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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:- **83rd meeting of SEIAA**

Venue:- **Conference Room of Environment Department, Prani Sampad Bhavan, 5th Floor, LB Block, Sector III, Salt Lake, Kolkata 700106**

From :- **22 Dec 2022**

To :- **22 Dec 2022**

1. Proposal No. :- **SIA/WB/MIS/284307/2022** File No- **EN/T-II-1/047/2022**
Proposed Residential Complex at 260, Motilal Gupta Road, KMC Ward No. – 122, Borough – XIII, Type- **EC**
P.S. – Behala, Kolkata – 700008 by **M/s. Merlin Projects Limited.**

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/MIS/284307/2022** dated **22 Jul 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 53rd meeting held on 28.09.2022.

SEIAA considered the recommendation of SEAC in its 80th meeting held on 17.11.2022 and decided that in view of a complaint received against the project regarding filling up of waterbodies, starting of construction activities etc. a site inspection to be conducted by WBPCB.

Inspection report has been received from WBPCB vide Memo No. 647-2N-48/2022(E) dated 12.12.2022.

PROJECT DETAILS

The project of M/s **MERLIN PROJECTS LIMITED** located in as follows :

State of the project						
S. No.	State		District		Tehsil	Village
(1.)	West Bengal		Kolkata		Kolkata	Kolkata
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
Residential Complex comprising of 7 nos. residential blocks (Blocks A, B, C & D – G + 20, Block F – B + G + 20 with Mercantile part on ground and 1 st Floor, Block E – G + 18 and 1 no. Assembly Block – G + 3 storied). Total built up area is 1,35,893 sqm. (total construction area as per sanction plan – 1,35,878 sqm.) and land area is 47,651.42 sqm. (as per ULC) and 47,491.639 sqm.						

(as per boundary declaration). Total no. of flats – 1084.								
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 recommendation of SEAC and inspection report from WBPCB and accepted the same.

RECOMMENDATIONS OF SEIAA

The application for EC is approved based on the Building Permit sanctioned by KMC vide Memo No. 2022130093 dated 07.07.2022.

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 meters 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 **670** nos. trees and retain **21** nos. existing 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, Forest Utilisation Division vide Memo no. 738/17T-1 dated 23.06.2021.

- 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 are 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. 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 MoEF&CC/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.

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/INFRA2/405497/2022** dated **10 Nov 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.

The project proponent (PP) obtained ToR vide File No. EN/T-II-1/049/2022 dated 04.08.2022 from SEIAA, WB against proposal no. SIA/WB/MIS/79667/2022.

SEAC during its 56th meeting held on 16.11.2022 recommended the proposed project for Environmental Clearance with the following conditions :-

1. The schedule of operation of the borewells should be staggered.
2. The depths of the recharge pit should be staggered at different levels.
3. Provision for water treatment plant (softener, activated carbon etc.) should be in place. Waste generated to be disposed of as per relevant rules. Dewatered sludge cannot be directly used as manure- analysis/ sterilization is required to ensure the quality of sludge before use. Water from the sludge dewatering facility should be sent to STP.
4. Sinking of proposed borewells to be considered based on the outcome of Hydro Geological study and permission from SWID.
5. The PP shall install the following :-
 - a) Solar smart meter for recording generation.
 - b) Smart flow water meter at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater.
 - c) Sensor based water quality management system.
 - d) STP with the digital data for inlet / outlet along with discharge quality.
 - e) Ambient air quality monitoring station.
 - f) Ambient noise quality monitoring station.
 - g) Display board for display of all the environmental parameters.
6. Conditions mentioned in the report of inspection dated 15.11.2022.

PROJECT DETAILS

The project of M/s **PS Vinayak Heights LLP** located in as follows :

State of the project						
S. No.	State	District		Tehsil		Village
(1.)	West Bengal	North 24 Parganas		Rajarhat		
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
Construction of 4 blocks of G+35 stories, G+2 stories podium integrated with towers 1,2,3,4 and 1 storey Banquet Hall and 1 storey multipurpose hall under Group Residential Building with total Built-up Area of the project is						

1,56,649.03 Sq.m. Total Land area of the project is 37109.362 sqm. Total no. of flats 465.								
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 recommendation of SEAC and accepted the same.

RECOMMENDATIONS OF SEIAA

The application for EC is approved based on the Building Plan sanctioned by Rajarhat Panchayat Samity vide Memo No. 1229/RPS dated 11.10.2022.

Conclusion

Recommended

S.No	Conditions
(1)	<p>I. Statutory compliance:</p> <ul style="list-style-type: none"> i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. ii. 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. iii. 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. iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable. v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority. vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained. viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities. ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi. 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.
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- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
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- 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-swaes, 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. 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.
- xv. 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.
- xvi. No sewage or untreated effluent water would be discharged through storm water drains.
- xvii. 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.
- xviii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xix. 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 **670** nos. trees and retain 21 nos. existing 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 (North) Division vide Memo no. 2280/17-T-9 dated 18.10.2022.
- 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)

- vii. 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.
- viii. Need based activities for local people is part of the EMP. Details of such activities are submitted by the Project Proponent.
- ix. The project proponent shall install display board for display of all the environmental parameters including sensor-based air, water and noise quality monitoring stations within their premises.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. 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

1. The schedule of operation of the borewells should be staggered.
2. The depths of the recharge pit should be staggered at different levels.
3. Provision for water treatment plant (softener, activated carbon etc.) should be in place. Waste generated to be disposed of as per relevant rules. Dewatered sludge cannot be directly used as manure- analysis/ sterilization is required to ensure the quality of sludge before use. Water from the sludge dewatering facility should be sent to STP.
4. Sinking of proposed borewells to be considered based on the outcome of Hydro Geological study and permission from SWID.
5. The project proponent shall install the following :-
 - i. Solar smart meter for recording generation.

- ii. Smart flow water meter at inlet for fresh water, for inlet, recycle and discharge wastewater/ treated wastewater.
- iii. Sensor based water quality management system.
- iv. STP with the digital data for inlet / outlet along with discharge quality.
- v. Ambient air quality monitoring station.
- vi. Ambient noise quality monitoring station.
- vii. Display board for display of all the environmental parameters.
- 6. Stock piles of raw materials like stone chips, sand etc. which are prone to be blown by wind should be kept under cover and moistened which otherwise would lead to dust generation, especially during the winter season.
- 7. Periodical water sprinkling activity should be conducted each day.
- 8. Construction debris should either be utilised during construction or sent to the C&D waste processing facility.

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.

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| | <p>xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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3. Proposal No. :- **SIA/WB/INFRA2/406858/2022** File No- **EN/T-II-1/070/2022**
Proposed Residential cum Commercial Project “Saltee Spacio” at Dag No. 2371, 2372, 2373, Khatian No. 12, JL No. 13, Holding No. 1 Khudiram Bose Sarani, Ward No. 21 under Dum Dum Municipality, P.S. Dum Dum, Kolkata – 700 080 (earlier 700 028) by **M/s. Shree Bishnu Nirman Pvt. Ltd.** (VIOLATION CASE).

Type-
TOR

INTRODUCTION

This has reference to your online application vide proposal no. **SIA/WB/INFRA2/406858/2022** dated **17 Nov 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.

PROJECT DETAILS

The salient features of the project submitted by the project proponent is available at [Report](#) under online proposal no. **SIA/WB/INFRA2/406858/2022**.

Earlier the project obtained EC vide No. EN/3252/T-II-1/079/2008 dated 21.12.2009.

The SEAC during its 57th meeting held on 30.11.2022 recommended the proposal for issuance of Terms of Reference under violation category.

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 MoEF&CC's OM vide F.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 Residential cum Commercial Project “Saltee Spacio” at Dag No. 2371, 2372, 2373, Khatian No. 12, JL No. 13, Holding No. 1 Khudiram Bose Sarani, Ward No. 21 under Dum Dum Municipality, P.S. Dum Dum, Kolkata – 700 080 (earlier 700 028):-

- 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 PP shall submit/ produce the following additional documents.
 - a) A notarized affidavit as per the enclosed format given in **Annexure – 2**.
 - b) Certified Compliance Report (CCR) stating complete compliance with the provisions laid down in MoEF&CC O.M. F No. IA3-22/10/2022-IA.III[E 177258] dated 08.06.2022 for Standardizing the validity of baseline data and public consultation reports for submission of proposal within the validity period of Terms of Reference (ToR) under the provisions of EIA Notification, 2006.

Compliance documents (for the commercial part of the project) with WBECBC (No. 07-PO/O/C-I11/4M-14/2016(Part-1) dated 13th January, 2020) and certificate from competent authority should be furnished.

- c) Report documenting compliance with the provisions of the SEIAA, WB notification no. 3435/EN/T-II-1/011/2018 dated 30.10.2018 and the related corroborative documents as mentioned in **Annexure–3**.
- d) Compliance documents with the West Bengal Energy Conservation Building Code (WBECBC), 2020 issued by the Department of Power, Government of West Bengal vide gazette notification no. 07-PO/O/C-I11/4M-14/2016(Part-1) dated 13th January, 2020. A compliance certificate to that effect from the competent authority should be furnished.
- e) Salient features of the project as per **Annexure – 4**.
- f) Damage Assessment Plan.
- g) Remedial Plan.
- h) Community Augmentation Plan.
- i) Present status of construction of the project clearly showing the violation portion with photographs.
- j) Authenticated documents for the total project cost compared to the cost incurred till the date of submission of the EC application along with EIA/EMP.
- k) Statements regarding gross turn-over till the date of submission of EC application to be certified by Chartered Accountant.
- l) Complete land documents along with mutation and conversion in the name of project proponent. A summary of the land schedule is also to be submitted.
- m) Documents showing permission/ assurance from the competent authority regarding water supply to meet the entire water requirement for the project during construction and post-completion.
- n) Concurrence for waste water discharge, storm water discharge, solid waste disposal etc. from the competent authority.
- o) A DFO approved tree plantation plan in 1:100 scale mentioning the total land area and the exclusive tree plantation area along with percentage, spacing of the trees, their names and numbers both for the present site and all of the three compensatory sites should be

submitted.

- p) Proper documentation; map showing location of the compensatory plantation sites w.r.t. the project site, and tree management plan including long term agreement with competent authority/s should be submitted.
 - q) Information signage/s communicating compensatory plantation should be installed at the compensatory plantation sites.
 - r) Plan for installation of digital display board for showing all environmental parameters and EMP data should be clearly mentioned.
- 3) The EMP to be prepared must comply with the provisions of MoEF&CC Office Memorandum No. vide F. No. 22-65/2017.IA.III dated 30.09.2020 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 to be considered. Restoration and/or maintenance of local water bodies, computer literacy training for the local youth may also be considered. Evidence of collecting data on the need of the locality should be submitted. Water sprinkling by mist canon may also be considered in dry seasons.

All the activities to be proposed by the project proponent in physical terms or to be prescribed by the SEAC shall be part of the Environment Management Plan.

- 4) The PP shall install the following and submit a suitable space-time plan of actions for each of them.
- a) Solar smart meter for recording generation.
 - b) Smart flow water meter at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater.
 - c) Sensor based water quality management system.
 - d) STP with the digital data for inlet / outlet along with discharge quality.
 - e) Ambient air quality monitoring station.
 - f) Ambient noise quality monitoring station.
- 5) The PP shall ensure adequate provision of onsite sanitation and safe drinking water facility during the construction phase.
- 6) The EIA report shall contain, inter-alia, the details of:
- a) STP and ETP (for the hospital) along with scaled up drawings and flow diagrams. Effluent quality analysis at the inlet to equalization tank and from the outlet of each individual process/ unit operations must be submitted. Complete water balance in this regard should be provided. Sludge management to be indicated.
 - b) STP/ETP flowchart and details with disinfection. Target quality of the treated sewage/effluent should be indicated for all relevant parameters.
 - c) Drainage network of the site. Treated water discharge point to be indicated;
 - d) Impact of basement on groundwater flow.
 - e) Mouza map showing all the dag nos.
 - f) Detailed plan of solar power plant generation including PV array for atleast 1% of the connected load should be submitted. Area of rooftop provided to be shown in the plan.
 - g) Details of compost plant along with location.
 - h) Details of recharge wells including cross section along with depth.
 - i) All mandatory documents i.e. all sanction plans, Building Permit, NOC from WBF&ES, AAI Clearance, Hospital license etc. to be uploaded in the PARIVESH portal.

- 7) While submitting the land use plan within the project area, the details (exact width) of underground service lines including fire, electrical, sewerage and drainage should be depicted using appropriate and distinctive colour codes so as to ensure that the area earmarked exclusively for tree plantation does not overlap with these underground service lines. The plan should be certified by the project architect.
- 8) Water meters with totalisers shall be provided at freshwater inlets, ETP discharge points and at recycling lines.
- 9) Water Balance with breakup of hospital and residential fresh and wastewater. Borewells mentioning the capacity and pumping schedule specifying location and depth of borewell. Separate water balance should be furnished for hospital and residential areas indicating fresh and recycled water. Separate water balance should be furnished for dry and rainy seasons. Water balance to be submitted separately for dry and rainy season.
- 10) Source/ sources of water to meet the water requirement of the project; assurance of water supply from the service provider.
- 11) Parking area should be demarcated on the plan with mention of the number of cars. Charging points for the electrical vehicles should be provided. Parking area should not interfere with green area. Parking area may be finished with hollow paver blocks.
- 12) Facilities should be marked-up on the plan.
- 13) Calculation of total population to be recast as per NBC, 2016.
- 14) Disposal plan for the radio-active waste generated from the hospital. The details to be given in the EIA report.
- 15) 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).

While applying for EC, the EIA/EMP report along with above mentioned documents/clarifications will have to be uploaded to the PARIVESH portal.

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

- 16) **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.

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.

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 for residential and other establishment for commercial portions	
No. of beds for hospital	
Expected Population for the entire project (as per NBC, 2016)	
Total Water requirement for the entire project (as per NBC, 2016)	
Fresh Water requirement	
Wastewater generated	
Wastewater recycled	
Wastewater discharged	
Solid waste generation & disposal (as per NBC, 2016)	
Biomedical waste generation & disposal	
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) Proposed Residential Complex at ‘Swayam City’ at R.S. Dag No. 218, 219, 224, 225, 226, 229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 240, 241, 242, 266, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 301, 302, 305 & 409, L.R. Dag No. 224, 223, 229, 230, 231, 234, 235, 236, 237, 238, 239, 240, 241, 243, 244, 245, 246, 247, 271, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 307, 308, 311, 423, Mouza – Bhasa, J.L. – 20 Under Paschim Bishnupur Gram Panchayat, P.S. – Bishnupur, South 24 Parganas, West Bengal by **M/s. New Age Nirman LLP** (VIOLATION CASE).

Proposal No. :- SIA/WB/MIS/288934/2022, File No. : EN/T-II-1/012/2022, Type-EC

INTRODUCTION

The proponent made online application vide proposal no. SIA/WB/MIS/288934/2022 dated 24.08.2022 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(b) Townships and Area Development projects under Category "B2" of EIA Notification 2006.

The PP obtained ToR for the proposed project vide No. 706/EN/T-II-1/012/2022 dated 22.04.2022 against proposal no. SIA/WB/MIS/72299/2022.

SEAC recommended the proposed project for Environmental Clearance under violation category during its 53rd meeting held on 28.09.2022.

SEIAA approved the project for EC during its 79th meeting held on 10.11.2022. As per SEIAA's decision the PP was required to deposit the amount towards RP & NCRAP and penalty for committing the violation. However, the PP has not deposited the required amount till date. Further, the PP has made an offline application for waiver of the amount vide letter Ref.: NANLLP/SWC/ENV/07 dated 22.11.2022. An ADS was made to PP stating that there is no scope or provision of waiver of these amounts as the same has been derived from specific GOs issued by MoEF&CC & DoE, GoWB. PP is requested to make all communication through PARIVESH portal & deposit the requisite amount. PP has uploaded a letter vide Ref.: NANLLP/SWC/ENV/08 dated 15.12.2022 in the portal on 15.12.2022 requesting reconsideration of the amount of RP&NCRAP and penalty.

SEIAA considered the letter of the PP vide Ref.: NANLLP/SWC/ENV/08 dated 15.12.2022 and decided to refer it to the Sr. Law Officer, Env. Department for legal opinion of the matter.

- (2) In reply to show cause notice regarding “Gems City” at Bakrahat Road, Mouza – Uttar Kajirhat, Paschim Bishnupur Gram Panchayat Bishnupur – I, PS – Bishnupur, Dist. - South 24 Parganas, PIN : 700104, West Bengal, three separate letters from M/s. Tirupati Carrier Ltd., M/s. Bhutoria Construction Pvt. Ltd. and M/s. Shiv Niketan Ltd. respectively had been received.

SEIAA had received a complaint from Mr. Ankur Sharma through email on 09.04.2022 about filling of water bodies and flouting of environmental norms at “Gems City” at Bakrahat Road, Mouza – Uttar

Kajirhat, Paschim Bishnupur Gram Panchayat Bishnupur – I, PS – Bishnupur, Dist. - South 24 Parganas, PIN : 700104, West Bengal and the matter was placed before SEIAA in the 56th meeting held on 19.04.2022. In order to assess the veracity of the complaint, a field visit by WBPCB to assess the present status of the project was recommended by SEIAA. WBPCB was requested to submit the inspection report to SEAC for recommending further necessary action in the matter.

The SEAC considered the inspection report in its 43rd meeting held on 15.06.2022 and noted that the project in question appears to be a case of violation of EIA Notification, 2006. Since no application for EC has been made, the project is identified as a violation case.

The matter was placed in the 75th SEIAA meeting held on 20.09.2022. In exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 and its subsequent amendments and the Standard Operating Procedure for identification and handling of violation cases under EIA Notification, 2006 vide MoEF & CC O.M. No. 22-21/2020-IA.III dated 07.07.2021, the project proponent was directed to stop all works within the project area immediately and to show cause within a period of 7 days from the date of issue of the letter by MS, SEIAA as to why action under aforesaid act and notification not taken against him.

In reply to show cause notice regarding “Gems City” at Bakrahath Road, Mouza – Uttar Kajirhat, Paschim Bishnupur Gram Panchayat Bishnupur – I, PS – Bishnupur, Dist. - South 24 Parganas, PIN : 700104, West Bengal, three separate letters from M/s. Tirupati Carrier Ltd. vide letter no. NIL dated 18.10.2022, M/s. Bhutoria Construction Pvt. Ltd. vide letter no. NIL dated 18.10.2022 and M/s. Shiv Niketan Ltd. vide letter no. NIL dated 18.10.2022 respectively had been received.

The replies submitted by the PPs for the Gems City project under three names viz. Shiv Niketan Ltd., Bhutoria Construction Pvt. Ltd. and Tirupati Carrier Ltd. vide their letters no. Nil dated 18.10.2022 are not tenable. Based on the field inspection carried out on 17.05.2022 a report was submitted by WBPCB, following observations are made :-

- a) The three sites as claimed by independent projects by the PPs actually the project sites are contiguous in manner with a same access. Thus the total built up area of the project is beyond 20000 sqm.
- b) The project is branded in the same name as Gems City.
- c) Further to mention that some of the water bodies within the project site are being filled up.
- d) The construction activity is continuing.
- e) A school namely Gems Academia International School is found to be located adjacent to the project site with a same access.
- f) All the above mentioned activities are flouting the environmental norms and parameters.

The Member Secretary is requested to inform the

- (i) District Magistrate, South 24 Parganas to initiate and enforce ‘Stop Work’ notice with an immediate effect.
- (ii) South 24 Parganas Zilla Parishad to stop rendering any kind of municipal services to the project site.
- (iii) WBSEDCL to stop power supply to the project.
- (iv) WBPCB for necessary action against the PPs.

- (3) Complaint received from Mr. Ankur Sharma against devastation of environment by the developers of “Palacio” at Sevoke Road near Vega Circle Mall, Ward No 42, Siliguri, West Bengal - 734001.

It is observed that no application for EC for the location mentioned in the complaint has been made to SEIAA till date.

In order to assess the veracity of the complaint, a field inspection by WBPCB is to be organised with prior intimation to the project proponent.

(4) Complaint received from Mr. Ankur Sharma against devastation of environment by the developers of “Intellia” at Zilla Parishad Road near Don Bosco School, Bankim Nagar, Siliguri, West Bengal - 734004.

It is observed that no application for EC for the location mentioned in the complaint has been made to SEIAA till date.

In order to assess the veracity of the complaint, a field inspection by WBPCB is to be organised with prior intimation to the project proponent.