



BIHAR STATE POLLUTION CONTROL BOARD

Parivesh Bhawan, Patliputra Industrial Area, Patna-800 010

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Ref. No. 830

Patna, dated- 25.05.2026

From,

Neeraj Narayan, IFS
Member Secretary.

To,

The Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Beltron Bhawan, Shastri Nagar, Patna,
Bihar 800023.

Sub:- **Site Inspection Report of the "Venus Capital Heights" at Mauza- Sandalpur, Tehsil-Danapur, Dist.- Patna, Bihar -reg.**

Ref:- Ministry of Environment, Forest and Climate Change, IA Division, Govt. of India, File No. 21-470/2024-IA.III Dated- 13.01.2025.

Sir,

With reference to the subject cited above, this is to inform that Residential Group Housing Project "Venus Capital Heights" at Mauza- Sandalpur, Tehsil-Danapur, Dist.- Patna, Bihar was inspected by the officials of this Board on 23.05.2026 in presence of representatives of M/s Venus Capital Heights. Inspection report of the same is enclosed for further necessary action.

Yours faithfully,


(Neeraj Narayan)
Member Secretary.

Copy to:- The Chief Executive Officer, M/s Venus Star Construction Private Limited, 102/103, Venus Heritage, Sheikhpura More, Bailey Road, Dist.-Patna, Bihar 800014.

Inspection Report

Site Inspection of Residential Group Housing Project "VENUS CAPITAL HEIGHTS" at Mauza- Sandalpur, Tehsil-Danapur, District- Patna, State- Bihar by M/s Venus Star Construction Private Limited, 102/103, Venus Heritage, Sheikhpura More, Bailey Road, Patna 800014 in compliance of Environmental Clearance issued by Ministry of Environment, Forest and Climate Change, IA Division, Govt. of India.

The project was accorded Environment clearance by Ministry of Environment, Forest and Climate Change, IA Division, Govt. of India, vide File No. 21-470/2024-IA.III Dated- 13.01.2025. The project has obtained consent to establish (CTE) from Bihar State Pollution Control Board vide letter no. 842, dated 14.07.2025 for one year valid up to 13.07.2026. The total Plot area of the project area as per existing EC is 56193.45 Sqm. and the proposed Built-up area including EWS/LIG & Coverage Parking is 303264.52 Sqm. The construction work has commenced from June 2022 and as of now the construction of plinth level is going on. The project includes 11 Towers (Tower 1 – Tower 11) of B1+B2+G+28 to B1+B2+G+34 maximum. The total proposed area for greenbelt development is 8755.3 Sqm. The project proponent is seeking expansion and requires obtaining EC from SEIAA Bihar. In this connection, they have submitted an application to the Bihar State Pollution Control Board for a Certified EC Compliance Report.

In this regard undersigned has inspected the site of the project on 23.05.2026 along with the following representatives:

Shri A.K. Gupta, Regional Officer, Patna, BSPCB,

Shri Digvijay Singh, ASO, BSPCB, Patna,

Md. Rizwan, Site Engineer, Venus Capital Heights,

Shri Shivanand Singh, Finance Head, Venus Capital Heights.

During the inspection, it was noted that the project was in construction stage; around 5 % (plinth level) of the construction of the project has been completed. Details on the status of compliance to the various stipulated conditions given in the Environment Clearance accorded to the project by Ministry of Environment, Forest and Climate Change, IA Division, Govt. of India is given below:



PROJECT COMPLIANCE

Specific and General Conditions as per the Environmental Clearance
File No. 21-470/2024-IA.III Dated- 13.01.2025

S.no.	Stipulated condition	Status of compliance	Remarks
1. Specific Condition			
1.1	The project proponent should use treated water from Sewage Treatment Plant for non-potable uses.	Project is under construction stage. Project Proponent (PP) assured that during operation stage STP treated water will be used for non-potable uses viz. Toilet Flushing, Irrigation, Dust suppression and Fire Water Tanks. STP of 1150 KLD based on MBBR technology is proposed to be installed.	Agreed to Comply
1.2	The project proponent should adhere to the Cost of Environmental Management Plan as committed i.e. construction phase : Capital cost = Rs. 135 lakhs, Recurring cost = Rs. 27 Lakhs/year during the construction phase and Capital cost = Rs. 495 Lakhs and Recurring cost = Rs. 85 Lakhs / year during the operation phase including EMC	Project proponent has agreed for adherence to Cost of Environmental Management Plan as committed i.e. construction phase : Capital cost Rs. 135 lakhs, Recurring cost Rs. 27 Lakhs/year during the construction phase and Capital cost Rs. 495 Lakhs and Recurring cost Rs. 85 Lakhs / year during the operation phase including EMC. Project is under construction stage. For dust suppression, PP has provided Vehicle Mounted Fog Cannon Dust Suppression System, Automatic Truck/Dumper Wheel Washing System, Water Sprinkling through tankers, Wind Screens, Covered Storage	Agreed to Comply
1.3	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association / Society / Committee. Agreement between Project Proponent and bona fide	Project proponent assured that they will establish, operate and maintain all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the bona fide Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility to comply EC conditions will be with PP only till the EC is transferred to Residents Welfare Association / Society / Committee. Agreement between Project Proponent and bona fide Residents Welfare Association / Society / Committee during handover of assets / infrastructure will clearly mentioned the responsibility of	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
	Residents Welfare Association / Society / Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition	complying EC Condition	
1.4.	PP shall obtain at least "Gold" rating of IGBC rating system for the proposed project	Project proponent (PP) has deisigned the project for at least Gold rating of IGBC rating system. In order to achieve gold rating following measures has been adopted ; • Energy Efficiency: Provision of soalr energy (like solar panels), natural lighting optimization, to reduce power consumption by 20–30%. • Water Conservation: Installation of low-flow plumbing fixtures, rainwater harvesting system, and recycling of treated wastewater. • Indoor Environmental Quality: Proper ventilations measures to maintain indoor air quality & thermal comfort. • Sustainable Materials: Use of flys ash products, building materials are sourced locally, use of eco friendly paint and varnishes. • Waste Management & Site Planning: Waste segregation, sustainable landscaping, and eco-conscious construction practices.	Agreed to Comply
1.5	The project proponent shall obtain the Fire Safety certification from Fire Department and submit the same to the concerned Regional Office of the Ministry within six months of the issuance of the EC letter.	PP has obtained NOC from State Fire Office vide letter no. 13544 Dt: 04.12.2024	Being Complied
1.6	The project proponent to install OWC and should process the organic part of the solid waste.	PP assured to install OWC and process the organic part of the solid waste. Organic Waste Convertor with garbage chute system for each building will be installed for composting of organic part of solid waste at site.	Agreed to Comply
1.7	Freshwater requirements shall not exceed 794 KLD during the operational phase.	PP stated that fresh water requirement will not exceed 794 KLD as proposed in EC proposal. PP stated that they have considered fresh water requirement on maxm. side as per NBC 2016 guidelines.	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
1.8	As proposed, wastewater shall be treated onsite in STP of 1175 KLD capacity.	Project is under construction stage. PP has proposed STP of 1150 KLD for treatment of waste water onsite. During operation stage STP treated water will be used for non-potable uses viz. Toilet Flushing, Irrigation, Dust suppression and Fire Water Tanks. STP of 1150 KLD based on MBBR technology is proposed to be installed.	Agreed to Comply
1.9	Area for greenery shall be provided as per the details provided in the project document i.e., the area under plantation/greenery will be 8755.3 sq. m out of total plot area of 56,193.45 sq. m, i.e. equivalent to 15.58% of net plot area. The landscape planning should include the plantation of 700 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of the total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves, and wide canopy cover may be preferred. Invasive species should not be used for landscaping.	Project is under construction stage. PP assured that Green area will be provided as per the details provided in the project document i.e., the area under plantation/greenery will be 8755.3 sq. m out of total plot area of 56,193.45 sq. m, i.e. equivalent to 15.58 percent of net plot area. The landscape planning includes the plantation of 700 numbers of native tree species as proposed. There is no existing trees at site. A minimum of 01 tree for every 80 sq. m of the total land area of the project will be maintained. Species with heavy foliage, broad leaves, and wide canopy cover will be preferred. Invasive species will not be used for landscaping.	Agreed to Comply
1.10	Project Proponent shall strive to enhance the Green Belt beyond 15.58% and that the trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in ."	Presently, construction is going on. PP assured that they will strive to enhance the Green Belt beyond 15.58 percent and the trees planted in this regard would be planted under the campaign एक पेड़ माँ के नाम and the details of the trees planted will be uploaded on the portal https://merilife.nic.in	Agreed to Comply
1.11	PP shall install dual fuel burner based power generator (gas/diesel) for power back up purposes.	Project is under construction stage. PP assured that they will install dual fuel burner based power generator (gas/diesel) for power back up purposes.	Agreed to Comply
1.12	The project proponent shall ensure that there is more than one entry/exit from different directions however it should be checked that it does not create road safety hazards.	PP has provided 2 nos. separate entry/exit from different directions to their project area.	Being Complied



S.no.	Stipulated condition	Status of compliance	Remarks
1.13	The project proponents would commission a third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh water for flushing, and quality of water being supplied through spray faucets attached to toilet seats.	Project is under construction stage. PP assured that third-party study on the implementation of conditions related to the quality and quantity of recycling and reuse of treated water, the efficiency of treatment systems, the quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats, will be done during commissioning stage of project.	Agreed to Comply
1.14	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016.	PP stated that 14 numbers of rainwater harvesting pits will be provided for rainwater harvesting after filtration and a pond of 900 KL capacity will be created for storage of rain water.	Agreed to Comply
1.15	As proposed, 14 numbers of rainwater harvesting tanks shall be provided by PP for rainwater harvesting after filtration and create a pond of 900 KL capacity for storage of rain water.	PP stated that 14 numbers of rainwater harvesting pits will be provided for rainwater harvesting after filtration and a pond of 900 KL capacity will be created for storage of rain water.	Agreed to Comply
1.16	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	Project is under construction stage. PP has provided coloured bins for segregation of solid wastes and solid wastes are disposed through govt. waste collection system. During operation stage the solid waste will be collected through garbage chute system and segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.	Agreed to Comply
1.17	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.	PP assured that they will install OWC and process the organic part of the solid waste for converting the same to bio-compost. Inert waste or non biodegradable waste will be disposed off through govt. waste collection and	Agreed to Comply

S.no.	Stipulated condition	Status of compliance			Remarks
		disposal system.			
1.18	The recyclable waste shall be sold to authorized vendors/recyclers.	The recyclable waste will be sold to authorized vendors/recyclers.			Agreed to Comply
1.19	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.	PP stated that Construction and Demolition (C and D) waste will be segregated and managed within project premises as per engg. Requirement for filling of low land areas, construction of platforms for pump, motors, DG Set, internal roads, paving on internal roads.			Agreed to Comply
1.20	As committed 1,850 four wheelers and 1,700 two wheelers parking areas are to be provided and 20% of Electric vehicle charging points are to be provided.	PP assured that they will provide 84787.48 Sqm. area in lower and upper basement for 1,850 four wheelers and 1,700 two wheelers parking. Charging points for approx. 375 nos. vehicles will be provided in parking area of residents.			Agreed to Comply
1.21	Proponent shall ensure the installation of 425 kW on-site renewable energy source so as to decrease load on conventional energy sources.	PP has assured to provide solar panels for generation of 425 kW renewable energy.			Agreed to Comply
1.22	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.	PP has obtained approvals/clearances under other Acts/Regulations as applicable to their project viz. RERA approval, NOC from AAI, NOC from State Fire Office, CTE (NOC) from Bihar State Pollution Control Board and NOC from CGWB for abstraction of ground water.			Being Complied
Sl. No	Name of the Authority	License / Clearance issued	Letter no. and date	Valid from	Valid up to
1	RERA	RERA Registration	BRERAP182028070 325300130E00	10.03.2025	30.01.2030
2	Airports Authority of India	NOC for construction of the proposed structure	PATN/EAST/B/0913 24/1225922	19.09.2024	18.09.2023
3	Department of Fire Safety, Govt. of Bihar Patna	Provisional Fire NOC	13544 Dt: 04.12.2024	04.12.2024	Till Construction and issuance of final NOC.
4	Bihar State Pollution Control	Consent to Establish	Memo No. 842	14.07.2025	13.07.2026
5.	Central Ground Water Authority	NOC for abstraction of ground water	NOC/INF/BH/2024/ 673/N	07.08.2025	06.08.2030
1.23	The project proponent shall essentially comply with all parking norms and standards as applicable.	PP has assured to comply with parking norms of Bihar Building Byelaws. Parking provisions will be provided as per guidelines of Bihar Building Byelaws. (25 % of total built up area excluding 15 % service area).			Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
1.24	Tyre washing facilities shall be installed at entry and exit gates and tyres of each vehicle shall be washed prior to leaving the project site.	Tyre Washing Facilities provided at entry and exit gates. Tyres of each vehicle are washed at the time of leaving the project site.	Being Complied
1.25	All internal roads in the project area shall be constructed/paved prior to actual construction of the planned building to avoid any re-entrainment of dust from vehicles on unpaved road.	Internal roads are paved.	Being Complied
Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)			
1. Statutory Compliance			
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	PP has obtained approvals/clearances under other Acts/Regulations as applicable to their project viz. RERA approval, NOC from AAI, NOC from State Fire Office, CTE (NOC) from Bihar State Pollution Control Board and NOC from CGWB for abstraction of ground water.	Being Complied
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	PP has obtained approval from Structural Engineer to ensure safety of buildings from earthquakes. NOC from State Fire Office has been obtained.	Being Complied
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project	Not Applicable, There is no diversion of forest land for non-forest purpose involved in the project.	Complied
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable	Complied
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control	CTE obtained from BSPCB vide Memo No. 842 Dt: 14.07.2025.	Complied

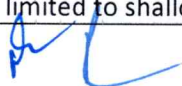
S.no.	Stipulated condition	Status of compliance	Remarks
	Board/ Committee.		
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	NOC from CGWA obtained vide NOC No. NOC/INF/BH/2024/673/N	Complied
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	PP assured that they will obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.	Agreed to Comply
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Approval obtained from RERA, AAI, Fire Office, BSPCB, CGWA	Complied
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.	PP assured that they will comply with the provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, will be followed as applicable for their project	Agreed to Comply
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	PP has assured to follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Agreed to Comply
2. Air Quality Monitoring and Preservation			
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with	Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects is being complied with.	Being complied
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Presently, there is no major exceedance recorded. PP stated that they are preparing management plan to contain the any exceedance in ambient air quality at the site. PP has adopted dust suppression measures at project site.	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Ambient Air Quality monitoring is being carried out through EPA Recognised laboratory 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.	Being Complied
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board. 2.5	Diesel power generating as source of backup power are of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. PP assured that height of stack of DG sets will be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel has been assured.	Being Complied
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Construction site has been barricaded before the start of construction activities. Dust, smoke and other air pollution prevention measures are provided for the building as well as the site. These measures includes screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers are 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.	Being Complied
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Sand, murram, loose soil, cement, stored on site are covered adequately so as to prevent dust pollution.	Being Complied
2.7	Wet jet shall be provided for grinding and stone cutting.	PP assured that wet jet will provided for grinding and stone cutting.	Agreed to Comply
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Regular water sprinkling is being done on unpaved surfaces and loose soil for dust suppression	Being Complied

S.no.	Stipulated condition	Status of compliance	Remarks
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.	PP stated the all construction and demolition debris are stored at the site (and not dumped on the roads or open spaces outside) before their disposal. All demolition and construction waste will be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016. These wastes will be reused within premises as per engg. Requirement for filling of low land areas, construction of platforms for pump, motors, DG Set, internal roads, paving on internal roads	Being Complied
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	The diesel generator sets being used during construction phase are of low sulphur diesel type and conforms to Environmental (Protection) prescribed for air and noise emission standards	Being Complied
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	During commissioning stage stack height will be provided 3.5 m. above the roof of the buildings for wider dispersion of pollutants. Presently, for construction phase low sulphur DG Set with acoustic enclosures are being used.	Agreed to Comply
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.	PP assured that for indoor air quality the ventilation provisions has been made as per National Building Code of India.	Agreed to Comply
3. Water Quality Monitoring and Preservation			
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	There is no natural drainage through the site, wetland and water bodies. PP stated that Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) will be provided for maintaining the drainage pattern and to harvest rain water.	Being Complied

S.no.	Stipulated condition	Status of compliance	Remarks
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	PP assured that buildings are designed to follow the natural topography as much as possible. Minimum cutting and filling is being done as per engineering requirement.	Being Complied
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	PP stated that total fresh water use will not exceed the proposed requirement as provided in the project details.	Being Complied
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	PP assured that the quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance. The record will be submitted to the Regional Office, MoEF and CC along with six monthly Monitoring reports	Agreed to Comply
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	PP stated that there is no govt. water supply at their project site. NOC from CGWB obtained vide NOC No. NOC/INF/BH/2024/673/N	Being Complied
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	PP assured that 20 percent of the open spaces as required by the local building bye-laws will be kept pervious. Use of Grass pavers, paver blocks with at least 50 percent opening, landscape etc. has been considered as pervious surface.	Agreed to Comply
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	PP stated that they are providing dual plumbing system for utilization of treated water within premises	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.	PP assured that water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation are incorporated in the building plan	Agreed to Comply
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	PP stated that Separation of grey and black water will be done by the use of dual plumbing system.	Agreed to Comply
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PP stated that water demand during construction is being reduced due to use of pre-mixed concrete, curing agents and other best practices.	Being Complied
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	14 numbers of rainwater harvesting tanks will be provided by PP for rainwater harvesting after filtration and a pond of 900 KL capacity will be created for storage of rain water.	Agreed to Comply
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	14 numbers of rainwater harvesting tanks will be provided by PP for rainwater harvesting after filtration and a pond of 900 KL capacity will be created for storage of rain water.	Agreed to Comply
3.13	All recharge should be limited to shallow aquifer	PP assured that all recharge will be limited to shallow aquifer.	Agreed to Comply



S.no.	Stipulated condition	Status of compliance	Remarks
3.14	No ground water shall be used during construction phase of the project.	PP stated that there is no other source of water except ground water for construction phase. They are using ground water after obtaining NOC from CGWB. NOC from CGWB obtained vide NOC No. NOC/INF/BH/2024/673/N	Being Complied
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	PP stated that there is no dewatering activity involved in their project.	Being Complied
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	PP assured that the quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance. The records will be submitted to the Regional Office, MoEF and CC along with six monthly Monitoring reports.	Agreed to Comply
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	PP stated that sewage will be treated in the STP with tertiary treatment. The treated effluent from STP will be recycled/re-used for flushing, AC make up water and gardening. PP proposed for discharge of surplus treated water in to municipal drain.	Agreed to Comply
3.18	No sewage or untreated effluent water would be discharged through storm water drains.	PP assured that they are providing separate storm water drains. No sewage or untreated effluent water will be discharged through storm water drains.	Agreed to Comply
3.19	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	PP stated that onsite sewage treatment of capacity of treating 100 percent waste water will be installed. The installation of the Sewage Treatment Plant (STP) will be certified by an independent expert and a report in this regard will be submitted to the Ministry before the project is commissioned for operation. Treated waste water will be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water will be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems will be promoted.	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
	statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.		
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	PP stated that periodical monitoring of water quality of treated sewage will be conducted through EPA recognized labs. Necessary measures will be made to mitigate the odour problem from STP.	Agreed to Comply
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	PP stated that Sludge from the onsite sewage treatment, including septic tanks, will 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	Agreed to Comply
4. Noise Monitoring and Prevention			
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	PP has submitted Ambient noise level reports. Ambient noise levels conforms to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. PP stated that Incremental pollution loads on the ambient air and noise quality is being closely monitored during construction phase. Adequate measures will be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Being Complied
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	PP stated that noise level survey has been carried as per the prescribed guidelines and report in this regard is being submitted to Regional Officer of the Ministry as a part of six-monthly compliance report. Noise survey report is attached.	Being Complied
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel are implemented as mitigation measures for noise impact due to ground sources	Being Complied



S.no.	Stipulated condition	Status of compliance	Remarks
5. Energy Conservation Measures			
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	PP assured to comply with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency	Agreed to Comply
5.2	Outdoor and common area lighting shall be LED.	Outdoor and common area lighting are of LED type.	Agreed to Comply
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	PP assured that 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. are incorporated in the building design. Wall, window, and roof u-values are as per ECBC	Agreed to Comply
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	PP stated that they will adopt energy conservation measures by installation of CFLs/ LED for the lighting the area outside the building which is integral part of the project design and will be in place before project commissioning.	Agreed to Comply
5.5	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.	PP stated that solar panels for renewable energy will be installed to meet electricity generation equivalent to 1 percent of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Agreed to Comply
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot	PP stated that solar power will be used for lighting in the apartment to reduce the power load on grid. Separate electric meter will be installed for solar power. Hot water demand of Residential buildings will be fulfill from solar water heaters, as far as possible	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
	water demand from solar water heaters, as far as possible.		
6. Waste Management			
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	PP stated that 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 will be obtained during commissioning stage of project	Agreed to Comply
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	PP stated that disposal of muck during construction phase will 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.	complied
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	PP assured that separate wet and dry bins will be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste will be segregated into wet garbage and inert material	Agreed to Comply
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	PP stated that Organic Waste Converter within the premises will be installed with a minimum capacity of 0.3 kg /person/day.	Agreed to Comply
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	PP assured that all non-biodegradable waste will be handed over to authorized recyclers for which a written tie up will be done with the authorized recyclers before commissioning of project	Agreed to Comply
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	PP assured that any hazardous waste generated during construction phase, will be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Agreed to Comply



S.no.	Stipulated condition	Status of compliance	Remarks
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	PP stated that they will use Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials as construction materials.	Being complied
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	PP stated that fly ash will 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 is being used in building construction	Being complied
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Wastes from construction activities related thereto is being managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016	Being complied
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	PP stated that used CFLs and TFLs will be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination	Agreed to Comply
7. Green Cover			
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	There are no trees at the project site. No tree cutting involved in the project.	Being Complied
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include	PP stated that a minimum of 1 tree for every 80 sqm of land is being planted and will be maintained. There is no existing trees. The landscape planning includes plantation of native species. The species	Being complied

S.no.	Stipulated condition	Status of compliance	Remarks
	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.	with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species will not be used in landscaping. It is proposed to plant 700 nos. of trees to develop green belt.	
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	No tree cutting involved in the project.	Being Complied
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Topsoil stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It is being stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Being Complied
8. Transport			
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	PP stated that internal roads are 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.	Being Complied
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to	Vehicles hired for bringing construction material to the site are in good condition with valid PUC conforms to applicable air and noise emission standards and they are being operated only during non-peak	Being Complied

S.no.	Stipulated condition	Status of compliance	Remarks
	applicable air and noise emission standards be operated only during non-peak hours.	hours.	
9.			
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	PP assured that a detailed traffic management and traffic decongestion plan will be drawn up through local authorities to ensure that the current level of service of the roads within a 05 kms radius of the project will be maintained and improved upon after the implementation of the project.	Agreed to Comply
10. Human Health Issues			
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask	PP has provided dust mask to workers working at the construction site, involved in loading, unloading, carriage of construction material and construction debris or working in any area.	Being complied
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.	PP stated that for indoor air quality the ventilation provisions are as per National Building Code of India.	Agreed to Comply
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	PP assured that Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan will be implemented.	Agreed to Comply

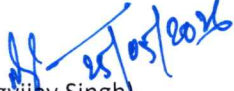
S.no.	Stipulated condition	Status of compliance	Remarks
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	No housing for construction labour has been provided within the site.	Agreed to Comply
10.5	Occupational health surveillance of the workers shall be done on a regular basis.	Occupational health surveillance of the workers is being done on a regular basis as per guidelines.	Being complied
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.	A First Aid Room (Safety Park) alongwith ambulance has been provided in the project for both during construction and operations of the project.	Being complied
11. Miscellaneous			
11.1	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	PP has advertised in two local newspapers of the region, indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Being complied
11.2	ii. 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.	Environmental clearance has been submitted to the Heads of local body in addition to the relevant offices of the Government. (Copy attached)	Being complied
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	PP stated that they will 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.	Agreed to Comply

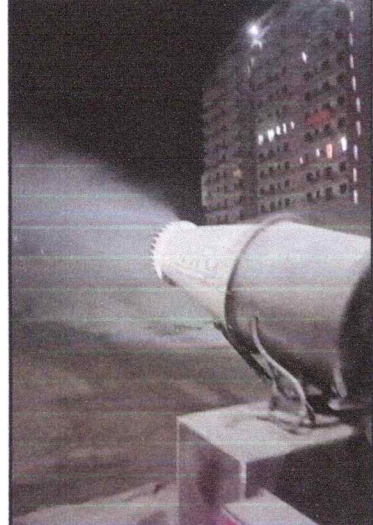
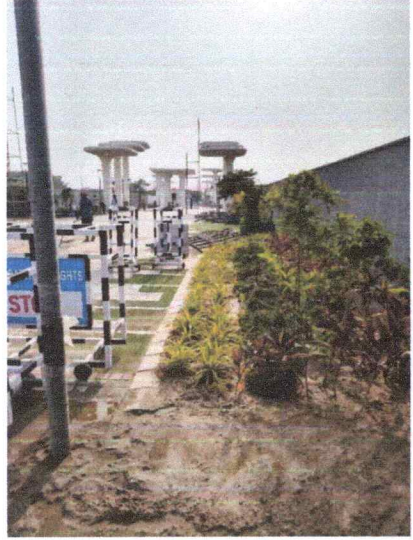
S.no.	Stipulated condition	Status of compliance	Remarks
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	PP stated that they are submitting 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.	Being complied
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental / forest / wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	PP stated that they have environmental policy duly approved by the Board of Directors. The environmental policy prescribes 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. They have defined system of reporting infringements / deviation / violation of the environmental conditions . The copy of the board resolution in this regard will be submitted to the MoEF and CC as a part of six-monthly report.	Being complied
11.6	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 report to the head of the organization.	PP stated that a separate Environmental Cell both at the project and company head quarter level, with qualified personnel is being set up under the control of senior Executive, who will directly report to the head of the organization	Agreed to Comply
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan	PP Stated that action plan for implementing EMP and environmental conditions along with responsibility matrix of the company is being prepared and will be duly approved by competent authority. The year wise funds earmarked for environmental protection measures are kept in separate account and will not to be diverted for any other purpose. Year wise progress of implementation of action plan will be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
	shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report		
11.8	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.	PP Stated that they will submit the environmental statement for each financial year in Form-V to the Bihar State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Agreed to Comply
11.9	The project proponent shall inform the Regional Office as well as the Ministry, 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.	PP Stated that they will inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities and start of production operation by the project. Land development work has been commenced from 01.03.2025.	Agreed to Comply
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	PP Stated that they strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Agreed to Comply
11.11	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.	PP assured to abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Agreed to Comply
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).	PP assured that no further expansion or modifications in the project will be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF and CC).	Agreed to Comply
11.13	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.	PP agreed to comply.	Agreed to Comply

S.no.	Stipulated condition	Status of compliance	Remarks
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	PP agreed to comply.	Agreed to Comply
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	PP agreed to comply.	Agreed to Comply
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	PP assure that they will extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports	Agreed to Comply
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	PP agreed to comply.	Agreed to Comply
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	PP agreed to comply.	Agreed to Comply


 (Digvijay Singh)
 Asst. Scientific Officer,
 Bihar State Pollution Control Board,
 Patna


 (A. K. Gupta)
 Regional Officer,
 Bihar State Pollution Control Board,
 Patna

	
Gate No. 1	Gate No. 2
	
Dust Suppression Mist Gun	Dust Suppression Mist Gun
	
Green Belt Development	Green Belt Development

	
	
PAVED ROADS	PAVED ROADS
	
Water Sprinkling	Water Sprinkling

Handwritten signature and initials in blue ink.



DG Sets with acoustic enclosures



DG Sets with acoustic enclosures



Safety Training



Safety Park



Ambulance



Safety Centre

tender & notices

जन सूचना

सर्व साधारण को सूचित किया जाता है कि पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार, की ई. आई. ए. अधिसूचना 2006 के तहत, वीनस स्टार कंस्ट्रक्शन प्राइवेट लिमिटेड के प्रस्तावित रेसिडेन्सियल ग्रुप हाउसिंग परियोजना 'वीनस कैपिटल हाइट्स' को, पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली, के पत्र संख्या 21-470/2024-IA-III, दिनांक 13.01.2025 एवं 24.02.2025 के द्वारा पर्यावरणीय स्वीकृति प्रदान की गयी है।

आमजन के लिए पर्यावरणीय स्वीकृति की प्रति बिहार राज्य प्रदूषण नियंत्रण पर्वद के कार्यालय एवं पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार के वेबसाइट www.parivesh.nic.in पर उपलब्ध है।

निदेशक

वीनस स्टार कंस्ट्रक्शन प्राइवेट लिमिटेड
वीनस हेरिटेज, 102/103, शेखपुरा रोड
बेली रोड पटना - 800001

दैनिक जागरण
पटना, 1 अप्रैल, 2025

3

जन सूचना

सर्व साधारण को सूचित किया जाता है कि पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार, की ई. आई. ए. अधिसूचना 2006 के तहत, वीनस स्टार कंस्ट्रक्शन प्राइवेट लिमिटेड के प्रस्तावित रेसिडेन्सियल ग्रुप हाउसिंग परियोजना 'वीनस कैपिटल हाइट्स' को, पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली, के पत्र संख्या 21-470/2024-IA-III, दिनांक 13.01.2025 एवं 24.02.2025 के द्वारा पर्यावरणीय स्वीकृति प्रदान की गयी है। आमजन के लिए पर्यावरणीय स्वीकृति की प्रति बिहार राज्य प्रदूषण नियंत्रण पर्वद के कार्यालय एवं पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय, भारत सरकार के वेबसाइट www.parivesh.nic.in पर उपलब्ध है।

निदेशक

वीनस स्टार कंस्ट्रक्शन प्राइवेट लिमिटेड
वीनस हेरिटेज, 102/103, शेखपुरा रोड
बेली रोड पटना - 800001



VENUS STAR CONSTRUCTION PVT. LTD.

A Venus Star Group Company
102-103, Venus Heritage, Sheikhpura Road, Baitly Road, Patna (Bihar) - 800001
Tel: 0912 2297 223/444 | GSTIN: 10AAACV5348L2Z8
Corporate Identification Number (CIN) - U45200Bihar2017PT000549
Email: corporate@venusstarindia.com | Website: www.venusstarindia.com

Date: 11-05-2026

To,
The Chief Executive Officer
Patna Metropolitan Area Authority
Govt. of Bihar
Pant Bhawan, 7th floor,
Nahru path,
Patna - 800001

Sub: NOTICE REGARDING GRANT OF ENVIRONMENTAL CLEARANCE

Sir,

With reference to above referred subject, we would like to inform that Ministry of Environment, Forest & Climate Change (MoEFCC) has granted Environmental Clearance (EC) for our group housing project Venus Capital Heights at Mauza Sandalpur, Usri Road, Near Aqua City, Danapur, Dist. Patna.

MoEFCC has granted EC vide their File No. 21-470/2024-IA.III Dt: 13.01.2025 followed by Corrigendum on EC dt: 24.02.2025. (Copy of EC and EC Corrigendum is attached herewith).

This is for your kind information as per conditions stipulated in above mentioned EC.

With regards

Sincerely Yours

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.
Vinay Purthi
CEO
Venus star Construction (P) Ltd.



Corporate Address: D-7, Phase II, New Delhi - 110006 | Tel: 011-4510054



VENUS STAR CONSTRUCTION PVT. LTD.

A Venus Star Group Company
102-103, Venus Heritage, Sheikhpura Road, Baitly Road, Patna (Bihar) - 800001
Tel: 0912 2297 223/444 | GSTIN: 10AAACV5348L2Z8
Corporate Identification Number (CIN) - U45200Bihar2017PT000549
Email: corporate@venusstarindia.com | Website: www.venusstarindia.com

Date: 11-05-2026

To,
The Executive Officer
Nagar Parishad Danapur Nizam
Takiyapur, Chitratkut Nagar,
Danapur Nizam,
Patna, Bihar (800012)

Sub: NOTICE REGARDING GRANT OF ENVIRONMENTAL CLEARANCE

Sir,

With reference to above referred subject, we would like to inform that Ministry of Environment, Forest & Climate Change (MoEFCC) has granted Environmental Clearance (EC) for our group housing project Venus Capital Heights at Mauza Sandalpur, Usri Road, Near Aqua City, Danapur, Dist. Patna.

MoEFCC has granted EC vide their File No. 21-470/2024-IA.III Dt: 13.01.2025 followed by Corrigendum on EC dt: 24.02.2025. (Copy of EC and EC Corrigendum is attached herewith).

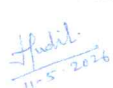
This is for your kind information as per conditions stipulated in above mentioned EC.

With regards.

Sincerely Yours

VENUS STAR CONSTRUCTION PVT. LTD.


AUTH. SIGN.
Vinay Purthi
CEO
Venus Star Construction (P) Ltd.



Corporate Address: D-7, Phase II, New Delhi - 110006 | Tel: 011-4510054



VENUS STAR CONSTRUCTION PVT. LTD.

A Venus Star Group Company

102-103, Venus Heritage, Sheikhpura More, Bailey Road, Patna (Bihar)- 800014

Tel : 0612 2297 222/444 | GSTIN : 10AADCV5348L2Z8

Corporate Identification Number (CIN) - U45200BR2011PTC016549

Email : care@venusstarindia.com | Website : www.venusstarindia.com

Date : 11-05-2026

To,
The Executive Officer
Nagar Parishad Khagaul
Ward No. 24,
Near Pani Tanki Thana Road,
Khagaul
Patna, Bihar – 80110

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With regards

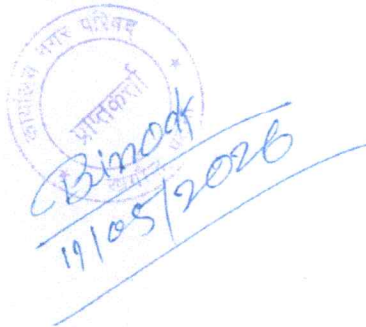
Sincerely Yours

VENUS STAR CONSTRUCTION PVT. LTD.

AUTH. SIGN.

Vinay Purthi
CEO

Venus star Construction (P) Ltd.



Corporate Address : D-7, Hauz Khas, New Delhi - 110016 | Tel. : 011 49120154

VENUS STAR
Project Information Board

PROJECT NAME: VENUS STAR PROJECT
REERA Registration Number: 1
Date of Registration: 10/01/2023
Phase: 2
Selection Layout plan/Storey wise sanctioned Plan Case no.: 20/2024-206
Web Link: 2
Number of tower: 23
Number of Stories: 5 (Tower 4th flr)

Sl. No.	Tower	Set of Story	PLNG.	Storey	Set of Story
1	TOWER-1	B1+B2+G+01	1	TOWER-12	B1+B2+G+01
2	TOWER-2	B1+B2+G+01	2	TOWER-13	B1+B2+G+01
3	TOWER-3	B1+B2+G+01	3	TOWER-14	B1+B2+G+01
4	TOWER-4	B1+B2+G+01	4	TOWER-15	B1+B2+G+01
5	TOWER-5	B1+B2+G+01	5	TOWER-16	B1+B2+G+01
6	TOWER-6	B1+B2+G+01	6	TOWER-17	B1+B2+G+01

Completion: 10/01/2023
VENUS STAR CONSTRUCTION PVT. LTD.
 www.venusstarindia.com
 Plot: Mahabubpur Road, Muzo Saranipuri, Saranipuri, Patna, Bihar
 Mr. Shrawan Kumar
 9525303247

23 May 2026 14:46:24
 25.59745784N 85.01885569E
 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-5.9msnm
 Speed:0.0km/h
 Index number: 1302

23 May 2026 14:46:26
 25.59745367N 85.01886043E
 107° E
 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-5.4msnm
 Speed:0.9km/h
 Index number: 1304

23 May 2026 14:45:57
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 237° SW
 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-5.8msnm
 Speed:0.0km/h
 Index number: 1301

23 May 2026 14:45:59
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 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-5.9msnm
 Speed:0.0km/h
 Index number: 1302

23 May 2026 14:47:07
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 86° E
 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-4.7msnm
 Speed:3.2km/h
 Index number: 1305

23 May 2026 14:47:53
 25.59741971N 85.02010253E
 220° SW
 Hathia Kandh
 Patna Division
 Bihar
 Altitude:-6.5msnm
 Speed:0.0km/h
 Index number: 1309



