



File No: SIA/8(a)/2900/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), BIHAR)



Dated: 22/10/2025



To,

Rajiv Ranjan
SATVIKA STARS PRIVATE LIMITED
House No. - B/231, Ground Floor, Prabha Niwas, Sri Krishnapuri Road, Sri Krishna Puri, Patna,
PATNA, BIHAR, 800014
satvikastars@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 Residential Building project by Satvika Stars Pvt.Ltd submitted to SEIAA, Bihar vide proposal number SIA/BR/INFRA2/545388/2025 dated 28/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801BR5292137N
(ii) File No.	SIA/8(a)/2900/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential Building project by Satvika Stars Pvt.Ltd
(viii) Name of Company/Organization	SATVIKA STARS PRIVATE LIMITED
(ix) Location of Project (District, State)	PATNA, BIHAR
(x) Issuing Authority	SEIAA, Bihar
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the SEIAA, Bihar for an appraisal by the State Environment Impact Assessment Authority(SEIAA)

Appraisal Committee (SEIAA) in the SEIAA, Bihar under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA), Bihar in the meeting held on 14/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B) are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The SEIAA, Bihar in its meeting held on 14/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
6. The SEIAA, Bihar has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC Committee hereby decided to grant EC for instant proposal of M/s. Rajiv Ranjan under the provisions of EIA Notification, 2006 and as amended thereof.
7. The SEIAA, Bihar reserves the right to stipulate additional conditions, if found necessary.
8. 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.
9. This issues with the approval of the Competent Authority.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Residential Tower	Residential Tower	51771.82	Square meter	Road	

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, BIHAR

F. No.:- SIA/8(a)/2900/2025

Sub: **Proposed Residential Building Project “Satvika Marina Bay” at Mauza:- Sikandarpur, Tehsil:- Danapur, District:- Patna, State:- Bihar; by M/s Satvika Stars Private Limited [Total Plot Area:- 10178.62 m², Total Built-up Area:- 51771.82 m²] – Environmental Clearance regarding.**

Reference:-

1. MoEF&CC EC Proposal No. - SIA/BR/INFRA2/545388/2025 & SEIAA File No.:- SIA/8(a)/2900/2025.
2. Scrutiny fee submission dated 25-07-2025.
3. SEAC meeting held on 10-09-2025.
4. SEIAA meeting held on 14-10-2025 & 15-10-2025.

Sir,

This has reference to your online application for the above proposal of M/s Satvika Stars Private Limited for Building and Construction Project at Mauza:- Sikandarpur, Tehsil:- Danapur, District:- Patna, State:- Bihar. The details of the projects are as follows:-

Sl. No.	Item	Details
1.	Name of the project	Proposed Residential Building Project “Satvika Marina Bay” at Mauza:- Sikandarpur, Tehsil:- Danapur, District:- Patna, State:- Bihar; by M/s Satvika Stars Private Limited
2.	S. No. in the Schedule	8(a)
3.	Type of Project	{Building and Construction Project}
4.	Total Plot Area	10178.62 m ²
5.	Total Built-up Area	51771.82 m ²
6.	Total Green Belt Area	2035.724 m ² (20% of total Plot Area)
7.	No. of Trees to be planted	250 Trees
8.	Total Parking Area provided of the project	10811.11 m ²
9.	Location of the Project	Tauzi No. – 5854 & 5855, Ward No. – 31, Khata No. – 238 & 260, Survey Plot No. – 753, 754, 757, 758, and 759



		Mauza:- Sikandarpur, Tehsil:- Danapur, District:- Patna, State:- Bihar.			
10.	Detailed Statement	Area	Sl. No.	Description	Area (Sqm.)
			1.	Plot Area	10178.62
			2.	Net Plot Area	10178.62
			3.	Ground Coverage @ 19.02	1936.31
			4.	FAR (@3.499) – Residential	35618.01
			5.	EWS FAR	5342.70
			6.	Total Built-up Area (1+2+3)	51771.82
			1. EWS Block	5342.70	
			2. Residential Block	35221.8	
			3. Commercial Block	11207.32	
7.	Green Area(@ 20% of net plot area)	2035.724			
8.	Nos. of Dwelling units Residential (2BHK)	256			
9.	Nos. of LIG/EWS Flat (2 BHK)	71			
10.	Height (m)	97			
11.					
12.	Details of Towers	Tower	Floors	Remarks	
		1	B1 + B2 + G + 2	Commercial area for society	
		2	G + 27	Residential	
		3	G + 27	Residential	
		4	G + 17	Residential (EWS)	
13.	Built-up Area Calculation (Tower wise and Floor wise)	For Tower – 1			
		Lower Basement Parking area		3764.60 Sq. Meter	
		Upper Basement Parking Area		7046.51 Sq. Meter	
		Ground Floor Built up area		130.87 Sq. Meter	
		1st and 2nd Floor Built-up area		132.67 x 2=265.34 Sq. Meter	
		Total		11207.32 Sq. Meter	
		For Tower – 2			
		Ground Floor Built up area		118.59 Sq. Meter	
		1 st and 21 st Floor Built-up area		706.67 x 21=14840.07 Sq. Meter	
		22 nd to 24 th and 26 th Floor Built up Area		502.72 x 3=1508.16 Sq. Meter	
		23 rd and 25 th Floor Built up Area		473.05 x 2=946.10 Sq. Meter	
		27 th Floor Built up Area		161.36	
		Total		17574.28 Sq. Meter	
		For Tower – 3			
		Ground Floor Built up area		74.92 Sq. Meter	
		1 st and 26 th Floor Built-up area		657.77 x 26=17102.02 Sq. Meter	
		27 th Floor Built up Area		470.58 Sq. Meter	
		Total		17647.52 Sq. Meter	
		For EWS			

		Ground Floor Built up area		238.96 Sq. Meter
		1 st and 17 th Floor Built-up area		300.22 x 17=5103.74 Sq. Meter
		Total		5342.70 Sq. Meter
		Grand Total		Tower 1 + Tower 2 + Tower 3 + EWS = 11207.32 + 17574.28 + 17647.52 + 5342.70 = 51771.82 Sq. Meter
14.	Latitude & Longitude	S. No.	Latitude	Longitude
		1	25° 38' 44.87" N	85° 04' 10.71" E
		2	25° 38' 39.70" N	85° 04' 11.54" E
		3	25° 38' 45.53" N	85° 04' 11.55" E
		4	25° 38' 45.11" N	85° 04' 11.65" E
		5	25° 38' 39.69" N	85° 04' 11.96" E
		6	25° 38' 38.11" N	85° 04' 12.08" E
		7	25° 38' 46.92" N	85° 04' 12.40" E
		8	25° 38' 45.86" N	85° 04' 12.69" E
		9	25° 38' 47.16" N	85° 04' 12.93" E
		10	25° 38' 45.85" N	85° 04' 13.07" E
		11	25° 38' 45.92" N	85° 04' 13.33" E
		12	25° 38' 39.75" N	85° 04' 13.75" E
		13	25° 38' 37.97" N	85° 04' 15.42" E
		14	25° 38' 39.62" N	85° 04' 15.48" E
15.	Maximum height of the building	~ 97 meters		
16.	Maximum Stories	27		
17.	Number of Tower	04		
18.	Basement	02		
19.	Water Requirement	During Construction Phase: 30 – 50 KLD Source:- Private Tankers. During Operation Phase: ~ 278 KLD Fresh Water – 183 KLD Source:- Municipal supply supplemented with ground water		
20.	Waste Generated Water	~ 225 KLD		
21.	Total number of Rain Water Harvesting Pits	06 Pits		
22.	STP Capacity	250 KLD		
23.	Solid Waste Generated	~ 876 Kg/day		
24.	Bio-degradable Waste	~ 192 Kg/day		
25.	Non Bio-degradable Waste	~ 684 Kg/day		

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26.	Power Requirement	During Construction Phase: 100 KVA Source:- Bihar State Electricity Board. During Operation Phase: 1500 KVA Source:- Bihar State Electricity Board.
27.	Power Backup	1000 KVA of DG sets will be installed.
28.	Total Project cost	Total Project Cost – Rs. 70 Crores Environment Management Plan Cost During Construction Capital Cost - Rs. 15 Lakhs Recurring Cost - Rs. 05 Lakhs During Operation Capital Cost - Rs. 102 Lakhs Recurring Cost - Rs. 22 Lakhs

PREMISES OF THE ENVIRONMENTAL CLEARANCE

This Environmental Clearance is being issued on the premises which have been substantiated / described in detail in the format of application along with enclosed affidavits / certificates / undertakings etc. furnished therewith by the project proponent:-

- (i) Information provided, descriptions mentioned are complete, true and actual and no relevant fact has been concealed to obtain Environmental Clearance deceitfully by the project proponent.
- (ii) Environmental Clearance shall be liable to be revoked if furnished information, provided description / Certificates / Affidavits / Undertaking etc. are found false/ concocted at any stage of its validity.
- (iii) Project Proponent shall intimate SEIAA immediately if there is any change in their official address / E-mail / Ph. No / Cell. No. etc failing which communication sent to them on old address shall be considered as delivered.
- (iv) This Environmental Clearance is issued without affecting any court order / statutory other institutions as well as relevant other laws enactment by Ministry of Environment, Forest & Climate Change, Government of India, New Delhi.



1. **Statutory compliance**

- a) 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.
- b) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire-fighting equipment etc. as per National Building Code including protection measures from lightening etc.
- c) 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.
- d) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- e) 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.
- f) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- g) 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.
- h) 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.
- i) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- j) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

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2. **Air quality monitoring and preservation**

- a) 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.
- b) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- c) 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.
- d) 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.
- e) 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.
- f) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- g) Wet jet shall be provided for grinding and stone cutting.
- h) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- i) 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.

- j) 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.
- k) 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 provisions of the Central Pollution Control Board (CPCB) norms.
- l) For indoor air quality the ventilation provisions as per National Building Code of India.

3. **Water quality monitoring and preservation**

- a) 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.
- b) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- c) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- d) 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.
- e) 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

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balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- f) 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.
- g) 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.
- h) 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.
- i) 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.
- j) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- k) 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 pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- l) 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.
- m) All recharge should be limited to shallow aquifer.



- n) No ground water shall be used during construction phase of the project.
- o) 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.
- p) 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.
- q) No sewage or untreated effluent water would be discharged through storm water drains.
- r) 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.
- s) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- t) 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**

- a) 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 phase, so as to conform to the stipulated standards by CPCB / SPCB.



- b) 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.
- c) 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**

- a) 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.
- b) Outdoor and common area lighting shall be LED.
- c) 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.
- d) 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.
- e) 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.
- f) 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

- a) 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.\
- b) 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.
- c) 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.
- d) Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- e) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- f) 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.
- g) 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.
- h) 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.
- i) 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.

- j) 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

- a) 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).
- b) 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.
- c) 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.
- d) 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

- a) 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.

