Date: 29.05.2023

To.

Additional Principal Chief Conservator of Forests (C), Ministry of Environment and Forests and Climate Change, **Regional Office (Southern Zone)** Kendriya Sadan, 4th Floor, E & F Wings, 17th Main Road, Koramangala II Block, Bengaluru -560 034.

Sub: Submission of six-monthly compliance report to the conditions of environmental clearance.

- Ref: 1) Environmental clearance copy of File No. SEIAA 112 CON 2019 dated 10.12.2019.
  - 2) Environmental Clearance Corrigendum Dated 28.07.2021.

## Dear Sir,

With respect to the above subject, State Level Environmental Impact Assessment Authority, Karnataka has issued Environmental Clearance for Construction of "Embassy Business Hub" commercial development Project at Survey Number 25/2, 25/3 And 26 Venkatala Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka by M/s. Embassy Construction Private Limited, in this regard, here with we are submitting six monthly compliance report along with Annexures for the period of October 2022 to March 2023.

Kindly consider and acknowledge the same.

Thanking you, Yours faithfully, For M/s. Embassy Construction Private Limited

(Authorized Signatory)

CIN: U70109KA1988PTC069419



# State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

### No. SEIAA 112 CON 2019

Date: 10-12-2019

To,

H N Ravindra Assistance Vice President M/s. Embassy Construction Private Limited, Embassy Point, 1<sup>st</sup> floor, #150, Infantry Road, Bengaluru- 560 001.

Sir,

Sub: Proposed Construction of "Embassy Business Hub" Commercial Development Project at Sy. Nos. 25/2, 25/3 and 26 Venkatala Village, Yalahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, Karnataka by M/s. Embassy Construction Private Limited - Issue of Environmental Clearance – Reg.

This has reference to your online application dated 27<sup>th</sup> July 2019 bearing proposal No. SIA/KA/MIS/112604/2019 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in their meeting held on 26<sup>th</sup> August 2019.

2. It is, inter-alia, noted that M/s Embassy Construction Private Limited have Proposed for Construction of "Embassy Business Hub" Commercial Development Project on a plot area of 30250.02 Sqm. The total built up area is 88270.15 Sqm. The proposed project comprising of 3 Basements + Ground floor + 13 Upper floors. Total parking space proposed is for 789 No's of Cars. Total water consumption is 392 KLD (Fresh water + Recycled water). The total wastewater discharge is 317 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 350 KLD. The project shall have DG sets of 1500 KVA x 3 No's and 2000 KVA x 2 No's as alternative source of power supply. The project cost is Rs. 370 Crores.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 27<sup>th</sup> September 2019 and decided to accord Environmental Clearance in accordance State Level Environment Impact Assessment Authority-Karnataka (Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986) SEIAA 112 CON 2019 Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

### I. Statutory Compliance.

- 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.
- The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non forest purpose involved in the project.
- iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) 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.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii) 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.
- viii) 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.
  - ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.
  - x) The project proponent shall follow the ECBC/ECBC-R prescripted by Bureau of Energy Efficiency, Ministry of Power strictly.

## II. Air quality monitoring and preservation

 Notification GSR 94(E) dated 25.01.2018 of MoFF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

- A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>25</sub>) covering upwind and downwind directions during the construction period.
- iv) 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.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  - x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.
- xi. 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 dieser shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

### III. Water quality monitoring and preservation

- i) 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, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
- iv) 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.
- v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with 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 the other users.
- vi) 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.
- 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.
- Viii) 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 project area.
  - 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.
- x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water puits appropriate technology to the standards required for constriction purpose.
   xi) 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 Maristry of Urban Development Model Building Byelaws, 2016.
  - A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square outers of built up

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

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.

- All recharge should be limited to shallow aquifer. xiii)
- xiv) No ground water shall be used during construction phase of the project.
- Any ground water dewatering should be properly managed and shall xv) 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.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- Sewage shall be treated in the STP based on MBBR/SBR Technology with xvii) tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
  - xix) The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
  - Onsite sewage treatment of capacity of treating 100% waste water to be xx) installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change Natural treatment systems shall be promoted.
  - Periodical monitoring of water quality of treated sewage shall be xxi) conducted. Necessary measures should be made to mitigate the odour? problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septio 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.

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

### IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- 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.
- Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

## V. Energy Conservation measures

- 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.
- ii) Outdoor and common area lighting shall be LED.
- iii) 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.
- iv) Energy conservation measures like installation of 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.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand? from solar water heaters, as far as possible.

#### VI. Waste Management

 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. ACHI AT

SEIAA 112 CON 2019

- Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited
- ii) Disposal of muck during construction phase shall 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.
- iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- Organic waste compost/ Vermiculture pit/ Organic Waste Converter iv) within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) 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.
- vii) 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.
- viii) Fly ash should be used as construction material 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 construction.
  - ix) 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.
  - Used CFLs/TFLs/LED should be properly collected and disposed off/sent x) for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

#### VII. Green Cover

- No tree cutting/transplantation should be carried out unless exigencies i) demand. Where absolutely necessary, tree transplantation 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).
- A minimum of 1 tree for every 80 sqm of land should be planted and ii) 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. Jean

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

- iii) 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).
- iv) 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.

### VIII. Transport

- 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.
- 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 nonpeak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km 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 5 km 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.
- iv) Provide at the main entrances bell gates, which are located at least 12? inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance

## IX. \_ Human health issues

 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.

SEIAA 112 CON 2019 Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

- All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce
- iii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v) 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi) Occupational health surveillance of the workers shall be done on a regular basis.
- vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

#### X. Corporate Environment Responsibility

- i) The project proponent shall comply with provision contained in OM vide F.No, 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall extend the action plan with a total cost of minimum of Rs. 6.00 Crores for take-up Awareness programs, Infrastructure creation for collection, segregation and Handling of waste, Setup waste management center and construction of waste collection center around the Bettahalasur panchayath villages, as submitted vide letter dated on 09/12/2019 around the project site.
- ii) 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 stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of supmonthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants to ensure that they maintain the cell and take care of all

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SEIAA 112 CON 2019

Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.

Action plan for implementing EMP and environmental conditions along iv) with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.

#### XI. Miscellaneous

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- The copies of the environmental clearance shall be submitted by the project ii) 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.
- iii) The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
- The project proponent shall not use Kharab land if any for any purpose iv) and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
- v) 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.
- The project proponent shall submit six-monthly reports on the status of the vi) compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal. WPAP
- vii) "The Half Yearly Compliance Reports (HYCR) with its contents of covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC Number & date, period of submission and to be sent to the Regional Office of MOEF&CC by email only at email ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable". ALS & KARNATA

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SEIAA 112 CON 2019

Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

- viii) 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.
  - ix) The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
  - The project authorities must strictly adhere to the stipulations made by the x) State Pollution Control Board and the State Government.
  - xi) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- xii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- xiii) 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.
- xiv) The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- The SEIAA, Karnataka reserves the right to stipulate additional conditions xv) if found necessary. The Company in a time bound manner shall implement these conditions.
- The Regional Office of MoEF&CC shall monitor compliance of the xvi) 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.
- The above conditions shall be enforced, inter-alia under the provisions of xvii) 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.
- Any appeal against this EC shall lie with the National Green Tribunal, if xviii) preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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xix) Copies of six monthly compliance on the conditions of the Environmental Clearance shall be submitted to SEIAA, Karnataka. ALS H

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Construction of "Embassy Business Hub" Commercial Development Project by M/s. Embassy Construction Private Limited

## XII. Specific Conditions

- The proponent to conduct energy audit by an accredited agency before operation of the project in accordance with the Bureau of Energy Efficiency.
- ii) 15% of the parking space shall be reserved for electric vehicles with recharging facility.
- iii) The proponent shall identify suitable place (KIOSK) for collection and storage of E-wastes generated within the premises and shall be disposed of regularly with the KSPCB authorized E-waste recyclers.



Yours faithfully,

(Vijayakumar Gogi) Member Secretary, SEIAA, Karnataka.

### Copy to:

- The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003.
- The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bangalore – 560 002.
- 3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
- The APCCF, Regional Office, Ministry of Environment & Forests (5Z), Kendriya Sadan, IV Floor, E & F wings, 17<sup>th</sup> Main Road, Koramangala II Block, Bengaluru – 560 034.
- 5. Guard File.



# **State Level Environment Impact Assessment Authority-Karnataka**

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

#### No. SEIAA 112 CON 2019

#### Date: 28.07.2021

#### **CORRIGENDUM**

Para 2 in the Environmental Clearance letter No. SEIAA 112 CON 2019, dated 10.12.2019 issued to H N Ravindra, Assistant Vice President, M/s. Embassy Construction Private Limited, Embassy Point, 1<sup>st</sup> floor,#150, Infantry Road, Bengaluru – 560 001for Proposed Construction of "Embassy Business Hub" Commercial Development Project at Sy. Nos. 25/2, 25/3 and 26 Venkatala Village, Yalahanka Hobli, Bengaluru North Taluk, Bengaluru Urban District, Karnataka shall be corrected and read as follows.

"2. It is, inter-alia, noted that M/s Embassy Construction Private Limited have proposed for construction of "Embassy Business Hub" Commercial Development Project on a plot area of 30,148.83 Sqm. The total built up area is 91,528.29 Sqm. The proposed project comprising of 3 Basements + Ground floor + 13 Upper floors + Terrace Floor. Total parking space proposed is for 821 No's of Cars. Total water consumption is 410 KLD (Fresh water + Recycled water). The total wastewater discharge is 332 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 350 KLD. The project shall have DG sets of 1500 KVA x 3 No's and 2000 KVA x 2 No's as alternative source of power supply. The project cost is Rs.378 Crores."

Rest of the contents and the conditions of the Environmental Clearance letter No. SEIAA 112 CON 2019, dated 10.12.2019 remains unchanged.

Sum 08 28/2/X01

(**Brijesh Kumar**) Member Secretary, SEIAA, Karnataka

To,

H N Ravindra Assistant Vice President M/s. Embassy Construction Private Limited Embassy Point, 1<sup>st</sup> floor, #150, Infantry Road, Bengaluru– 560 001.

Copy to:

- 1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi 110 003.
- 2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bangalore 560 002.
- 3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
- The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17<sup>th</sup> Main Road, Koramangala II Block, Bengaluru – 560 034.
- 5. Guard File.

# SIX MONTHLY COMPLIANCE REPORT FOR STIPULATED CONDITIONS TO ENVIRONMENTAL CLEARANCE

(MONITORING PERIOD: OCTOBER 2022 TO MARCH 2023)

# Prepared for "EMBASSY BUSINESS HUB"

# AT

SURVEY NUMBER 25/2, 25/3 AND 26 VENKATALA VILLAGE, YELAHANKA HOBLI, BENGALURU NORTH TALUK, BANGALURU URBANDISTRICT, KARNATAKA.

# PROJECT BY,

# M/s. EMBASSY CONSTRUCTION PRIVATE LIMITED,

EMBASSY POINT, 1<sup>st</sup> FLOOR, #150, INFANTRY ROAD, BENGALURU -560 001

Prepared By,



# **AM ENVIRO ENGINEERS**

[ISO 9001-2015 CERTIFIED COMPANY] (QCI/NABET Accreditation No. NABET/EIA/2023/SA 0167 (Rev 01) No. 90/1, 2<sup>nd</sup> FLOOR, RATHNAVILAS ROAD, BASAVANAGUDI, BENGALURU - 560 004 PH. NO.: 080 2657 6577

# **DETAILS OF THE PROJECT**

1	File No.	SEIAA 112 CON 2019 dated on 10-12-2019, EC corrigendum on dated 28.07.2021.
2	Project name & Type	Construction Of Commercial Development.
3	Project Location	survey number 25/2, 25/3 and 26 Venkatala Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.
4	Name of the	M/s. Embassy Construction Private Limited.
	projectproponent	Embassy Point, 1 <sup>st</sup> Floor, #150, Infantry
		Road,Bengaluru – 560 001.
5	Total Site Area	30,148.83 Sqm
6	Total Built-up area	91,528.29 Sqm
7	Project description	Comprises 3B+G+13UF
8	Cost of the project	378 Crores
9	STP capacity	350 KLD
10	DG Set	3×1500 KVA and 2×2000 KVA
11	Monitoring period	October 2022 to March 2023.
12	Status of the project	Construction work is under progress.

# **COMPLIANCE TO EC CONDITIONS**

S1.	Condition	Compliance to Condition
I.	STATUTORY COMPLIANCE	
i)	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	All the approvals with respect to project development will be obtain clearance from relevant department before construction of the proposed building which includes Environmental clearance, Consent for Establishment and NOC for supply of drinking water. Construction will be done by considering local building byelaws.
ii)	The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	As per National Building Code (NBC) approvals will obtain structural safety of the building from competent authorities.
iii)	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non-forest purpose involved in the project.	Not Applicable.
iv)	The proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable.
v)	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.	Noted. The project proponent has obtained Consent to Establishment and the copy of the same is already submitted. The consent to Operate will be obtained before operation of the proposed project.

;)	The project propert chell obtain	Noted and will be obtained annousl
V1)	The project proponent shall obtain	Noted and will be obtained approval
	the necessary permission for drawi	from competent authority.
	of ground water / surface water	
	required for the project from the	
	competent	
•••	authority.	
V11)	A certificate of adequacy of available	Noted and will be obtained approval
	power from the agency supplying	from competent authority.
	power to the project along with the	
	load allowed for the project should	
	be obtained.	
viii)	All other statutory clearances	Required statutory clearances will be
	such as the approvals for storage	obtained from the respective
	of diesel from Chief Controller of	departments.
	Explosives, Fire Department, Civil	
	Aviation Department shall be	
	obtained, as applicable, by project	
	proponents from the respective	
	competent authorities.	
ix)	The provisions of the Solid Waste	Noted and will be followed.
	Management Rules, 2016, e-Waste	
	(Management) Rules, 2016, and the	
	Plastics Waste Management Rules,	
	2016 shall be followed.	
x)	The project proponent shall follow	Noted and will be followed.
	the ECBC/ECBC-R prescribed by	
	Bureau of Energy Efficiency,	
	Ministry of Power strictly.	
II.	Air quality monitoring and preserva	ation
i)	Notification GSR 94(E) dated	Noted to mitigate the dust pollution
	25.01.2018 of MoEF&CC regarding	during construction phase water is
	Mandatory Implementation of	being sprinkled project premises the
	Dust Mitigation Measures for	photo of the same is attached below.
	Construction and Demolition	
	Activities for projects requiring	
	Environmental Clearance	
	shall be complied with.	
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		the man with a

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ii)	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	A management plan will be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
iii)	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.	Noted and We will 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. The ambient air quality monitoring reports are attached as <b>Annexure-I</b> .
v)	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.	Noted. The height of the stacks will be according to prescribed norms by using diesel of low sulphur will be used as power back-up during construction phase and providing acoustic enclosures to DG set. Location of the DG sets will be decided by consultation with State Pollution Control Board.
v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking outdebris from the site.	Precautionary Measures has been taken by installing metal sheet barricades which surrounds the project site. Vehicles hired for bringing construction material to the site will be in good condition. All construction material is brought to the site only during day time. Photography of sheet barricades is below.

r		
vi)	Sand, murram, loose soil, cement,	Vehicles hired for bringing construction
,	stored on site shall be covered	material to the site will be in good
	adequately so as to prevent dust	condition. All construction material is
	pollution.	brought to the site only during day
		time which will be covered by
		tarpaulin to avoid dust emission.
vii)	Wet jet shall be provided for	Noted and will be provided.
	grinding and stone cutting.	
viii)	Unpaved surfaces and loose soil	STP treated water will be used for
	shall be adequately sprinkled	sprinkleon the land to avoid dust
	with water to suppress	emission.
	dust.	
ix)	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	The construction debris such as brickbats, granite stones etc., are laid along the proposed interconnected roads as base layers. This could marginally save on the construction of road and solve the problem of the disposable of construction debris. Non- usable cement bags are collected manually and stored in a separate place and disposed to recyclers.
x)	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.	Diesel generator sets which are used during construction phase are of low Sulphur content diesel type.

xi)	The gaseous emissions from DG set shall be dispersed through adequate stack height as per	The gaseous emissions from DG set will be dispersed through adequate stack height as per CPCB standards.
	enclosure shall be provided to the	the DG sets to mitigate the noise
	DG sets to mitigate the noise	pollution. Low sulphur diesel will be
	pollution. Low sulphur diesel shall beused. The location of the DC set	used. The location of the DG set and
	and exhaust pipe height shall be	provisions of the Central Pollution
	as per the provisions of the	Control Board (CPCB) norms.
	Central Pollution Control Board	
::)	(CPCB) norms.	
X11)	For indoor air quality the	For indoor air quality the ventilation will be provided as per National Building
	National Building Code of India.	Code of India.
III.	WATER QUALITY MONITORING ANI	D PRESERVATION
i)	The natural drain system should be	Noted and will be followed.
	maintained for ensuring	
	unrestricted flow of water. No	
	obstruct the natural drainage	
	through the site, on wetland and	
	water bodies. Check dams, bio-	
	swales, landscape, and other	
	sustainable urban drainage	
	maintaining the drainage pattern	
	and to harvest rainwater.	
ii)	Buildings shall be designed to	Noted and will be followed.
	follow the natural topography as	
	much as possible. Minimum	
iii)	Total fresh water use shall not	Care will be taken to ensure that the
	exceed the proposed requirement	fresh water requirement will be as
	as provided	provided in the project details.
iv)	The quantity of fresh water usage,	Noted and the record will be
	harvesting shall be measured and	submitted along with the compliance
	recorded to monitor the water	operation phase.
	balance as projected by the project	
	proponent. The record shall be	
	submitted to the Regional Office,	
	MoEF&CC along with six monthly	
v)	A certificate shall be obtained from	Noted and will be followed.

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viii)	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 project area.	Water Efficient Green Sanitary Fixtures will be used to reduce water consumption.
ix)	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.	As it is medium scale of project, separation of grey and black water will not be available. Therefore, complete wastewater will be taken to STP and treated water will be used for non- portable purposes.
x)	The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for constriction purpose.	Noted. STP treated water is being used for construction purposes.
xi)	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.	Noted and the rain water harvesting will be implemented by provision of tank and recharge pits to recharge ground water.

xii)	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	Noted. Provisions for rain water harvesting will be given once the project comes into operation phase. The ground water will not be withdrawn without approval from the Competent Authority.
	water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	
xiii)	All recharge should be limited to shallow aquifer.	Noted.
xiv)	No ground water shall be used during construction phase of the project.	Noted and will be followed.
xv)	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.	Noted.
xvi)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Rainwater harvesting at the project site will be done once the project comes under operation phase. The report of the same will be submitted along with six monthly Monitoring reports.

xvii)	Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re- used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.	Sewage will be treated in the STP based on SBR Technology with tertiary treatment i.e. Ultra-Filtration. The treated effluent from STP will be re-used for flushing, landscaping. No treated water will be discharged to municipal drain.
xviii)	No sewage or untreated effluent water would be discharged through stormwater drains.	Noted and will be followed.
xix)	The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.	Noted. There is no water body within or adjacent to the project site.
xx)	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change Natural treatment systems shall be promoted.	Sewage treatment plant of 350 KLD will be installed at the project site. Treated waste water will be reused on site for landscape and flushing.
xxi)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Once the project start operation, water will be treated and monitored regularly Also necessary mitigate measures are taken to avoid odour problem from STP.

xxii)	Sludge from the onsite sewage	Noted. STP sludge will be used for
,	treatment, including septic tanks.	gardening as manure.
	shall be collected, conveyed and	88
	disposed as per the Ministry of	
	Urban Development. Central	
	Public Health and	
	Environmental Engineering	
	Organization (CPHEEO)	
	Manual on Sewerage and Sewage	
	Treatment Systems, 2013.	
IV.	NOISE MONITORING AND PREVENT	NON
i)	Ambient noise levels shall conform	We will take utmost care and ensure
	to residential area both during day	that there is no noise nuisance. All
	and night as per Noise Pollution	construction works will be carried out
	(Control and Regulation)	during day shift only. Barricades will
	Rules, 2000. Incremental	be raised all along the boundary of the
	pollution loads on the ambient air	project site to avoid the dust
	and noise quality shall be closely	movement outside the project site.
	monitored during construction	
	phase. Adequate measures shall	
	be made to reduce ambient air	
	and noise level during	
	construction phase, so as to	
	conform to the stipulated	
	standards by CPCB / SPCB.	
ii)	Noise level survey shall be carried	Noted. We will submit the noise
	as per the prescribed guidelines and	monitoring report along with the six-
	report in this regard shall be	monthly compliance report. Noise
	submitted to Regional Officer of the	level report is attached as Annexure-
	Ministry as a part of six-monthly	I.
	compliance report.	
iii)	Acoustic enclosures for DG sets,	Proper mitigation measures will be
	noise barriers for ground-run	taken to avoid noise nuisance created
	bays, ear plugs for operating	during construction phase and Acoustic
	personnel shall be implemented as	enclosures will be installed to the DG
	mitigation measures for noise	sets.
	impact due to ground sources.	
iv)	The project proponent shall	Noted and will be implemented as
	ensure the time specification	perorders.
	prescribed by the Honourable High	
	Court of Karnataka in WP. No.	
	1958/2011 (LB – RES - PIL) on	
	04.12.2012 for different activities	
	involved in construction work	
<b>V</b> .	<b>ENERGY CONSERVATION MEASUR</b>	ES

i)	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.	Noted and will be followed
11)	lighting shall be LED.	common areas and outdoor.
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficientbuilding 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.	Noted, Energy Conservation Building code,2007 will be fully complied with.
iv)	Energy conservation measures like installation of 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.	Noted, Energy Conservation Building code, 2007 will be fully complied with. LED lights will be installed in common areas and outdoor before commissioning of project.
v)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye- laws requirement, whichever is higher.	Solar power panels will be installed in the terrace area to generate power and will be used within the project to reduce power demand on the grid.

vi)	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	Noted and will be followed.
	buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	
VI.	Waste Management	
i)	A certificate from the competent	Noted.
	authority handling municipal solid	
	civic capacities of handling and	
	their adequacy to cater to the	
	M.S.W. generated from project	
	shall be obtained.	
ii)	Disposal of muck during	The construction debris are laid along
	construction phase shall not	the proposed interconnected roads
	neighboring communities and be	marginally save on the construction
	disposed taking the necessary	of road and solve the problem of the
	precautions for general safety and	disposable of construction debris.
	health aspects of people, only in	Unusable cement bags are collected
	approved sites with the approval of	manually and returned back to them.
	competent authority.	

iii)	Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted and will be followed same by providing separate bins for dry and wet waste.
iv)	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Organic Waste Converter will be installed within the premises to treat organic waste generated from the project.
v)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be handed over to authorized recyclers.
vi)	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.	Waste oil from DG set is the only hazardous waste generated during construction and operation phase. Which will be disposed off safely to KSPCB recycler.
vii)	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.	Environment friendly materials will be used for construction purpose.
viii)	Fly ash should be used as construction material 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 construction.	For mass concreting works such as footing, slabs and main beams, factory made premixed concrete will be used. In this type of concrete fly ash will be invariably used. Ready mixed concrete will be used in the construction of building once construction work starts. Photo of Ready mixed concrete used in site as below.

ix)	Any wastes from construction and	Noted and will be followed.
	demolition activities related thereto	
	conform to the Construction and	
	Demolition Waste Management	
	Rules, 2016.	
x)	Used CFLs/TFLs/LED should be	Used CFLs/TFLs/LED will be properly
	off/sent for recycling as per the	as per the normal guidelines / rules of
	prevailing guidelines/ rules of the	the regulatory authority to avoid
	regulatory authority to avoid	mercury contamination.
<b>X7TT</b>	mercury contamination.	
<b>VII.</b> i)	No tree cutting/transplantation	No tree cutting since the project site
1)	should be carried out unless	isvacant land.
	exigencies demand. Where	
	necessary, tree transplantation	
	shall be with prior permission from	
	the concerned regulatory authority.	
	on girth and age regulations as may	
	be prescribed by the Forest	
	Department. Plantations to be	
	ensured species (cut) to species	
	(planted).	

ii)	A minimum of 1 tree for every 80	The land has planted of native
,	sqm of land should be planted and	species. The species with heavy
	maintained. The existing trees will	foliage, broad leaves and wide canopy
	be counted for this purpose. The	cover will be planted. Water intensive
	landscape planning should include	and/or invasive species will not be
	plantation of native species. The	used for landscaping.
	species with heavy foliage, broad	
	leaves and wide canopy cover are	
	desirable. Water intensive and/or	
	invasive species should not be	
	used for landscaping.	and and the second second second
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111)	where the trees need to be cut with	The trees will be cut with prior
	prior permission from the	Authority will be taken if personal
	concerned local Authority,	Authority will be taken, if necessary.
	of 1:10 (i.e. planting of 10 trace for	
	our 1 troe that is out) shall be	
	done and maintained Diantations	
	to be ensured species (out) to	
	species (planted)	
iv)	Topsoil should be stripped to a	During construction phase the
1 1 1	depth of 20 cm from the areas	construction activities involve
	proposed for buildings, roads, paved	everyation and land filling which
	areas, and external services. It	adversely affects the soil erosion To
	should be stockpiled appropriately in	avoid this ton layer of soil have stored
	designated areas and reapplied	and covered with tarpaulin and will
	during plantation of the	reutilize for landscape development
	proposed vegetation on site.	within the project site The photo of
		the soil storage area is given below
		the soli storage area is given below.

VIII.	TRANSPORT	<image/>
-,	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	per MoUD best practices guidelines (URDPFI), will be prepared to include motorized, non- motorized, public, and private networks. Road will be designed with due consideration for environment, and safety of users.
	<ul> <li>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>b. Traffic calming measures.</li> <li>c. Proper design of entry and exit points.</li> <li>d. Proper design of entry and exit points.</li> <li>e. Parking norms as per local regulation.</li> </ul>	

ii)	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 nonpeak hours.	Vehicles hired for bringing construction material to the site will be in good condition and well maintained. All construction material is brought to the site only during daytime.
iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km 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 5 km 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.	Noted and will be followed.

iii)	A separate Environmental Cell both	We hired the Environmental engineer
	at the project and company head	to take care of the environmental
	quarter level, with qualified	aspects and he will be updating the
	personnel shall be set up under the	same with the management which will
	control of senior Executive, who will	be executing the project.
	directly to the head of the	Once the project gets completed, we
	organization. The project proponent	will distribute the responsibility and
	enter into an agreement with the	we will make the cell which will take
	prospective buyers/ tenants to	care of the Environmental aspects.
	ensure that they maintain the cell	Details about Environmental
	and take care of all environment	engineer.
	concernsduring the operation phase	0
	of the project. In addition, sufficient	
	fees should be levied so as to raise	
	a corpus	
	fund to maintain the Environment	
	cell.	
iv)	Action plan for implementing EMP	Noted and will be complied
,	and environmental conditions along	-
	with responsibility matrix of the	
	company shall be prepared and	
	shall be duly approved by	
	competent authority. The year wise	
	funds earmarked for environmental	
	protection measures shall be kept	
	in separate account and not to be	
	diverted for any other purpose.	
	Year wise progress of	
	implementation of action plan shall	
	be reported to the Ministry of	
	Environment. Forest and Climate	
	Change/Regional Office along with	
	the	
	Six Monthly Compliance Report.	
XI.	MISCELLANEOUS	
i)	The project proponent shall	Complied. We have given advertise in
	prominently advertise it at least in	twolocal newspapers.
	two local newspapers of the District	
	or State, of which one shall be in the	
	vernacular language within seven	
	days indicating that the project has	
	been accorded environment	
	clearance and the details of	
	MoEFCC/SEIAA website where it is	
	displayed.	

ii)	The copies of the 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.	Complied.
iii)	The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.	Noted. The Project Proponent will obtain the construction material from the authorized traders.
iv)	The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.	Noted and will be followed.
v)	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.	Noted and will be followed, now we are submitting the status of compliance of the stipulated environment clearance conditions, including results of monitored data.
vi)	The project proponent shall submit six- monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted and being followed.

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V11)	The Half Yearly Compliance Report	Noted and being followed, now we are
	(HYCRs) with its contants of a	submitting the status of compliance of
	covering letter, compliance report,	the stipulatedenvironment clearance
	and environmental monitoring date	conditions, including results of
	has to be in PDF format merged into	monitored data have PDF format
	a single document. The email	merged into a single document. The
	should clearly mention the name of	email is clearly mentioned the name
	project, EC No. & date, period of	of project, EC No. & date, period of
	submission and to be sent to the	submission and to be sent to the
	Regional Office MOEF&CC by	Regional Office MOEF&CC by email
	email only at email 1D rosz hng-	only at email 1D rosz hng-
	metec@gov in Hard conv of HVCRs	mefoc@gov in
	shall not be accentable	merecugov.m
viii)	The project proponent shall submit	Noted and will be followed during
VIIIj	the environmental statement for	operation phase
	each financial year in Form-V to the	operation phase.
	concerned State Pollution Control	
	Board as prescribed under the	
	Environment (Protection) Rules	
	1086 as amended subsequently	
	and put on the website of the	
	company	
iz)	The project proponent shall inform	Noted and will be followed
1X)	the Degional Office on well on the	Noted and will be followed.
	Ministry of English were as were as the	
	Ministry of Environment, Forest and	
	Climate Change, the date of	
	linancial closure and linal approval	
	of the project by the concerned	
	authorities, commencing the land	
	development work and start of	
	production operation by the project.	
x)	The project authorities must strictly	Noted and will be followed.
	adhere to the stipulations made by	
	the State Pollution Control Board	
	and the State Government.	
xi)	The project proponent shall abide by	Noted and will be followed.
	all the commitments and	
	recommendations made in the	
	EIA/EMP report and also that	
	during their presentation to the	
	Expert Appraisal Committee.	
xii)	No further expansion or	No further expansion or modifications
	modifications in the plan shall be	in the plan will be carried out without
	carried out without prior	prior Environmental Clearance from
	Environmental Clearance from the	the competent authority.

	competent authority.	
xiii)	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of	Noted. We will always abide to the terms and conditions of the Board.
	Environment (Protection) Act, 1986.	
xiv)	The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted. We will always abide to the terms and conditions of the Board.
xv)	The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted. We will always abide to the terms and conditions of the Board.
xvi)	The Regional Office of MoEF&CC	Complete cooperation will be extended
	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.	to the officials during their inspection.
xv11)	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	We will abide to the rules and regulations.

	Court of Law relating to	
	the subject matter.	
xviii)	Any appeal against this EC shall lie	Noted.
	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.	
xix)	Copies of six-monthly compliance	Noted. Six monthly compliances on
	on the conditions of the	the conditions of the Environmental
	Environmental Clearance shall be	Clearance will be submitted to
	submitted to SEIAA, Karnataka.	SEIAA, Karnataka.
XII.	SPECIFIC CONDITIONS	F
i.	The proponent to conduct energy	Noted.
	audit by an accredited agency	
	before operation of the project in	
	accordance with the Bureau of	
	Energy Efficiency.	
ii.	15% of parking space shall be	Noted and will be followed.
	reserved for electric vehicles with	
	recharging facility.	
iii.	The proponent shall identify	Noted and will be followed
	suitable place (KIOSK) for collection	
	and storage of E-wastes	
	generated within the premises	
	and shall be disposed of	
	regularly with the KSPCB	
	authorized E-waste recclers.	

# ANNEXURE-I



# I TESTING LABORAT

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# TEST REPORT

Report No : SLNTL2300300176A	Page No. : 1 of 1
Issued To : M/s. Embassy Construction Private Limited	Report Date : 21/03/2023
(Embassy Business Hub) Sy No's 25/2, 25/3 And 26 Venkatala Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Customer Reference : Verbal
	Date of Receipt : 17/03/2023
	Date of test start : 17/03/2023
Sample Particular	Date of Completion Of test : 21/03/2023
Sampling Location	Ambient Air Quality Monitoring
Date of Sampling	Near Project Site Area
	16/03/2023

#### **Results:**

SI.	Parameters					
No		Units	Results	NAAQM	Test Method	
				Standard	rest method	
01	Particulate Matter (PM <sub>10</sub> )	ug/m <sup>3</sup>	EAE	400.00		
	( 10)	P6/11	04.5	100 Max	IS 5182 (Part 23) :1985 (RA 2012)	
02	Particulate Matter( PM )	1 2				
		µg/m³	38.1	60 Max	CPCB Manual	
03	Sulphur Dievide (CO.)					
00		μg/m <sup>3</sup>	12.8	80 Max	IS 5182 (Part 2) -2001 (DA 2012)	
					(1 art 2) .2001 (RA 2012)	
04	Nitrogen Dioxide (NO <sub>2</sub> )	ug/m <sup>3</sup>	20.6	00.14		
		PD/111	50.6	80 Max	IS 5182 (Part 6) :2006 (RA 2012)	

Report Status: The above tested parameters are within the NAAQM Standards.

\*\*\*\*\*\*\*\*End of the Report\*\*\*\*\*\*\*\*\*



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# **TEST REPORT**

Report No : SLNTL2300300176B	Page No. : 1 of 1
Issued To : M/s. Embassy Construction Private Limited	Report Date : 21/03/2023
(Embassy Business Hub)	Customer Reference : Verbal
Sy No's 25/2, 25/3 And 26 Venkatala Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Date of Receipt : 17/03/2023
Sample Particular	Noise Level Monitoring
Date of Sampling	16/03/2023

Method: IS 9989: 1981(RA - 2008)

51. 140	Sample Location	Results dB(A)			
01	Fact Side Devendent	L min	Lmax	Iro	
	Last Side Boundary Area	48.1	60.2	54.1	
02	West Side Boundary Area	47.5	59 3	57.1	
03	North Side Boundary Area	46.9	53.5	53.9	
04	South Side Boundary Area	10.5	57.4	52.1	
	Section of the Boundary Area	46.2	58.5	52.3	

Note: Noise level stipulated by KSPCB

Residential area is 55 dB (A) (During day time) and 45 dB (A) (During Night Time), Commercial area 65 dB (A) (During day time), and 55 dB (A) (During Night Time), Industrial area 75 dB (A) (During day time), and 70 dB (A) (During Night Time),

\*\*\*\*\*\*\*\*\*\*End of the Report\*\*\*\*\*\*\*\*\*



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# **TEST REPORT**

Page No. 1 of 2

Report No : SLNTL2300300176C	<b>Report Date : 20</b> /03/2023
(Embassy Business Hub) Sy No's 25/2, 25/2, And 20 You have here to say	Customer Reference : Verbal
Hobli, Bangalore North Taluk, Bangalore Urban District	Date of Receipt : 16/03/2023
arnataka.	Date of test start : 16/03/2023
	Sample Particulars : Ground Water

Parameters					
· arameters	Results	Maximum	Maximum	Test Method	
		Acceptable Limits	Permissible Limits		
		(in mg/L)	(in mg/L)		
Colour, Hazen Units		(As per IS 1	10500:2012)	7	
Odour	< <u>5</u>	5	15	IS:3025/Part-4	
Taste	Agreeable	Agreeable	Agreeable	IS:3025/Part-5	
pH Value	Agreeable	Agreeable	Agreeable	IS:3025/Part-8	
	7.51	6.5 - 8.5	No Relaxation	IS:3025/Part 11	
Turbiality, NTU	<1	1	5	15:3025/Part-11	
Total Dissolved Solids, mg/L	954.0	500	2000	13.3025/Part-10	
Chloride as Cl, mg/L	168.0	250	2000	IS:3025/Part-16	
Total Hardness as CaCO <sub>3</sub> , mg/L	400.0	200	1000	IS:3025/Part-32	
Calcium as Ca, mg/L	96.1	200	600	IS:3025/Part-21	
Magnesium as Mg, mg/L	38.9	75	200	IS:3025/Part-40	
Sulphate as SO <sub>4</sub> , mg/L	45.2	30	100	IS:3025/Part-46	
Fluoride as F. mg/l	45.5	200	400	IS:3025/Part-24	
Chromium as Cr <sup>6+</sup> mg/l	0.9	1.0	1.5	IS:3025/Part-60	
Besidual Free Chloring (	<0.01	0.05	No Relaxation	IS:3025/Part-52	
Total Alkaliaita a contrational Alkaliaita	<0.1	0.2	1	IS:3025/Part 26	
Nitro and Alkalinity as CaCO <sub>3</sub> , mg/L	295.0	200	600	IS:3025/Part 22	
Nitrate as NO <sub>3</sub> , mg/L	9.6	45	No Relavation	15.3025/Part-23	
Copper as Cu, mg/L	< 0.01	0.05	1 5	15:3025/Part-34	
Iron as Fe, mg/L	<0.1	03	1.5	IS:3025/Part-42	
Manganese as Mn, mg/L	<0.1	0.5	No Relaxation	IS:3025/Part-53	
Phenolic Compounds, mg/L	Not Detected	0.1	0.3	IS:3025/Part-59	
Mercury as Hg, mg/l	Not Detected	0.001	0.002	IS:3025/Part-43	
, , , , , , , -	Not Detected	0.001	No Relaxation	IS:3025/Part-48	

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# TEST REPORT

Page No. 2 of 2

Report No : SLNTL2300300176C	Report Date : 20/03/2023	
(Embassy Business Hub)	Customer Reference : Verbal	
Sy No's 25/2, 25/3 And 26 Venkatala Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore Urban District, Karnataka.	Date of Receipt : 16/03/2023	
	Date of test start : 16/03/2023	
	Date of Completion Of test : 20/03/2023	

Parameters	Results	Maximum Acceptable Limits (in mg/L)	Maximum Permissible Limits (in mg/L)	Test Method
Cadmium as Cd. mg/l		(As per IS 10	)500:2012)	
Solonium os Co	Not Detected	0.03	No Relaxation	IS:3025/Part-41
Selenium as Se, mg/L	Not Detected	0.01	No Relaxation	IS:3025/Part 56
Arsenic as As, mg/L	Not Detected	0.02	No Relaxation	15:3025/Part-30
Cyanide as CN, mg/L	Not Detected	0.05	No Relaxation	13:3025/Part-3/
Lead as Pb, mg/L	Not Detected	0.01	NO Relaxation	IS:3025/Part-27
Zinc as Zn, mg/L	<0 F	0.01	No Relaxation	IS:3025/Part-47
Anionic Detergent as MRAS mg/	<0.5	5	15	IS:3025/Part-49
Aluminium on Aluminium on Aluminium	<0.1	0.2	1.0	IS:13428 AnnexK
Aluminium as Al, mg/L	<0.01	0.03	0.2	15:3025/Part 55
Boron as B, mg/L	<0.1	0.5	1	15:3025/Part-55
Total Coliform, MPN/100ml	Not Detected	Not Doto		13:3025/Part-57
E. Coli, MPN/100ml	Not Detected			IS 1622 - 1981
Pomarka, The sine		Not Detectable		IS 1622 - 1981

Remarks: The given water sample conforms to IS 10500: 2012 specification for above tests.

\*\*\*\*\*\*End of the Report\*\*\*\*\*



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# TEST REPORT

Page No. 1 of 1

SI. No Parameters	Desults		
	Sample	Sample Particulars : Soil Sample	
		Date of Completion Of test : 20/03/2023	
Karnataka.		test start : 16/03/2023	
Sy No's 25/2, 25/3 And 26 Venkatala Village, Yala	hanka Date of	Receipt : 16/03/2023	
(Embassy Business Hub)	Custom	Customer Reference : Verbal	
Issued To : M/s. Embassy Construction Briveta Li	Report I	Date :20/03/2023	
Report No : SLNTL2300300176D			

51. 140	Farameters	<u>Results</u>	Test Method
01	Coarse Sand, %	16.0	International Director Market
02	Fine Sand, %	22.0	International Pipette Method
03	Silt, %	22.0	International Pipette Method
04	Clay, %	20.0	International Pipette Method
05	Colour	54.0	International Pipette Method
06	pH (1 · 2 5)	Brown	International Pipette Method
07	Electrical Conductivity (1 + 2 E) we (are	6.75	Glass Electrode pH Meter
08	Organic Carbon, mg/kg	401	Conductometric method Jackson
00	Nitrogen es N	0.73	Wet oxidation method
10	Nitrogen as N, mg/kg	284.0	Hand Book of Soil Analysis
10	Phosphorous as P, mg/kg	157.0	Hand Book of Soil Analysis
11	Potassium as K, mg/kg	201.0	Hand Book of Soil Analysis
12	Chloride as Cl, mg/kg	295.0	Hand Book of Soil Analysis
13	Moisture, %	9.2	Hand Book of Soil Analysis
14	Magnesium as Mg, mg/kg	168.0	Hand Book of Soil Analysis
15	Iron as Fe, mg/kg	0.97	Hand Book of Soil Analysis
16	Copper as Cu, mg/kg	33.2	Hand Book of Soil Analysis
17	Mercury as Hg, mg/kg	<0.01	Hand Book of Soil Analysis
18	Cadmium as Cd, mg/kg	<0.01	Hand Book of Soil Analysis
19	Selenium as Se, mg/kg	<0.01	Hand Book of Soil Analysis
20	Arsenic as As, mg/kg	<0.01	Hand Book of Soil Analysis
21	Lead as Pb. mg/kg	<0.01	Hand Book of Soil Analysis
22	Zinc as Zn. mg/kg	10.01	Hand Book of Soil Analysis
23	Manganese as Mn mg/kg	160.0	Hand Book of Soil Analysis
24	Cvanide as CN mg/kg	13.5	Hand Book of Soil Analysis
~ .	cyaniae as civ, ing/kg	Absent	Hand Book of Soil Analysis

\*\*\*\*\*\*End of the Report\*\*\*\*\*

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