & B),Application for EC were submitted to the SEIAA, Odisha for an appraisal by the State Level Expert Appraisal Committee(SEAC) under the provision of EIA notification 2006 and its subsequent amendments thereto.
4. The above-mentioned proposal has been considered for EC by SEAC in its meeting held on 08.10.2025. The minutes of the meeting and all the project documents as submitted by project proponent are available in the Parivesh portal which can be accessed from the Parivesh portal by scanning the QR Code above.
5. The details of the project along with the salient features of the project as submitted by the project proponent in Form-1(Part A & B) and as presented before SEAC are annexed to this EC as Annexure- 2.
6. The SEAC, after detailed deliberations made by the Project Proponent and the EIA Consultant, clarification submitted thereto considered the proposal for EC in its meeting held on 21.02.2026 under the provisions of EIA Notification 2006 and its subsequent amendments thereof, recommended the proposal for grant of Environmental Clearance (EC) valid for a period of 10 years, stipulating various conditions(standard & specific).
7. The matter was examined in the State Environment Impact Assessment Authority (SEIAA), Odisha in its 280th meeting held on 20.03.2026, recommendation of SEAC, compliance to ADS dated 10.03.2026 of PP and in accordance with the EIA Notification, 2006 and further amendments thereto. After detailed deliberations in the matter, the Authority approved the Environmental Clearance (EC) of the project valid for a period of 10 years from the date of issue of EC with standard and specific condition as recommended by SEAC for a total built up area of 1,16,145.45 Sq.mt. subject to condition that the PP shall construct drain for the project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.
8. Environmental Clearance (EC) is granted to the project valid for a period of 10 years from the date of issue of this EC under the provisions of EIA Notification No. S.O. 1533 (E) dated the 14th September, 2006 of the Government of India in the erstwhile Ministry of Environment and Forests, as amended from time to time for proposed Modification & Expansion of Residential & Hotel Complex "Royal Aikyam" Project Over a Plot Area of 30,189.65 Sqmt./7.46 Acres with Total Built up Area revised from 94,441.79 Sqmt.to 1,16,145.45 Sqmt. located in Mouza- Sipasurubuli, Sadar No. 78, Tahasil-Puri, District- Puri by M/s SJ JRG Ventures LLP.' with the following stipulations, environmental conditions and safeguards as given in Annexure- 1(Standard and Specific(Page-12-14)).
9. The SEIAA, Odisha reserves the right to alter /modify the above conditions or stipulate any further condition in the interest of environment protection.
10. Validity of EC is upto a period of 10 years from the date of issue of this EC Order for starting of Operations by the project or activity. In case the project proponent fails to start the Operations within the EC validity date, application for Extension for EC validity shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
11. 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.
12. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
13. This issues with the approval of the Competent Authority.

Copy To

1. Joint Secretary (IA Division), Ministry of Environment, Forests and Climate Change Govt. of India, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi-110003 for information.
2. Additional Chief Secretary, Forests & Environment Dept., Government of Odisha for information.
3. Secretary, SEAC, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-VIII, Bhubaneswar for information.
4. Guard file for record/Website/Parivesh Portal.

Copy for information and necessary action:

1. Member Secretary, State Pollution Control Board, Odisha, Paribesh Bhawan, A/118, Nilakantha Nagar, Unit-8, Bhubaneswar.
2. Regional Officer, Integrated Regional Office (IRO), Ministry of Environment & Forests, GOI, A/3, Chandrasekharpur, Bhubaneswar.
3. Regional Director, CGWA, South Eastern Region, Bhujal Bhawan, Khandagiri, Bhubaneswar, Pin-751030.
4. Vice Chairman/Asst. Town Planner, PKDA, Puri-Konark Development Authority, VIP Road, Puri, Pin-752001
5. Executive Engineer, Puri Municipal Corporation, Puri, Pin-752001.
6. Member Secretary, OWSSB, Unnati Bhawan, 2nd floor, Satya Nagar, Bhubaneswar, Pin-751007. This EC may be communicated to the respective department for EC compliance.
7. Engineer-in-Chief, PHD, Unnati Bhawan, 1st floor, Satya Nagar, Bhubaneswar, Pin-751007. This EC may be communicated to the respective department for EC compliance.
8. Collector & District Magistrate, Puri, District-Puri.

Annexure 1

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	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 lightning etc.
1.3	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.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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 concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	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.
1.8	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.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

S. No	EC Conditions
1.10	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

S. No	EC Conditions
2.1	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.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	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.
2.4	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. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	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 Management Rules 2016.
2.10	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.
2.11	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. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the

S. No	EC Conditions
	provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	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 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.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	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 Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	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.
3.6	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.
3.7	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.
3.8	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.
3.9	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.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	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

S. No	EC Conditions
	pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	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.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	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.
3.16	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.
3.17	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.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	STP of total 2x250KLD capacity shall be installed by PP before start of the operation phase of the building. Treatment of 100% grey water by decentralized treatment should be done. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO. The treated waste water from STP shall be recycled / reused to the maximum extent possible. Discharge of unused treated waste water shall conform to the norms and standards of the Odisha State Pollution Control Board. The sewage treatment plant shall be made functional before the completion of project. Periodical monitoring of water quality of treated sewage shall be conducted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	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

S. No	EC Conditions
4.1	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

S. No	EC Conditions
	phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	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.
4.3	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

S. No	EC Conditions
5.1	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.
5.2	Outdoor and common area lighting shall be LED.
5.3	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 ECBC specifications.
5.4	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.
5.5	Solar Energy shall be installed to meet electricity generation equivalent to 5% of the demand load as proposed or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	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.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	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.

S. No	EC Conditions
6.3	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.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	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.
6.7	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.
6.8	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.
6.9	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.
6.10	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

S. No	EC Conditions
7.1	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).
7.2	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.
7.3	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.
7.4	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 reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	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.
8.2	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.

9.

S. No	EC Conditions
9.1	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 01 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 01 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.

10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the

S. No	EC Conditions
	project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Parivesh portal of MoEF & CC, GoI, (www.parivesh.nic.in). The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of MoEF&CC, Bhubaneswar & SEIAA, Odisha for compliance.
11.2	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.
11.3	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.
11.4	It shall be mandatory for the project management to submit half yearly compliance reports on the status of implementation of the above stipulated environmental safeguards to the SEIAA, Odisha / Integrated Regional Office of the MoEF & CC, Bhubaneswar in soft copies on 1st day of June and December of each calendar year. No hard copy of six monthly compliance report shall be accepted to SEIAA. The proponent shall also upload the compliance report including results of monitored data, as applicable in the dedicated module of Ministry (www.parivesh.nic.in) for monitoring of EC Conditions by RO of Ministry.
11.5	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 Regional office of MoEF&CC as a part of six-monthly compliance report.
11.6	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 Regional Office of MoEF & CC,GoI, Bhubaneswar, SPCB,Odisha along with the Six Monthly Compliance Report.
11.7	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.
11.8	The project proponent shall inform the Regional Office as well as the SPCB,Odisha, the date of

S. No	EC Conditions
	financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of operation by the project.
11.9	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.10	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 State Expert Appraisal Committee.
11.11	No further expansion or modifications in the project shall be carried out without prior approval of the SEIAA,Odisha.
11.12	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.
11.13	The SEIAA,Odisha may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.14	The SEIAA,Odisha reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.15	The 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.
11.16	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.
11.17	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.

Specific EC Conditions for (Building / Construction):**1. Specific Conditions:-**

1.1 The following thrust area of environmental sustainability shall be adhered to by the project proponent comprising of 15 parameters and EC stipulations mentioned against each parameter:

Sl.No.	Parameters	EC Stipulations
(a)	Brief description of the project	<ul style="list-style-type: none"> ➤ proposed Modification & Expansion of Residential & Hotel Complex “Royal Aikyam” Project Over a Plot Area of 30,189.65 Sqmt./7.46 Acres with Total Built up Area revised from 94,441.79 Sqmt.to 1,16,145.45 Sqmt. located in Mouza- Sipasurubuli, Sadar No. 78, Tahasil-Puri, District- Puri. ➤ Estimated Population of the Project-3669Persons(including floating population)
(b)	Environmental impact on project land	<ul style="list-style-type: none"> ➤ Total plot area- 30,189.65 Sqmt./7.46 Acres ➤ Total Built-up Area- 1,16,145.45 Sqmt. ➤ FAR Area -85196.65 Sqmt. ➤ Height of the Tallest Building-43.05 meter
(c)	Water Requirement	<ul style="list-style-type: none"> ➤ Total Water Requirement-561KLD ➤ Total fresh makeup water requirement-296KLD
(d)	Waste Water Treatment	<ul style="list-style-type: none"> ➤ STP of 2x250KLD capacity to be installed. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO. ➤ Net Zero Liquid Discharge (ZLD) from project site during non-monsoon period.
(e)	Drainage	<ul style="list-style-type: none"> ➤ PP is required to obtain site specific drainage plan and NOC from Competent Authority, as applicable for discharge of storm water.
(f)	Ground water	<ul style="list-style-type: none"> ➤ Not allowed during construction. ➤ After Construction with permission from WRD/CGWB. ➤ 14Nos.of Rain Water recharging pits/ or structures of adequate capacity, as proposed to be constructed within the premises.
(g)	Solid Waste Generation & Management	<ul style="list-style-type: none"> ➤ Total solid waste generated-1556 kg/day ➤ Organic Waste Converter (OWC) of adequate capacity to be installed within the premises to treat all compostable waste. ➤ Inorganic waste (inerts) to be disposed off through authorized vendor.
(h)	Air Quality & Noise levels	<ul style="list-style-type: none"> ➤ Maximum ambient noise level of 55dB to be maintained during construction. ➤ DG Set of capacity 5x750 kVA to be installed, as proposed. The PP shall install adequate

		Stack height for DG set(i.e.stack exhaust port) as per norms prescribed by CPCB, in consultation with SPCB, Odisha. The SPCB, Odisha shall ensure the compliance of the condition by PP before issue of CTO.
(i)	Energy Conservation	<ul style="list-style-type: none"> ➤ Solar power to be installed- minimum 518kVA (5% of total demand, as proposed). The SPCB, Odisha shall ensure the compliance of the condition before issue of CTO. ➤ Flyash brick, AACs, other environmental friendly bricks & blocks to be used-20%
(j)	Traffic Circulation	➤ 27615.85Sqmt. parking space along with Visitors parking to be provided.
(k)	Green Belt Development	<ul style="list-style-type: none"> ➤ 6,879.16 Sqmt.(23.12% of Plot area) to be raised before occupancy. The SPCB, Odisha shall ensure the compliance of the condition before issue of CTO. ➤ Project Proponent shall develop Green Belt in an area of 6,879.16 Sqmt.(23.12% of net Plot area)as proposed and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded in the MeriLiFE Portal (https://merilife.nic.in). ➤ No. of Trees to be planted- 372Nos. as proposed or as per Norms .
(l)	Disaster /Risk Management Plan	➤ Firefighting system shall be provided as per the fire NOC.
(m)	Socio Economic & CSR	➤ A First Aid Room and other facilities as proposed to be provided in the project.
(n)	Environment Management Plan (EMP)	➤ EMP cost: Rs.183.50Lakhs as capital cost and 61.00Lakhs/year as annual recurring cost to be utilized for the project.
(o)	Any other related parameter of the project	➤ The Project Proponent shall convert the land to Gharabari and shall take the ownership of the land, if not already taken.

1.2 Any change in the EC stipulations of the parameters above shall require prior approval of SEIAA. The PP is required to obtain amendment in EC before making any changes, failing which it will be construed as violation under Environment (P) Act,1986. The Project Proponent shall ensure submission of all permission/documents as applicable to the project for monitoring of compliance of EC conditions. These certificates/permission/documents should be submitted by the PP to SPCB, Odisha, PKDA or Competent Authority for Approval of Building Plan and to the Regional Office of MoEF & CC, Govt. of India who can assess / evaluate / monitor the compliance of conditions of EC order of the project to ensure sustainable environmental management due to the proposed project.

- 1.3 The SPCB, Odisha shall ensure that there is no change in the project w.r.t. the EC stipulations mentioned against each 15 parameters before giving 'Consent to Operate' to this project and by the local urban bodies and the PKDA/or Competent Authority for Approval of Building Plan while giving the 'Occupancy Certificate' to this project.
- 1.4 The PP shall construct drain for the proposed project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.
- 1.5 The Project Proponent shall be responsible for establishment, operation and maintenance of all common facilities like STP, ETP, OWC, Green belt development, Solar, Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site.
- 1.6 The Project Proponent shall carry out GreenBelt Plantation in the earmarked 6,879.16 Sqmt.(23.12% of net plot area) greenbelt area and that the trees planted in this regard would be planted under the campaign "Ek Ped Maa Ke Naam" and the details of the trees planted would be uploaded on the portal <https://merilife.nic.in>. **The Regional Office of the Ministry and SPCB, Odisha shall ensure the compliance of this condition and the PP shall submit the status report as a part of six-monthly compliance report.**
- 1.7 The Regional Office of Ministry and SPCB, Odisha shall ensure the establishment, operation and maintenance of all common facilities like STP, ETP OWC, Green belt development, Solar, Rainwater Harvesting, DG set for power backup, adequate stack height for DG set and other such amenities provided within the project site by the project proponent and ensure compliance of EC conditions.
- 1.8 Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken.
- 1.9 The proponent shall obtain permission from concerned Fire Safety Authority and maintain appropriate fire corridor as recommended by Fire Safety Authority.
- 1.10 The Proponent shall provide Effluent Treatment Plant (ETP) of adequate capacity for treatment of Effluent generated from Laundry and blow down water from HVAC.

-----End-----

1. Proposal in Brief:

- i) This is a proposal of M/s SJ JRG Ventures LLP for Environmental Clearance of proposed Modification & Expansion of Residential & Hotel Complex “Royal Aikyam” Project Over a Plot Area of 30,189.65 Sqmt./7.46 Acres with Total Built up Area revised from 94,441.79 Sqmt.to 1,16,145.45 Sqmt. located in Mouza- Sipasurubuli, Sadar No. 78, Tahasil-Puri, District- Puri filed by Sri. Jnanabrata Rath, Manager.
- ii) Category: This is a Category – B project which falls under schedule 8(a): Building & Construction Projects as per the EIA Notification 2006 and amendments thereafter.
- iii) The project was earlier granted Environment Clearance by MoEF&CC vide file no. 21-6/2019- 1A-III dated 28.03.2019 for Plot area 30,189.65 sqm (7.46 acre) and Built-up area 94,441.79 sqm.
- iv) Project details: It has proposed for Revision & Expansion of Residential & Hotel Complex “Royal Aikyam” at Plot no. 285 & 286, Khata no. 104, Mouza- Sipasurubuli, Sadar No. 78, Tehsil and District- Puri, Odisha. The project comprises of the following facilities:
- Retail Shops
 - Banquet Hall
 - Restaurants
 - Guest rooms
 - Suites
 - Bar & Grill
 - Lounge
 - Swimming Pool
- Now, built-up area will increase from 94,441.79 m² to 1,16,145.45 m², however, plot area remains same i.e. 30,189.65 m². The geographical co-ordinates of project site are 09°47'29.09"N & 05°47'8.42"E.
- v) Location and Connectivity: The site is adjacent to Gitanjali Road and Nabakalebara Road is approx. 0.2 km towards West direction. NH-316 is approx. 2.4 km away from the project site towards North direction. The nearest railway station is Puri Railway Station approx. 5.6 km in East direction from the project site and Biju Patnaik International Airport is at a distance of approx. 50 km in North direction from the project site. The site is coming under Puri Konark Development Authority.
- vi) The total plot area is 30,189.65 m² (7.46 acre) with built-up area 1,16,145.45 m². The Building Area Details of the Project in tabulated form:

S. No.	Particulars	Area (m ²) (As per earlier EC)	Area (m ²) (Revision & Expansion)	Total Area - After Revision & Expansion (m ²)
1.	Total Plot Area	30,189.65	No change	30,189.65
2.	Road widening area	--	--	440.11
3.	Net Plot area	--	--	29,749.54
4.	Permissible Ground Coverage	9056.895 (@30% of plot area)	2,842.921	11,899.816 (@40% of net plot area)
5.	Proposed Ground Coverage	8,361.57 (@27.691% of plot area)	14.45	8,376.02 (@28.16% of net plot area)

6.	Permissible FAR	67,926.71 (@2.25 of plot area)	51,071.45	1,18,998.16 (@4.0 of net plot area)
7.	Proposed FAR	66,910.64 (@2.22 of plot area)	18,286.01	85,196.65 (@2.86 of net plot area)
	• Residential FAR	49,790.60	24,036.42	73,827.02
	• Commercial FAR (Hotel)	17,120.04	-5,750.41	11,369.63
8.	Non-FAR Area	23,048.49	6,400.31	30,948.8
	• Basement area	10,331.33	8,915.61	20,246.94
	• Stilt area	12,717.16	-2,515.3	10,701.86
9.	Total Built Up Area	94,441.79	21,703.66	1,16,145.45
10.	Green Area	7,322.26 (@24.25% of plot area)	- 443.10	6,879.16 (@23.12% of net plot area)
11.	Maximum Height of the building (m)	44.24	-1.19	43.05

Built-Up Area Break Up

S. No.	Particulars	Area (m ²) (As per earlier EC)	Area (m ²) (Revision & Expansion)	Total Area - After Revision & Expansion (m ²)
1	Proposed FAR	66,910.64 (@2.22 of plot area)	18,286.01	85,196.65 (@2.86 of net plot area)
2	Non-FAR Area	23,048.49	6,400.31	30,948.8
3	Total Built Up Area	94,441.79	21,703.66	1,16,145.45

vii) Statutory Clearances Obtained –

- Obtained EC from MoEF&CC, Govt. of India vide Letter No. F.No.21-6/2019-1A-III, dtd. 28.03.2019 for Residential & Hotel Complex "Royal Atlantis" at Plot No. 285 & 286, Khata - 104, Mouja - Sipasurubuli, Sadar No. 78, Tehsil and District Puri, Odisha.
- Obtained permission from Central Electricity Supply Utility of Odisha, Puri for power supply vide Letter No. 10391, dtd. 11.10.2017.

viii) Water Requirement and waste water management: During operation phase, the source of water supply will be Ground water. The total water requirement for the project post revision and expansion will be approx. 561 KLD out of which 432 KLD is the Domestic water requirement. The freshwater requirement for the project will be 332 KLD (including Potable, Swimming pool make-up water & Laundry).

Comparative Details of Water Demand

S. No.	Description	As per earlier EC	Revision & Expansion	Total - After Revision & Expansion
1.	Total Water Requirement	266 KLD	265 KLD	561 KLD
2.	Fresh Water Requirement	134 KLD	162 KLD	296 KLD
3.	Wastewater Generation	165 KLD	208 KLD	373 KLD
4.	STP Capacity	400 KLD	100 KLD	500 KLD

Calculation for Daily Water Demand (Post Revision & Revision)

Sr. No.	Description	Occupancy	Rate of water demand (lpcd)		Total Water Requirement (KLD)		
A. Domestic Water							
			Fresh	Flushing	Fresh	Flushing	Total
1	Residents	2,388	@90 lpcd	@45 lpcd	214.62	107.46	322.38
2	Hotel Guest rooms	276	@ 260 lpcd	@ 60 lpcd	71.76	16.56	88.32
3	Staff	210	@25 lpcd	@20 lpcd	5.25	4.2	9.45
4	Visitors	795	@5 lpcd	@10 lpcd	3.675	7.65	11.325
Total					296 KLD	136 KLD	432 KLD
Domestic Water Requirement = 432 KLD							
B.	Horticulture	6,879.16 m ²	3 lt./m ² /day		21 KLD		
C.	HVAC				72 KLD		
D.	Make-up water for Swimming Pool	505 sqm x 1.2 @5% of water			30 KLD		
E.	Laundry				6 KLD		
Grand Total (A+B+C+D+E) = 561 KLD							

- ix) **Waste Water Generation & Treatment:-**It is expected that the wastewater (sewage) generated from the project will be approx. 373 KLD (@ 80% of fresh water, 100 % flushing water). The domestic sewage will be treated in onsite STP of 500 KLD (2 STPs each having capacity of 250 KLD) generating 336 KLD of treated water from STP which will be reused for Flushing, Horticulture, HVAC Cooling, etc. The wastewater (trade effluent) generated from laundry will be approx. 6 KLD, which will be treated in onsite ETP of 10 KLD capacity.

Wastewater Calculation (Post Revision & Expansion)

Domestic Water	432 KLD
Potable water	296 KLD
Flushing water	136 KLD
Waste water [@80% fresh + 100% flushing]	237 + 136 = 373 KLD
STP Capacity	500 KLD

Wastewater Calculations w.r.t. ETP

Laundry water requirement	6 KLD
Wastewater from Laundry	6 KLD
ETP capacity	10 KLD

- x) **Power Requirement:** The power supply will be through TP Central Odisha Distribution Limited (TPCODL). The total maximum demand is estimated to be 5,175 KVA post revision and expansion. (Residential - 3675 KVA and Hotel - 1500 kVA). 10% energy saving will be achieved i.e., 518 kVA including 5% through solar and 5% through LED.

Power Requirement	As per earlier EC (kVA)	Revision & Expansion (kVA)	Total - After Revision & Expansion (kVA)
	1,974.12	3,200.88	5,175

- xi) **Details of D.G Sets:** There is provision of 5 no. of DG sets of total capacity 3,750 KVA (Residential- 3x750 KVA and Hotel- 2x750 KVA) for power back up. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.

	As per earlier EC (kVA)	Revision & Expansion (kVA)	Total - After Revision & Expansion (kVA)
Power back up (D.G sets)	1750 kVA	+2000 kVA	3,750 kVA

- xii) **Rain Water Harvesting:** Rainwater harvesting will capture a total runoff of 3,238.48 m³/hr using 14 pits, based on a maximum rainfall of 160 mm/hour.

- xiii) **Parking area:**

Provided Car Parking for Residential	30.6%	22601.17
Basement		12457.57
Stilt		9394.36
Surface		749.24
Provided Car Parking for Hotel (Basement)	44.1%	5014.68

Total parking provided = 27,615.85 sqm

30% of total parking area provided with EV Charging Point

Comparison of Parking for Existing and Proposed project

Parking	As per earlier EC	Revision & Expansion	Total - After Revision & Expansion
	21,741.09 sqm	5,874.76 sqm	27,615.85 sqm

- xiv) Firefighting Installations: All the safety norms and regulations of fire safety will be followed as per the NBC and other related Indian Standards. All electrical cables will be underground and sophisticated modern electrical distribution system adopted to reduce risk of fire. Special fire fighting equipment's like Automatic Fire Detection and alarm system, automatic Sprinkler System etc. would be installed as per the NBC standards. Risk assessment with onsite disaster management plan will be specified to fire, smoke and other emergency conditions.
- xv) Green Belt Development: Total green area measures 6,879.16 m² i.e. 23.12% of the net plot area (Shelter belt, Avenue plantation and lawn). Evergreen tall and ornamental trees like *Acacia leucophloea*, *Acacia nilotica*, *Acacia senegal*, etc. have been proposed to be planted inside the premises.
- xvi) Solid Waste Management:
Solid Waste Generation

Sl. No.	Description	Occupancy	Norms (kg/capita/day)	Waste Generated (kg/day)
1.	Domestic Solid Waste			
	• Residents	2,388	0.5	1,194
	• Hotel Guest room	276	0.5	138
	• Staff	210	0.25	52.5
	• Visitors	795	0.15	119.25
2.	Horticultural Waste (1.7 acre)	@ 0.2 kg/acre/day		0.34
3.	STP Sludge			50.91
4.	ETP sludge			0.8
Total Solid Waste = 1,556 kg/day				

Comparison of Waste Generation

Solid waste Generation	EC accorded (kg/day)	Revision & Expansion (kg/day)	Total - After Revision & Expansion (kg/day)
	1,015	541	1,556

- xvii) Environment Consultant: The Environment consultant M/s Grass Roots Research & Creation India (P) Ltd, Noida, UP along with the proponent made a presentation on the proposal before the Committee on 08.10.2025. Considering the information furnished and the presentation made by the consultant, M/s Grass Roots Research & Creation

India (P) Ltd., Noida, UP along with the project proponent, the SEAC recommended the following:

- A. The proponent may be asked to submit the following for further processing of EC application:
- i. Supportive documents w.r.t. change of name of the proposal as Environmental clearance is granted in the name of “Royal Atlantis”, but now you have applied in the name of M/s SJ JRG Ventures LLP for revision & expansion of residential & hotel complex “Royal Aikyam”.
 - ii. Submit particular reason for revision of the proposal.
 - iii. Copy of approval of building plan from PKDA for revised proposal.
 - iv. NOC/Permission from Airport Authority of India for height clearance certificate.
 - v. NOC/Permission from CGWA for withdrawal of ground/surface water.
 - vi. Copy of Structural Stability report and fire recommendations for revised proposal.
 - vii. Submit NOC/permission from concerned authority for discharge of excess treated effluent and storm water to nearby drain for existing and expansion
 - viii. A layout map showing fire corridor.
 - ix. Break-up Plan for Land use Area during the expansion of a hotel regarding land use changes—what gets reduced, what gets extended and by how much in tabular form.
 - x. Clarify the status of green belt coverage as there is a contradiction between the application and the presentation shown during the meeting.
 - xi. Traffic Study Report to be vetted from Institute of repute.
 - xii. Comparative table showing Project cost & EMP cost for both existing and proposed expansion.
 - xiii. Total project cost.
 - xiv. Certified compliance from concerned authority for existing EC conditions with revised action plan.
 - xv. Comparative table showing how reduction in area and population in the hotel part, so as to add up that area in the residential unit.
 - xvi. Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken and the report should be submitted.
- B. The proposed site shall be visited by Sub-Committee of SEAC to verify the followings:
- i. Environmental settings of the project site.
 - ii. Verify if the site is a flood prone area.
 - iii. Construction activity if any started at the site and extent of construction activity.
 - iv. Road connectivity to the project site.
 - v. Drainage network at the site.
 - vi. Discharge point for discharge of treated water and distance of the discharge point from the project site.
 - vii. Any other issues including local issues.

xviii) The SEAC in its meeting held on dated 08.10.2025 decided to take decision after receipt of the following information and documents from the proponent. The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	Supportive documents w.r.t. change of name of the proposal as Environmental clearance is granted in the name of “Royal Atlantis”, but now you have applied in the name of	Document regarding the same is attached as Annexure-A.	-

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
	M/s SJ JRG Ventures LLP for revision & expansion of residential & hotel complex "Royal Aikyam".		
ii)	Submit particular reason for revision of the proposal.	Document regarding the same is attached as Annexure-B.	Complied
iii)	Copy of approval of building plan from PKDA for revised proposal.	Application copy of PKDA in-principal approval along with payment receipt is attached as Annexure-C.	They have applied for PKDA approval
iv)	NOC/Permission from Airport Authority of India for height clearance certificate.	AAI NOC vide NOC ID PURI/EAST/B/091825/2024462 dated 22.09.2025. Copy of the same is attached as Annexure-D.	Complied
v)	NOC/Permission from CGWA for withdrawal of ground/surface water.	Application copy of CGWA is attached as Annexure-E. Earlier obtained CGWA NOC vide no. CGWA/NOC/INF/ORIG/2019/6346 is attached as Annexure-F.	Earlier CGWA clearance expired and they have applied for renewal
vi)	Copy of Structural Stability report and fire recommendations for revised proposal.	Structure stability certificate is attached as Annexure-G. Acknowledgement copy of Fire safety recommendation is attached as Annexure-H.	They have obtained a structural certificate from structural Engineer not vetted by any reputed institute. In the certificate there is no signature of the Owner. Revised document with signatures of all shall be submitted.
vii)	Submit NOC/permission from concerned authority for discharge of excess treated effluent and storm water to nearby drain for existing and expansion	Copy of Application for drainage connection of both treated water & storm water discharge from local authority is attached as Annexure-I. At present, the project is in the construction stage in accordance with the earlier EC granted. We will obtain the required permission for discharge of excess treated effluent and storm water to nearby drain before commencement of the proposed activities. An undertaking stating the same is attached as Annexure-J.	Not complied as from compliance report it appears it will be drained into NH drain so permission from appropriate authority is required.

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
viii)	A layout map showing fire corridor.	Layout plan showing fire corridor is attached as Annexure-K.	Complied
ix)	Break-up Plan for Land use Area during the expansion of a hotel regarding land use changes—what gets reduced, what gets extended and by how much in tabular form.	Area statement of post revision & expansion along with comparison as per EC accorded and proposed expansion is attached as Annexure-L.	Complied
x)	Clarify the status of green belt coverage as there is a contradiction between the application and the presentation shown during the meeting.	Total green area measures 6,879.16 m ² i.e. 23.12% of the net plot area. No. of trees required = 1 tree/80 sq. m. of plot area = 29,749.54/80 = 372 Nos. Total no. of trees proposed = 372 Nos. (including already planted trees) No. of trees already planted = 90 Nos.	Complied
xi)	Traffic Study Report to be vetted from Institute of repute.	Traffic study report from reputed institute is attached as Annexure-M.	Complied
xii)	Comparative table showing Project cost & EMP cost for both existing and proposed expansion.	Details regarding the same is attached as Annexure-N.	Complied
xiii)	Total project cost.	Total project cost (Land Cost + Development Cost) of the project post revision and expansion will be INR 312.76 Crore including INR 272 Cr (Residential) and 40.76 Cr (Hotel Complex).	Complied
xiv)	Certified compliance from concerned authority for existing EC conditions with revised action plan.	Certified compliance report along with Action taken report for partially and non-complied points is attached as Annexure-O.	--
xv)	Comparative table showing how reduction in area and population in the hotel part, so as to add up that area in the residential unit.	Area statement of post revision & expansion along with comparison as per EC accorded and proposed expansion and population details are attached as Annexure-L.	Submitted Compliance
xvi)	Before starting the construction project physical properties as well as engineering properties of the soil along with its bearing capacity should be undertaken and the report should be submitted.	Soil investigation report is attached as Annexure-P.	Complied

- xix) The proposed site was visited by the sub-committee of SEAC on 27.10.2025. Following are the observations of the sub-committee:
- a. The proposal is for Residential and Hotel Complex (Mod EC). The site is connected by a wide road from the Puri highway.
 - b. It was observed that, two towers construction are being taken up as per previous EC conditions and plan (no change has been observed regarding floors)
 - c. The 3rd tower which is yet to be started, built up area of the same has been proposed to be reduced along with reduced built-up area for hotel.
 - d. Further, a new, 4th tower is proposed to be added within the premise.
 - e. PP explained that they are aiming for ZLD. However, NOC to be taken for discharge of excess treated water and storm water to the nearest Nala. PP submitted the layout drawing and application for NOC as attached.
 - f. PP was asked to provide details of construction along with Architecture report. The same is attached with this report as submitted by PP.
 - g. Fire corridor, drain layout till fallout and other environmental settings are in order. Green belt is being started.
1. After detailed discussion, the SEAC decided to take decision on the proposal after receipt of following information/documents from the project proponent:
- a) They have obtained a structural certificate from structural Engineer not vetted by any reputed institute. In the certificate there is no signature of the Owner. Revised document with signatures of all shall be submitted.
 - b) From compliance report it appears excess treated water and storm water will be drained into NH drain so permission from appropriate authority is required. Hence, submit NOC/permission from concerned authority for discharge of excess treated effluent and storm water to nearby drain for existing and expansion.
 - c) Justification for reduction in EMP cost of Rain Water Harvesting System.
- xx) The SEAC in its meeting held on dated 04.12.2025 decided to take decision after receipt of the following information and documents from the proponent. The proponent has furnished the compliance and the SEAC verified the same as follows:

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
i)	They have obtained a structural certificate from structural Engineer not vetted by any reputed institute. In the certificate there is no signature of the Owner. Revised document with signatures of all shall be submitted.	Structure stability has been vetted by IIT, Bhubaneshwar. Vetting certificate is attached as Annexure-I. Structural stability certificate has been updated to include the signature of PP/Owner. Please refer Annexure – II.	Complied
ii)	From compliance report it appears excess treated water and storm water will be drained into NH drain so permission from appropriate authority is required. Hence, submit NOC/permission from concerned authority for discharge of excess treated effluent and storm water to nearby drain for existing and expansion.	PP has submitted EIDP charges worth INR 88,90,785/- to PKDA which has been transferred to the account of DRDA, Puri for improvement and construction of drainage system in the area. In this regard, please find attached the letter from PKDA, Puri to DRDA, Puri attached as Annexure – III.	Complied Condition stipulated to obtain permission from concerned authority for discharge.

Sl. No.	Information Sought by SEAC	Compliance furnished by the proponent	Views of SEAC
iii)	Justification for reduction in EMP cost of Rain Water Harvesting System.	Post expansion, the capital cost will be INR 183.5 lakh and recurring cost will be INR 61 lakh/yr. Updated EMP budget is attached as Annexure-IV.	Complied

- xxi) Any deficiencies/omission have been noticed in the above documents- Nil
2. Deliberation in 21.02.2026 SEAC Meeting- The proposal was placed in SEAC meeting held on 21.02.2026 and the SEAC considering substantial compliance by the Project Proponent on the information sought, the SEAC recommends for grant of Environmental Clearance to this building project valid for 10 years with stipulated standard conditions in addition to the following specific conditions:-
- i) The proponent shall obtain Permission from the concerned appropriate Authority for discharge of excess treated sewage water along with storm water to the nearest drain.
 - ii) The Proponent shall provide Effluent Treatment Plant (ETP) of adequate capacity for treatment of Effluent generated from Laundry and blow down water from HVAC.
 - iii) The Proponent shall obtain permission from CGWA for drawl of ground water.
 - iv) The Proponent shall obtain building plan approval from PKDA.
 - v) Internal drainage plan with RWH/Re-charge Pits to be taken up based on requirement and with approval of the authority.
 - vi) The proponent shall use solar energy at least to the tune of 5.0% of total power requirement as proposed.
 - vii) The proponent shall implement the Pollution Control Measures and safeguards as proposed in the Environment Management Plan (EMP) of project report.
 - viii) The PP will not commence construction unless the drain layout is finalized and permission given for the same by the authority to discharge excess treated water & storm water.
 - ix) All compliances submitted/ committed by PP(s) shall be strictly adhered to them in addition to all the conditions/ specific conditions of EC.
3. Deliberation in 277th SEIAA Meeting:- The proposal was placed in the 277th meeting of SEIAA held on 10.03.2026 and after detailed deliberation, the authority decided to seek information / document from the PP on the following:-
1. In-Principle approval from PKDA for the revised area to be submitted.
 2. Scrutiny fee to be deposited.
- Now the PP has submitted their ADS raised by SEIAA for consideration.
4. Deliberation in 280th SEIAA Meeting:- Decision of Authority: Approved:-The proposal was placed in the 280th meeting of SEIAA held on 20.03.2026 for consideration of EC. After detailed deliberations in the matter, the Authority approved the Environmental Clearance (EC) of the project valid for a period of 10 years from the date of issue of EC with standard and specific condition as recommended by SEAC for a total built up area of 1,16,145.45 Sq.mt. subject to condition that the PP shall construct drain for the project at their own cost and expenses and will obtain clearance from private land owners as well as from Govt. Authority, as the case may be, in which drain will be constructed to nearest available disposal point within a period of two years.