



BIHAR STATE POLLUTION CONTROL BOARD

PARIVESH BHAWAN, PLOT NO. NS-B/2, PALIPUTRA INDUSTRIAL AREA,
PATLIPUTRA, Patna – 800 010

Ref. No.-

Patna, Dated-

'CONSENT-TO-ESTABLISH' (NOC)

UNDER SECTIONS 25/26 OF THE WATER (PREVENATION AND CONTROL OF POLLUTION) ACT, 1974 AND 21 OF THE AIR (PREVENTION AND CONTROL OF POLLUTION) ACT, 1981

REFERENCE

- i. Name and address of the Proponent: M/s Venus Capital Heights (Residential Group Housing Project of Venus Star Construction Pvt. Ltd.,) Sri Sanjay Kumar Singh, Venus Heritage, 102/103, Sheikhpura More, Bailey Road, Dist.-Patna-800014; and
- ii. Application No. 10785024, dated 26.04.2025 of the proponent to establish "Residential Building" unit at Khata No.- 61, 55, 59, 66, 67, 63, 65, 18, 26, 22, 19, 22, 21, 28, 18, 20, 62, 55, 61, 55, 53, 60, 92, 10, 2, 6, 40, 47, 25, 24, 80, 49, 36, 91, 75, 74, Khesra No.- 19, 23, 24, 25, 26, 27, 28, 32-44, 46, 48, 81-90, 137, 150-157, 159, 160, 172, 173, Mauza- Sandalpur, Usari Road, Near Aqua City, P.O-Danapur, Dist.-Patna-801105; for capacity: Total Built up area-303264.52 sqm.

AFTER CONSIDERING

- (i) The facts stated in their application;
- (ii) Bihar State Pollution Control Board's Notification No. 26 dated 08.11.2003 and as amended;
- (iii) Provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
- (iv) Document uploaded by the applicant, Affidavit dated 21.04.2025 submitted by the proponent by the proponent. and
- (v) EC Vide letter no.-21-470/2024-IA.III dated 13.01.2025.

NOC IN FAVOUR OF THE PROPONENT AT THE SAID SITE IS HEREBY ACCORDED SUBJECT TO THE FOLLOWING CONDITIONS

Specific Conditions

1. That, they shall obtain prior permission from CGWA for installation of bore well and abstraction of groundwater;
2. That, Consent-to-Operate for the Project shall be obtained from the Bihar State Pollution Control Board as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
3. That, they shall comply with provisions (whichever applicable) of The Water Act, 1974, The Air Act, 1981, The Environment (Protection) Act, 1986, Rules and notifications issued there under;
4. That, they shall have to provide suitable and separate drainage system for sewer/other wastewater and storm water. No sewage or untreated effluent water would be discharged through storm water drains. A coloured drainage map shall be submitted to the Board;
5. That, no construction shall be allowed to obstruct the natural drainage through the site;
6. That, they shall adopt rain water harvesting as provisions made by the local bye-law. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per CPCB guideline. Ensure proper management of storm water to optimum use and allow it to be by-passed during times of heavy rain to avoid any flooding problem inside the campus. Submit an action plan of well-designed rainwater harvesting system with storm water management;

7. That, the unit shall installed adequate fire fighting arrangements in the unit as per the norms of fire fighting department before commissioning of the unit;
8. That, the sewage shall be treated in Sewage Treatment Plant (STP) and after treatment the water will be recycled for flushing of toilets, floor washing/cleaning, gardening/horticulture etc. They shall submit an action plan for use of treated sewage water in bulk use/in-house use;
9. That, the quality of treated sewage of STP shall have to comply with the following standards (whichever applicable):

Sl No.	Parameter	Limiting concentration in mg/l, except pH and Fecal Coliform
1	pH	5.5-9.0
2	BOD	10
3	Total Suspended Solids (TSS)	20
4	COD	50
5	Nitrogen-Total	10
6	Phosphorus-Total for discharge into Ponds, Lakes	1.0
7	Fecal Coliform (FC) (Most Probable Number per 100 mililiter, MPN/100 ml	Desirable-100 Permissible-230

10. That, sludge generated from the STP will be dried and later it will be used as manure in agriculture and for green belt development/gardening/horticulture;
11. That, they shall comply with the provisions (whichever applicable) of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. The used oil from DG sets as hazardous waste will be stored in HDPE drums in isolated covered facility. This used oil will be sold to authorized recyclers and record shall be maintained. Necessary care will be taken so that spills/leaks of used oil from storage are avoided;
12. That, they shall comply with the provisions (whichever applicable) of the Solid Waste Management Rules, 2016. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with authorized recyclers. Organic waste compost/vermiculture pit with a minimum capacity of 0.3 kg/person per day must be installed;
13. That, segregation of dry (in blue bin), wet (in green bin) and domestic hazardous waste (in black bin) must be ensure; wet waste must be composted inside the premises and dry & domestic hazardous waste shall be handed over to the local body;
14. That, non-biodegradable waste and dry waste like rejected corrugated cardboard, waste paper etc may be handed over to the recyclers registered with Bihar State Pollution Control Board;
15. That, they shall comply with the provisions (whichever applicable) of the E-Waste (Management) Rules, 2016. The e-waste generated shall be disposed of by handing over to the authorised collection centre and a record shall be maintained;
16. That, they shall comply with the provisions (whichever applicable) of the Plastic Waste Management Rules, 2016. They will make effort to discourage the use of plastics so that minimum generation of plastics wastes to be taken place;

17. That, they shall comply with the provisions (whichever applicable) of the Bio-Medical Waste Management Rules, 2016 in case of generation of clinical/hospital wastes from health care facilities available in the premises;
18. That, during construction activities, they shall comply with the provisions (whichever applicable) of the Construction and Demolition Waste Management Rules, 2016;
19. That, the surface having unpaved and loose soil, if any, shall be adequately sprinkled with water to suppress dust/fugitive emission;
20. That, maximum efforts will be made to retain existing tree cover as well as new sapling shall be planted during coming season; and
21. That, the project proponent shall submit half yearly compliance report of EC (obtained from SEIAA, Bihar) condition in hard and soft copy. Soft copy of the report shall be mailed to the Board through e-mail ID: bspcb@yahoo.com.
22. The unit shall store the construction materials viz. sand, gravels and other fine aggregates in demarcated area with fully covered in all respects at the site so that it does not disperse in any form;
23. The unit shall store cement bags in enclosed area and loose cement in silo. The unit shall keep the other fine materials preferably in sealed bags;
24. The unit shall barricade the site depending on the nature of adjoining regions with wind breaking wall at least 12 feet height of the building construction project having area 5000 to 20000 Sqm. and 20 feet height for the building construction project having area >20000 Sqm. with GI/MS sheets completely from ground level;
25. The unit shall mount/put tarpaulin/green net on scaffolding as Dust Barrier Sheet around the area of construction and building;
26. The unit shall not store the construction materials and C&D waste on any part of streets, road in any colony or public place;
27. The unit shall have water sprinkling system for the dust suppression at the site. The unit shall use regularly anti smog gun/truck mounted mist canon for control fugitive emission/air pollution at construction site/premises having area >20,000 Sqm.;
28. The unit shall not store the construction materials at the site above the 3 meter height;
29. The unit shall carry construction materials or C&D waste in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction materials or construction debris does not get dispersed into air or atmosphere, in any form whatsoever;
30. The unit shall completely control the dust emission and take all precautions to ensure pollution free environment the construction site;
31. The unit shall clean the vehicles carrying construction materials and construction debris of any kind by vacuum cleaner before it is permitted to ply on road after unloading of such material;
32. The unit shall provide vehicle's tyre washing facility to avoid dust emission on road during plying of that concerned vehicle;
33. The unit shall provide mask to every worker working on the construction site and involved in loading, unloading and carriage of construction materials and construction debris to prevent inhalation of dust particles;

General Conditions

1. That, they shall provide adequate fire safety measures and equipment as required under the Rules and obtain necessary permission/NOC from competent authority as required;

2. That, they shall obtain all mandatory clearance/ permission from all relevant agencies;
3. That, the Environmental Statement as prescribed in the E (P) Rules, 1986 [see rule 14] for the each financial year ending the 31st March, shall be submitted by the month of September every year;
4. That, maximize recycling of water and utilization of treated sewage water in in-house shall be ensured;
5. That, they shall provide electromagnetic flow meter at the inlet and outlet of the STP and any pipeline to be used for re-using the treated wastewater for flushing/horticulture purpose/green belt development etc. and shall maintain a record of readings of each such meter on daily basis;
6. That, diesel generating sets (DG Sets), if any; as source of backup power should be provided with an integral acoustic enclosure and the maximum permissible sound pressure level for new D.G. set shall be 75 dB(A) at 1 meter from the enclosure surface. The height of exhaust of DG sets should be as: Exhaust Stack Height formula:- (Ht of Building in meter + $0.2\sqrt{\text{KVA}}$) m; it should be installed on pucca base with anti vibration pads;
7. That, roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads); no excavation of soil shall be carried out without adequate dust mitigation measures in place; no loose soil or sand or Construction & Demolition Wastes or any other construction material that causes dust shall be left uncovered; water sprinkling system shall be put in place; grinding & cutting of building material in open area shall be prohibited and no uncovered vehicles carrying construction material and waste shall be permitted in the campus etc;
8. That, they shall comply with the applicable provisions/directions of the State Govt./BSPCB including the directions that no person shall manufacture, import, store, sell or use any kind of plastic carry bags;
9. That, they shall use energy efficient/environment friendly materials like LED bulb, use of solar energy, flyash bricks, hollow bricks etc;
10. That, this Consent-to-Establish (CTE) should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies and it is confined to matters arising out of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981;
11. All other mandatory approvals and permissions from competent authority shall be obtained;
12. That, in compliance of direction of the Hon'ble Supreme Court and vide Board's HQ ref. no.-2638, dated 09.07.2019, they shall make provisions for display of data outside main unit gate about quantity and quality of water discharge and air emission along with solid waste generated within the unit premises;
13. That, not withstand any thing stated above, the applicant unit shall abide by all the provisions of the environmental laws including policies and guidelines made there under; and
14. That, this CTE is granted on the basis of the undertaking/affidavit up-loaded by the applicant and it is subject to the condition that in the event of any information/documents submitted by the proponent are found false or misleading at any stage, the NOC granted, shall be revoked and legal action shall be initiated.

NOTE:-

1. Bihar State Pollution Control Board reserves the option to revise or add other conditions, if necessary, for protection of Environment in general and for Pollution Control in particular;
2. The present NOC should not be construed as an assurance for the grant of 'Consent-to-Operate' the proposed project but shall be subject to compliance of all the conditions indicated above; and
3. The NOC, granted, shall be valid for a period of one year from the date of issue.

Sd/-
(Neeraj Narayan)
Member Secretary

Memo No.:- 842

Patna, Dated:- 14.7.25

Copy forwarded to: M/s Venus Capital Heights (Residential Group Housing Project of Venus Star Construction Pvt. Ltd.,) Sri Sanjay Kumar Singh, Venus Heritage, 102/103, Sheikhpura More, Bailey Road, Dist.-Patna-800014; for favour of information and necessary action.

(Neeraj Narayan)
Member Secretary