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State Environment Impact Assessment Authority
Pranisampad Bhawan, 5th Floor, Sector-III, Salt Lake, Kolkata - 700106
(West Bengal)
Minutes of SEIAA Meeting
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Subject:- 78th meeting of SEIAA

Venue:- Conference Room, Paribesh Bhawan, West Bengal Pollution Control Board, Bidhannagar, Kolkata - 700 106.

From :- 01 November 2022

To :- 01 November 2022

1. Proposal No. :- **SIA/WB/MIS/270950/2022** File No- **EN/T-II-1/030/2022**

Proposed modification of Residential Complex 'The 102' at D. H Road, Mouza - Sarmestarchak, J.L. No.- 17, Touzi No- 351, B.I, R.S Dag No. - 115 & 117, corresponding to L.R Dag Nos. - 114 & 116, Mouza - Daulatpur, J.L No – 79, Touzi No. - 1776, R.S./L.R. Dag Nos. - 28,29,30,31,32,33,34, 47(P), 48 & 49, PO - Pailan Hat, P.S - Bishnupur, within Kulerdari Gram Panchayat, Dist - South 24 Parganas, West Bengal by **M/s. PS Vinayak Complex LLP.**

Type- **EC**

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/MIS/270950/2022** dated **03 May 2022** seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed at SL.No. **8(a) Building and Construction projects**, under Category "**B2**" of EIA Notification 2006 and the proposal is appraised at State level.

SEAC recommended the proposed project for Environmental Clearance during its 48th meeting held on 10.08.2022 with the following additional conditions :

- a) Environmental parameters and the beneficiary details should be displayed on the display board.
- b) Embankment protection should be as per stipulated guidelines.

SEIAA considered the recommendation of SEAC during the 74th SEIAA meeting held on 15.09.2022 and observed that the project proponent (PP) was requested to upload the following documents in the PARIVESH Portal and present their case before SEIAA :

1. The title Deed of the additional land procured.
2. Mouza map showing all the Dag Nos. mentioning the coordinates within the project boundary. The additional land area for exclusive tree plantation should be separately marked.
3. All the Mutation Certificates and land conversion certificates of all the dag nos.

Accordingly, the PP was requested to appear before SEIAA for hearing in the 78th meeting on 01.11.2022. The PP gave a presentation before SEIAA.

PROJECT DETAILS

The project of M/s **PS VINAYAK COMPLEX LLP** located in as follows :

State of the project						
S. No.	State		District		Tehsil	Village
(1.)	West Bengal		South 24 Parganas		Bishnupur - I	Sarmestarchak, Daulatpur
14. Project configuration/product details						
S. No.	Project configuration/product	Quantity	Unit	Other Unit	Mode of Transport/Transmission	Other Mode of Transport

	details						of Product		
Residential Complex ‘The 102’ consisting of Six (6) Residential Buildings : Tower 5 to 10 - B+G+15 & Podium – G + 2 storied. Total built up area is 79233.35 sqm. and land area is 21771.188 sqm. total no. of flats – 658 nos.									
Raw Material Requirement details									
S. No.	Item	Quantity per annum	Unit	Other Unit	Source	Mode of Transport/Transmission of Product	Other Mode of Transport	Distance of Source from Project Site(Kilometers)	
NIL									

DELIBERATION IN SEIAA

SEIAA considered the documents uploaded in the portal and also the deliberations made by the PP in the hearing before SEIAA and approved the project for EC.

RECOMMENDATIONS OF SEIAA

The application for EC is approved based on the Building Plan sanctioned by South 24 Pargana Zilla Parishad vide Memo No. 1333/RP/Engg/BP/22 dated 28.01.2022.

Conclusion

Recommended

S.No	Conditions
(1)	<p>I. Statutory compliance:</p> <ol style="list-style-type: none"> The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. 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. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority. 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. 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. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly. The project proponent should strictly comply with the guidelines for High Rise Buildings,

issued by MoEF, GoI vide No. 21-270/2008-IA.III dated 07.02.2012.

- xii. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.

II. Air quality monitoring and preservation

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel is mandatory. The location of the DG sets may be decided in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur 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.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drainage 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports.

- v. 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.
 - vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 - vii. Installation of dual pipe plumbing for supply of recycled water and other for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. and for supplying fresh water for drinking, cooking and bathing etc. shall to be done.
 - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
 - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw 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.
 - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 - xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.
 - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the State Water Investigation Directorate (SWID) in the matter. Formal approval shall be taken from the SWID for any ground water abstraction or dewatering.
 - xvi. 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.
 - xvii. No sewage or untreated effluent water would be discharged through storm water drains.
 - xviii. 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 Regional Office of MoEF&CC along with SEIAA and WBPCB 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 MoEF&CC. Natural treatment systems shall be promoted.
 - xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xx. 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.
- IV. Noise monitoring and prevention**
- i. 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.

- ii. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the MoEF&CC along with SEIAA and WBPCB as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of 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.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i. 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.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as 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.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. 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.

VII. Water Body Conservation:-

- i. Existing water body (if any) should not be lined and their embankments should not be cemented. The water body is to be kept in natural conditions without disturbing the ecological habitat.

VIII. Green Cover

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled/transplanted 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).
- iii. The proponent should plant at least **336** nos. trees. 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. The project proponent should follow plantation plan approved by DFO, 24 Parganas (South) Division vide Memo no. 695/13C-16 dated 18.04.2022.
- iv. 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.
- v. 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.

IX. Transport

- i. 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.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and to be operated only during non-peak hours.
- iii. 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.

X. Human health issues

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.

- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

XI. Environment Management Plan (EMP)

- i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.
- ii. Need based activities for local people is part of the EMP. Details of such activities submitted by the Project Proponent.
- iii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /conditions. The company shall have defined system of reporting infringements /deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.
- iv. 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.
- v. 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.
- vi. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six-Monthly Compliance Report.

XII. Additional conditions

- a. Environmental parameters and the beneficiary details should be displayed on the dis board.
- b. Embankment protection should be as per stipulated guidelines.

XIII. Miscellaneous

- i. The environmental clearance accorded shall be valid for a period of 10 years for the proposed project.
- ii. 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.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iv. 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.
- v. 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 with a copy to SEIAA and WBPCB.
- vi. 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.
- vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA

and WBPCB, 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.

- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).
- x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.
- xi. 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.
- xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.
- xv. 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.
- xvi. 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.

2. Proposal No. :- **SIA/WB/NCP/70281/2017** File No- **EN/T-II-1/075/2017**

Proposed Housing Complex "Bhawani Courtyard" at 91/1, Jessore Road (South), Madhyamgram Under Madhyamgram Municipality, Mouza - Sahara, JL No. - 46, R. S. No. - 3, Touzi No.- 146, Khatian No. - 3052, R. S. Dag No.- 443, 447, 448, 449, 450, 462, PS - Airport, District - North 24 Parganas, West Bengal by **M/s. Himanga Mercantiles Pvt. Ltd.**

Type-
EC

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/NCP/70281/2017** dated **30 Oct 2017** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed at SL.No. 8(a) Building and Construction projects under Category "B2" of EIA Notification 2006 and the proposal is appraised at State level.

Earlier the project had received stipulated conditions for environmental clearance for the project vide Memo No. 684/EN/T-II-1/075/2017 dated 22.03.2018 for a built-up area of 30198.00 sq.m. and land area of 10960.00 Sq.m. comprising of: Residential blocks (9 nos.)-G+6 and Commercial Block (1 no.) - G+3 storied. Total no. of flats: 249. The PP had uploaded sanction building plan on 11.07.2022 in the PARIVESH Portal. SEIAA forwarded the proposal to SEAC for consideration the sanction plan submitted by the project proponent, which was considered by the SEAC in the 51st meeting held on 07.09.2022.

The SEAC observed that the project proponent has undertaken construction activity without obtaining prior EC. It was also noted that the West Bengal Pollution Control Board had issued direction vide Memo. No. 288(10)-1M-11/2009(Pt-III) dated 15.03.2022 with a copy to SEIAA. Since SEAC considered the project

as a case of willful and deliberate violation and recommended that the present proposal to be rejected, the PP should apply afresh in the PARIVESH portal for issuance of Terms of Reference under violation category.

SEIAA considered the recommendation of SEAC regarding the commencement of the construction activity by the PP without obtaining EC which puts the project under violation category during the 75th SEIAA meeting held on 20.09.2022. The project proponent was required to show cause and appear for a hearing before the SEIAA, WB before a final decision on EC application is taken.

The PP was requested to appear before SEIAA for hearing in the 78th meeting on 01.11.2022

PROJECT DETAILS

The project of M/s **HIMANGA MERCANTILES PVT LTD** located in as follows :

State of the project								
S. No.	State	District	Tehsil	Village				
(1.)	West Bengal	North 24 Parganas	Barasat - I					
14. Project configuration/product details								
S. No.	Project configuration/product details	Quantity	Unit	Other Unit	Mode of Transport/Transmission of Product	Other Mode of Transport		
Building and Construction project of Total built-up area of 30198.00 sqm on a Land Area of 10960.00 sqm.								
Raw Material Requirement details								
S. No.	Item	Quantity per annum	Unit	Other Unit	Source	Mode of Transport/Transmission of Product	Other Mode of Transport	Distance of Source from Project Site(Kilometers)
NIL								

DELIBERATION IN SEIAA

SEIAA considered the deliberations made by the project proponent in the hearing and the recommendations of SEAC. The PP accepted that they have committed violation under the EIA Notification, 2006 by undertaking construction work without obtaining EC. Therefore, the present application for EC is rejected.

The PP is directed to stop all construction work for the project till EC is granted and apply for ToR under the violation category.

RECOMMENDATIONS OF SEIAA

The EC application is rejected.

Conclusion

Rejected

3. Proposal No. :- **SIA/WB/MIS/83089/2022** File No- **EN/T-II-1/059/2022**

Proposed modification & expansion of Business Building & Hospitality Project 'BIOWONDER' at Plot No. IND-8, Premises No. 789, E. M. Bypass, KMC Ward No. 108, Anandapur, Kolkata - 700 107 by **M/s. Pasari Multiprojects Private Limited** (VIOLATION CASE). Type- **TOR**

INTRODUCTION

This has reference to the online application vide proposal no. **SIA/WB/MIS/83089/2022** dated **02 Sep 2022** seeking Terms of reference (TOR) under the provisions of the EIA Notification, 2006 for the above mentioned proposed project. The proposed project activity is listed at S.No **8(a) Building and Construction projects** under Category **B** of EIA Notification, 2006 and the proposal is appraised at state level.

The PP had already obtained Environmental Clearance vide no. EN/1986/T-II-I/040/2010 dated 04.08.2011 from SEIAA, which has been extended further vide no. 1773/EN/T-II-I/040/2010 dated 17.08.2017. The PP had also obtained NOC-Consent to Establish vide Memo No. 687-2N-03/2010(E) dated 31.10.2011 from West Bengal Pollution Control Board which has been subsequently extended vide memo No. 442-2N-03/2010(E) dated 25.08.2017.

The SEAC during its 53rd meeting held on 28.09.2022 recommended the proposed project for issue of Terms of Reference under violation category.

PROJECT DETAILS

The project of M/s **PASARI MULTIPROJECTS PRIVATE LIMITED** located in as follows :

State of the project			
S. No.	State	District	Tehsil
(1.)	West Bengal	Kolkata	Kolkata

Town/Village : **KOLKATA**

The salient features of the project submitted by the project proponent is available at Report under online proposal no. **SIA/WB/MIS/83089/2022**

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and accepted the same.

RECOMMENDATIONS OF SEIAA

SEIAA approved the proposal for ToR under violation category.

Conclusion

Recommended

S.No	Conditions
(1)	SEIAA, in pursuance of the provisions of the EIA Notification 2006 and MoEF&CC O.M. No. 22-21/2020-IA.III dated 07.07.2021, grants Terms of Reference (ToR) for undertaking Environment Impact Assessment (EIA) and preparation of Environment Management Plan (EMP) and specific ToR for the assessment of ecological damage, remediation plan and natural and community resource augmentation plan as enumerated in Annexure-1 along with the following additional ToRs for proposed modification & expansion of Business Building & Hospitality Project 'BIOWONDER' at Plot No. IND-8, Premises

No. 789, E. M. Bypass, KMC Ward No. 108, Anandapur, Kolkata – 700 107:-

- 1) The unit should abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area. DFO approved plantation plan should be submitted.
- 2) The project proponent should submit a compliance report of the Notification issued by SEIAA, WB vide No. 3435/EN/T-II-1/011/2018 dated 30.10.2018.
- 3) Notary Affidavit as per the enclosed format given in **Annexure – 2**.
- 4) Related documents mentioned in **Annexure – 3**.
- 5) Comparative statement of the salient features (existing and proposed) of the total project **Annexure – 4**.
- 6) Sanction plans and other documents as mentioned in Notification issued by SEIAA vide No. 2495/EN/T-II-1/011/2018 dated 17.12.2019.
- 7) DFO approved tree plantation plan in 1:100 scale mentioning spacing of the trees and their names and numbers. PP should clearly indicate the percent distribution of the plantation on the virgin soil and terrace plantation with respect to the total area.
- 8) Present status of plantation on the ground.
- 9) Complete land documents along with mutation and conversion in the name of project proponent.
- 10) Details regarding total built up area of the project compared to the total construction area.
- 11) Damage assessment plan.
- 12) Remediation Plan.
- 13) Community Augmentation Plan.
- 14) Present status of construction of the project along with a few recent photographs.
- 15) Certified compliance report of the earlier EC vide no. EN/1986/T-II-1/040/2010 dated 04.08.2011 as per the provisions of O.M. of MoEF&CC dated 26.09.2022.
- 16) Developers Agreement and Power of Attorney in the name of the project proponent.
- 17) Authenticated documents (certified by Chartered Accountant) for the total project cost compared to the cost incurred till the date of submission of the EC application along with EIA/EMP.
- 18) Gross turn-over till the date of submission of EC application to be certified by Chartered Accountant.
- 19) EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 needs to be submitted. Items like hand washing station, toilet facility with running water, school infrastructure including incinerator for used sanitary napkins in case of girls' schools, provision for sufficient service water supply and treatment of drinking water, training on environmental awareness including MSW segregation etc. in nearby schools may be considered. Computer literacy training for the local youth may also be considered. Evidence of collecting data on the need of the locality should be submitted.
- 20) Undertaking that no pesticides, chemical fertilizers or other chemicals shall be used in the rooftop or terrace gardens.
- 21) Onsite sanitation and safe drinking water facility during construction phase.
- 22) Details of STP along with scaled up drawings and flow diagrams. Report on influent analysis at the inlet to equalisation tank and effluent analyses from each individual process / unit operations to be submitted. Complete water balance in this regard should also be provided.
- 23) Traffic impact analysis and traffic management plan should be submitted.
- 24) Drainage network at the site. Permission of discharge water with quantity specified.
- 25) While preparing the land use plan for the project area, the details (exact width and other

- dimensions) of the underground service lines including fire, electricity, sewerage and drainage may be depicted using different colours; it must be ensured that the area earmarked for exclusive tree plantation does not overlap with these underground service lines. The plan so prepared, may be certified by the project architect.
- 26) All mandatory documents i.e. all sanction plans, Building Permits, NOC from WBF&ES etc. for the entire project to be uploaded in the PARIVESH portal.
 - 27) Digital Display board shall be installed showing environmental parameters and EMP data. The following information shall also be provided: -
 - a. Daily consumption and quality of drinking water.
 - b. Quality & quantity of inlet & outlet effluent from STP.
 - c. Data from ambient air quality monitoring station.
 - d. Data from ambient noise monitoring station
 - 28) The provision of water meter with totaliser at freshwater inlets, ETP discharge and recycling lines. Water quality analysis should be submitted at all points.
 - 29) Number of rainwater recharge wells should be as per standard guidelines. The wells should be only under the green area – no chemicals should be used in the green area so that the recharge water is not contaminated. For collection of rainwater from the roof, water should only be collected from the area of the roof where there is no plantation. Hence, plantation and empty areas should be separated on the roof.
 - 30) Subsurface hydro-geological study of the area.
 - 31) No. of bore wells installed. Permission from the competent authority for water supply for the entire project.
 - 32) A report on the impact of basement on groundwater regime and confined aquifer to be submitted.
 - 33) Detailed plan of solar power plant including PV array should be submitted. Area of rooftop to be provided.
 - 34) Power requirement and connected load (process and non-process).
 - 35) WBECBC (No. 07-PO/O/C-I11/4M-14/2016(Part-1) dated 13th January, 2020) compliance documents and certificate from competent authority should be furnished.
 - 36) Provide all the following documents related to High Rise Building as per MoEF&CC, vide No. 21-270/2008-IA.III dated 07.02.2012:
 - a) Microclimate (sunshine & shadow analysis and its effect on energy consumption).
 - b) Air circulation (effect on natural ventilation and wind speed).
 - c) Day lighting (how dependence on artificial lighting during daytime is affected).
 - d) Details of solar heat gain, seasonal variation of indoor temperature and energy conservation studies should be furnished.
 - 37) Basis of population calculation, water requirement and solid waste generation as per NBC, 2016 including clear mention of the star category of the hotel.
 - 38) Reasons for decrease in the tree plantation area from 3352.68 sq.m (37.39% of Land Area), as mentioned in the earlier EC to 1807.124 sq.m (20.15% of Land Area).
 - 39) Gifted land to KMC to be included in the area statement.
 - 40) Details of the 'bird-friendly' design with authentic contextual references should be furnished.
 - 41) IGBC final rating certificate to be provided on completion of the building, as IGBC precertification rating awarded may not correspond to the final design.

All the data and information uploaded should conform to the provisions of the NBC, 2016.

- 42) **The ToRs are valid for a period of one year, which can be extended for a maximum period of three years** provided an application in this regard is submitted by the project proponent, well before expiry of the validity period. EIA/EMP to be submitted before the expiry of the ToR for consideration of EC application or otherwise.
- 43) Further, based on the statutory provisions and the relevant notifications of MoEF & CC, the SEAC approved the following:-
- (i) The State Pollution Control Board to take action against the project proponent under the provisions of section 19 of the Environment (Protection) Act, 1986, and further no consent to operate or occupancy certificate to be issued till the project is granted EC.
 - (ii) The project proponent shall submit the remediation plan and Natural and Community Resource Augmentation Plan to the State Level Expert Appraisal Committee and finalised by the concerned Regulatory Authority based on recommendation of SEAC and direction issued by the Principal Secretary, Dept. of Env. vide No. 1312/EN/T-II-1/052/2016 dated 30.05.2018. The amount shall be deposited prior to the grant of environmental clearance.
 - (iii) The project proponent shall also comply with the penalty provisions for violation cases as directed in O.M. No.22-21/2020-IA.III[E-138949] dated 28.01.2022 issued by MoEF&CC.

These ToRs should be considered for the preparation of EIA-EMP report for the proposed construction project in addition to all the relevant information as per the General Structures of EIA given in Appendix III and IIIA in the EIA Notification, 2006.

The project proponent is requested to submit the final EIA/EMP prepared as per the above-mentioned ToRs for further consideration of the proposal for environmental clearance.

The Project Proponent and the Consultant should abide by the MoEF Notification dated 03.03.2016 and Office Memorandum dated 30.09.2011 and 05.10.2011 along with other stipulations.

Annexure – 1

Terms of Reference for EIA and preparation of Environment Management Plan (EMP)

- Project description, its importance and the benefits.
- Project site details (location on toposheet of the study area of 10m, coordinates. google Map, layout map land use geological features and geo-hydrological status of the study area, drainage),
- Land use as per the approved Master Plan of the area. Permission/approvals required from the land owning agencies. Development Authorities, Local Body, Water Supply & Sewerage Board. etc,
- Land acquisition status and R&R details.
- Forest and Wildlife and eco-sensitive zones. if any in the study area of 10 km - Clearances require under the Forest (Conservation) Act. 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
- Baseline environmental study for ambient air (PM10, PM2.5, SO₂, NO_x CO), water (both surface and ground) noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km.
- Details on flora and fauna and socio-economic aspects in the study area.
- Likely Impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic etc.).
- Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be. Rain water harvesting, etc.

- Waste water management (treatment, reuse and disposal) for the project and also the study area.
- Management of solid waste and the construction & demolition waste for the project vis-à-vis the Solid Waste Management Rules, 2016 and the Construction Demolition Rules, 2016.
- Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project.
- Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act 1986. or an environmental laboratory accredited by NABL. or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
- Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to Violation.
- The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

ANNEXURE – 2

UNDERTAKING for Building projects

(To be done on Non-Judicial Stamp Paper of valuation Rs.10/- and duly notarized)

I, son of _____ (Father's Name) _____, resident of _____ (Address) _____ presently working as _____ (Designation) _____ of M/s. _____ (Organization Name) _____ am an authorized person of the above named organization, do hereby solemnly declare and state as follows :

1) THAT M/s. _____ are the project proponent in respect of the _____ (Project Name) _____.

2. THAT M/s. _____ has constructed _____ sq.mt. built-up area at premises No. _____.

3. THAT in terms of EIA Notification 2006 and amendments thereof, our project falls within the purview of environment clearance.

4. THAT M/s. _____ has failed to get prior environmental clearance as per statutory provisions of EIA Notification due to the reasons mentioned below: (please mentioned the reasons) –

- i.
- ii.
- iii.
- iv.

5. THAT M/s. _____ has submitted the application form for obtaining necessary Terms of Reference / Environmental Clearance as per EIA Notification, 2006 and its amendments issued by the Ministry of Environment, Forest & Climate Change & Standard Operating Procedure (SoP) issued by MoEF&CC vide its OM dated 07.07.2021 which was upheld by hon'ble Supreme Court vide its order dated 09.12.2021 (MoEF&CC O.M. No.22-21/2020-IA.III[E 138949] dated 28.01.2022).

6. Now I, on behalf of the Project Proponent undertake the followings :-

- a) To comply with all statutory requirements/norms, for obtaining Environmental Clearance;
- b) To take all necessary permissions/licences/clearances from the concerned Government Departments and to submit compliance before the State Level Appraisal Committee, West Bengal;
- c) To take all measures for the protection of the environment as may be prescribed by the Central Government or the State Government from time to time at the expenses of the project proponent.

7. THAT the project proponent also undertakes not to repeat such violation in future, in case of violation, the ToR/EC shall be liable to be terminated.

The above-mentioned statements are true to the best of my knowledge and belief.

DEPONENT
Annexure – 3

1. Compliance report of the Notification issued by SEIAA, WB vide No. 3435/EN/T-II-1/011/2018 dated 30.10.2018.
2. NABET Accredited Certificate
3. Project Cost (detailed breakup including present value of land cost to be submitted)
4. Details of Court Cases, if any
5. Land Documents
 - Porcha
 - Local body mutation
 - Land Conversion
6. Sanctioned plan
7. Building Configuration
 - As per Stipulation
 - As per Sanctioned Plan
 - Present Status and Configuration
8. Land use distribution plan showing % of land use as per sanctioned plan.
9. Services (STP, Rainwater Harvesting, Composter, Solar Power etc.) layout plan and its status of configuration.
10. Whether the services are adequate enough with respect to the status of occupancy.
11. All statutory clearance from competent authority as applicable.
 - Sources of water supply and its permission
 - Tree felling permission
 - Relocation of water body
 - PCCF clearance
 - Clearance from WBF&ES
 - Airport Authority clearance
 - DFO certified plantation plan.
12. Concurrence from competent authority regarding water supply, disposal of solid waste and liquid waste.
13. Drainage Pattern (both inside and outside)
14. Final place of discharge for the treated waste water and recipient water body.

Annexure – 4

Land Area	
Block details	
Nos. of flats	
Expected Population (as per NBC, 2016)	
Total Water requirement (as per NBC, 2016)	
Fresh Water requirement	
Wastewater generated	
Wastewater recycled	
Wastewater discharged	
Solid waste generation & disposal (as per NBC, 2016)	
Total Built-up Area	
Complete Area Statement along with percentage of the total land area adding upto 100%	

1. Ground Coverage with percentage of the total land area	
2. Service Area with percentage of the total land area	
3. Waterbody Area (if any), with percentage of the total land area	
4. Exclusive Tree Plantation Area with percentage of the total land area	
5. Other Green Area with percentage of the total land area	
6. Total Paved Area with percentage of the total land area	
7. Area for services	
8. Other area, if any.	
Peak power demand load for the project	
Solar power plant generation in KW & % of the connected load	
No. of Parking spaces proposed	
No. of Trees proposed	
Backup Power	
Project Cost (Rs.)	

MISCELLANEOUS

1. 'Godrej Prakriti' at 187, B. T. Road, Sodepur, Ward No. 14, Panihati, PIN : 700115, Dist. - North 24 Parganas of M/s. Godrej Properties Pvt. Ltd.

INTRODUCTION

The PP obtained Environmental Clearance for the proposed residential cum commercial complex 'Godrej Prakriti' at 187, F/1, B. T. Road, Ward No. 14, under Panihati Municipality, JL no. 7 & 9, Mouza – Rambhadrabati & Sukhchar, Dist. - North 24 Pgs., P.S. - Khardah, Kolkata – 700115, West Bengal.

SEIAA considered the reply dated 23.08.2022 to the show cause notice submitted by the project proponent and also the inspection report dated 21.03.2022 submitted by the WBPCB, during the 77th meeting of SEIAA held on 14.10.2022 and decided to intimate the project proponent to be present for a hearing before SEIAA. Representatives of the WBPCB who had conducted the site inspection were also requested to be present during the hearing.

The PP was requested to appear before SEIAA for hearing in the 78th meeting on 01.11.2022.

SEIAA considered the deliberations made by the project proponent in the hearing wherein the PP submitted that they were not prepared with the requisite details and documents of the case and therefore, requested for a fresh date for hearing. It was also decided that SEIAA would make a site visit to assess the present status of the project.

2. Discussion on draft DSR of **Jhargram**.

DSR of Jhargram is approved.