



Government of West Bengal

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WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan, 10A, Block LA, Sector III
Salt Lake City, Bidhan Nagar, Kolkata – 700 106, INDIA
Website : www.wbpcb.gov.in, e-mail : wbpcbnet@wbpcb.gov.in

Validity Period :30/11/2024 To 30/11/2031

Category: RED

Application Type: CTE

CTE No.: WBPCB/5923161/2024

Date: 30/11/2024

Sub : Consent to Establish (CTE) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Ref.: Application No. 5923161

To,

M/s BENGAL AMBUJA HOUSING DEVELOPMENT LTD.

Ecospace Business Park, Premises No. - IIF/11, Action Area - II, P. S. & P. O. - New Town, Pin - 700156.

The West Bengal Pollution Control Board (hereinafter referred to as the State Board) hereby grants Consent to Establish (CTE) from environmental point under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended and rules and orders made thereunder for proposed expan unit of **BENGAL AMBUJA HOUSING DEVELOPMENT LTD.** at Premises No. - 405, Borough – 12, JL No. - 21, Mukundapur, KMC Ward No. - 109, P. S. – Purba Jadavpur, Kolkata – 700 099, Dist – 24 Parganas (South), West Bengal. for the following activities :

Sl.No.	Name of Activity,Product and/or By-Product	Production Capacity
1	Tower A (G+24), Tower B (G+24), Tower C (G+33), Tower D (G+24), Tower E (G+24), LIG & MIG (G+25), HIG podium (G+3), LIG- MIG podium (1st floor level) with built up area of 317774.311 sqm	317774.311 Meter Square

Total cost of the Project (in Lakhs)	100600.0
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(A) General Conditions :

- (1) The quality of sewage and industrial effluent to be discharged from the factory shall satisfy the permissible limits as per norms and Environment (Protection) Rules 1986.
- (2) The unit shall apply to the State Board for Consent to operate according to the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as amended and the Air (Prevention & Control Pollution) Act, 1981 as amended prior to commencement of activities of the unit.
- (3) The unit shall comply with the following Environmental Acts and Rules and its amendment as applicable
 - (i) The Water (Prevention and Control of Pollution) Act, 1974 .
 - (ii) The Air (Prevention and Control of Pollution) Act, 1981
 - (iii) The Environment (Protection) Act, 1986
 - (iv) The Public Liability Insurance Act, 1991
 - (v) The Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989
 - (vi) The Ozone Depleting Substances (Regulation and Control) Rules, 2000
 - (vii) The Batteries (Management and Handling) Rules, 2022
 - (viii) The Noise Pollution (Regulation and Control) Rules, 2000
 - (ix) The Bio-medical Wastes Management Rules, 2016

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- (x) The Hazardous Wastes (Management and Transboundary Movement) Rules, 2016
- (xi) The Plastic Waste Management Rules, 2016
- (xii) The Solid Waste Management Rules, 2016
- (xiii) The E-Waste (Management Rules), 2022
- (xiv) The Construction and Demolition Waste Management Rules, 2016

(4) The State Board reserves the right to review, amend, suspend, revoke etc. this consent for establishment and the same shall be binding on the unit.

(5) The unit shall obtain permission/clearance from the other competent authorities, as applicable and such permissions may be required at the time of submitting application for Consent to operate.

(6) The unit shall abide by the stipulations as may be prescribed by any authority / local body / government departments etc.

(7) Suitable measures to treat the effluent and emission shall be adopted in order to reduce the pollution load so that the quality of the effluent and emission from the unit always conforms to the relevant permissible standards.

(8) No equipment/machinery, emission and effluent generation/discharge source etc. shall be installed/modified without prior approval of the State Board.

(B) Special Conditions:

Please refer to Annexure 1 & 2 (Pages 1 - 9).

Any Violation of the aforesaid Conditions shall entail cancellation of this Consent to Establish

For and on behalf of West Bengal Pollution Control Board



30/11/2024

**Chief Engineer
Environment Impact Management Cell**

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Annexure – 1 to CTE No. – WBPCB/5923161/2024

Proposed Residential Complex 'UTALIKA' at Premises No. 405, Borough – 12, JL No. 21, Mukundapur, KMC Ward No. 109, PS – Purba Jadavpur, Kolkata – 700 099, Dist – 24 Parganas (South), West Bengal by M/s. Bengal Ambuja Housing Development Limited.

Salient Features of the project

	As per EC obtained vide File No. 2809/EN/T-II-1/022/2012 dated 18/11/2014	As per EC obtained vide EC Identification No. EC23B039WB134370 dated 01.12.2023	After proposed amendment
Land Area	81682.48 sqm. (as per deed)	75,863.73 sq.m (physical land area available)	75,863.73 sq.m (physical land area available)
Built up Area	3,00,925.649 sq.m	3,19,029.100 sq.m	3,17,774.311 sq.m
Ground Coverage	26,233.178 sq.m	26,069.82 sqm. (34.364%)	26,013.16 sqm
Building Profiles	Tower A – G+25 Tower B – G+25 Tower C – 2B+G+19 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G	Tower A – G+25 Tower B – G+25 Tower C – G+33 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G	Tower A – G+24 Tower B – G+24 Tower C – G+33 Tower D – G+24 Tower E – G+24 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– 1 st Floor Level
No. of Flats	1084	1440	1436
Expected Population	HIG = 2695 persons MIG = 615 persons LIG = 2110 persons Office = 1014 persons Retail = 917 persons Club, Service, Floating = 2100 persons	Residential = 6989 persons Residential Floating = 699 persons Office Staff = 397 persons Retail Staff = 29 persons Retail Visitor = 259 persons Banquet Hall = 391 persons Conference / Multipurpose Hall = 356 persons Restaurant = 102 persons Guest Room = 76 persons Total = 9298 persons	Residential = 6969 persons Office Staff = 320 persons Retail Staff = 30 persons Retail Visitor = 250 persons Banquet Hall = 395 persons Conference / Multipurpose Hall = 373 persons Restaurant = 119 persons Guest Room = 76 persons Floating Population = 345 persons Total = 8877 persons
Total Water Requirement	980 KLD	1113 KLD	1119 KLD
Freshwater Requirement	568 KLD (KMC supply)	671 KLD (KMC supply)	677 KLD
Wastewater Generated	840 KLD (to be treated in STP)	804 KLD (to be treated in STP)	806 KLD (to be treated in STP)
Treated Wastewater available from STP	-	788 KLD	725 KLD
Treated Wastewater Recycled	412 KLD	408 KLD	405 KLD
Treated Wastewater Discharged	336 KLD (to Municipal drain)	380 KLD (to KMC)	320 KLD (to KMC sewer)
Solid Waste Generation & Disposal	Generated Quantity - 3.486 TPD Organic Part will be treated in OWC	Generated Quantity – 2.369 TPD Organic Part will be treated in OWC	Generated Quantity – 2.338 TPD Organic Part will be treated in OWC



	As per EC obtained vide File No. 2809/EN/T-II- 1/022/2012 dated 18/11/2014	As per EC obtained vide EC Identification No. EC23B039WB134370 dated 01.12.2023	After proposed amendment
	Inorganic Part – KMC Disposal	Inorganic Part – KMC Disposal	Inorganic Part – KMC Disposal
Internal Road Area	12,417.70 sq.m (15.2% of land area)	12,174.66 sq.m(16.048 % of land area)	12,174.66 sq.m(16.048 % of land area)
Exclusive Tree Plantation Area	16,423.21 sq.m (20.10% of land area)	10,902.786 sq.m (14.371% of land area)	10,902.786 sq.m (14.371% of land area)
Existing Waterbodies Area	23,008.27 sq.m (28.17% of deed land area)	22,708.50 sq.m (29.933% of land area)	22,708.50 sq.m (29.933% of land area)
Service Area	-	1045.54 sq.m (1.378 % of land area)	1054.539 sq.m (1.39 % of land area)
Soft Area	-	-	-
Open Parking Area	-	362.502 sq.m (0.478 % of land area)	362.502 sq.m (0.478 % of land area)
Gift Land Area	-	-	-
Corner Splay (gifted to KMC)	--	34.988 sq.m. (0.046 % of land area)	34.988 sq.m. (0.046 % of land area)
Covered Area at Ground Level	--	26,069.820 sq.m. (34.364 % of land area)	26,013.16 sq.m. (34.289 % of land area)
Hard Scaped Area	--	2271.54 sq.m. (2.994 % of land area)	2319.203 sq.m. (3.058 % of land area)
Deck Area	--	293.392 sq.m. (0.387 % of land area)	293.392 sq.m. (0.387 % of land area)
Plantation Proposed	1200 nos. big trees and 716 nos. medium and small trees	Proposed trees – 268 nos. Existing trees – 733 nos. Total = (Existing + proposed) = 1001 trees	Proposed trees – 268 nos. Existing trees – 733 nos. Total = (Existing + proposed) = 1001 trees
No. of Parking Spaces Proposed	1751 (open – 51, covered – 1700)	1843 nos.	1821 nos.
Power Requirement	12050 KVA (CESC)	14685 KW (CESC)	14685 KW (CESC)
Project cost (Rs.)	--	Rs. 333.0 crores (for expansion and modification project for Tower - C)	Rs. 333.0 crores



Annexure - 2 to CTE No. – WBPCB/5923161/2024

Special Conditions issued for the proposed Residential Complex 'UTALIKA' at Premises No. 405, Borough – 12, JL No. 21, Mukundapur, KMC Ward No. 109, PS – Purba Jadavpur, Kolkata – 700 099, Dist – 24 Parganas (South), West Bengal by M/s. Bengal Ambuja Housing Development Limited.

A. Emission:-

1. DG Sets – 1X320 kVA + 2x380 KVA+ 1x500 KVA + 1X415 KVA + 1x625 KVA + 1x910 KVA + 2x400 KVA + 1x750 KVA.
 - i. Stacks of adequate height to be provided with acoustic enclosures and residential silencer.
 - ii. Stacks to have sampling port, platform and ladder as per the Emission Regulation Part – III of CPCB.
 - iii. Emission standards, Fuel specification and Stack height should comply with the prescribed limits under the notification of Ministry of Environment & Forest, Govt. of India, G.S.R. 489(E) [09.07.2002] and subsequent amendments.

- B. Effluent:-** Domestic – waste water shall be treated in adequately designed Sewage Treatment Plant (STP). Treated waste water shall be recycled. Excess water shall be discharged to municipal drain. STP should be monitored on a regular basis for compliance with the norms and records should be maintained properly.

C. Solid Waste :-

Municipal solid waste- to be collected and disposed off regularly as per the Solid Waste Management Rules, 2016. The project proponent shall install on-site compost plant for treatment & disposal of bio-degradable fraction of MSW.

Construction and Demolition Waste - The proponent should abide by the Construction and Demolition Waste Management Rules, 2016. Guidelines on Environmental Management of Construction & Demolition Waste published by CPCB in March, 2017 should be followed.

Hazardous Wastes - The proponent should abide by the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.

D. General :-

1. **The project proponent should obtain necessary land conversion from the competent authority for the entire project area prior to starting of construction activity.**
2. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
3. Ground water should not be abstracted without the permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
4. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
5. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003, S.O. 2804(E) dated 03.11.2009 and S.O.254(E) dated 25.01.2016 of the Ministry of Environment & Forests, Govt. of India.



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Special Conditions issued for the proposed Residential Complex 'UTALIKA' at Premises No. 405, Borough – 12, JL No. 21, Mukundapur, KMC Ward No. 109, PS – Purba Jadavpur, Kolkata – 700 099, Dist – 24 Parganas (South), West Bengal by M/s. Bengal Ambuja Housing Development Limited.

6. The proponent should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. No trees can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. Adequate green belt is to be developed within the project site. Water intensive and/or invasive species should not be used for landscaping.
7. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
8. Adequate firefighting storage should be provided as per Rules.
9. Adequate parking space should be provided within the project site as per Rules.
10. Road design should be done with due consideration for environment and safety of users. The entry and exit points should be designed properly without disturbing the existing traffic.
11. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
12. Adequate provision shall be made for storage of solid waste and adequate means of access shall be provided. Vats / bins should be provided inside the project area from where the wastes are to be disposed off by arrangement with the local body.
13. The proponent shall undertake awareness programmes for the residents to promote water and energy conservation and to ensure environmental protection.
14. Piling work must be undertaken strictly within 9 A.M to 6 P.M and such work causing noise not permitted beyond the prescribed time span.
15. No expansion of the project should be undertaken without prior permission of the State Board.
16. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
17. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
18. The proponent should abide by the Direction issued by the Department of Environment, Government of West Bengal, vide No. EN/3170/T-IV-7/001/2009 dated 10.12.2009 (**Annexure A**).
19. The proponent should strictly abide by the conditions stipulated in the Environmental Clearance accorded by the State Environment Impact Assessment Authority (SEIAA), West Bengal, vide EC Identification No. EC23B039WB134370 dated 01.12.2023 and subsequently amendment of EC vide EC Identification No. EC24B3812WB5682082A dated 19.09.2024.
20. The proponent should install and use anti-smog guns as per the following guidelines :- (**Annexure B**).
21. Existing water bodies (if any) should not be lined and their embankments should not be cemented. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.
22. Statutory licenses/permission, as applicable, should be obtained from the Competent Authority.
23. This NOC is valid upto **30.11.2031** for construction of the project.





**Department of Environment
Government of West Bengal
Writers' Buildings, "G" Block, (2nd. Floor),
Kolkata-700 001.**

No. EN/3170/T-IV-7/001/2009

Dated: December 10th, 2009.

D I R E C T I O N

WHEREAS, Department of Environment, Govt. of West Bengal is entrusted to look after the execution of the different environmental laws within the territorial jurisdiction of West Bengal and also responsible for maintaining pollution free environment and also responsible for restraining different environment hazardous activities which are causing serious impact on human beings, other living creatures, plant, micro-organism, property or the environment ;

AND WHEREAS, Department of Environment has already taken different steps for controlling air pollution in the atmosphere generated from the different sources i.e. industrial source, vehicular source and burning of bio-mass;

AND WHEREAS, Department of Environment in exercising the power conferred under section 19 of the Air (Prevention & Control of Pollution) Act, 1981, has already declared entire West Bengal as 'Air Pollution Control Area';

AND WHEREAS, West Bengal Pollution Control Board conducted a study with the help of the Asian Development Bank and it is revealed that the contribution of the construction activities is one of the source of air pollution in Kolkata and its surroundings ;

AND WHEREAS, it is further revealed that burning of old tyres in hot mix plant as a fuel during construction and repairs of road for melting coal tar contributes significant obnoxious element into the air which cause a serious problem of the human beings ;

HENCE, in view of the above and in consultation with the West Bengal Pollution Control Board and in exercise of the power conferred under Air (Prevention & Control of Pollution) Act, 1981 and Environment (Protection) Act, 1986, all the municipalities, local authorities and all other concerned Govt. Departments within the State of West Bengal, are now directed to take immediate steps to implement the following norms which need to be strictly followed by the developers, contractors or any other infrastructure developers ;



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- Preventive measures need to be taken: -
 - a) Wrap construction area/buildings with geotextile fabric, installing dust barriers, or other actions, as appropriate for the location,
 - b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization,
 - c) Apply water prior to levelling or any other earth moving activity to keep the soil moist throughout the process;
 - d) Limit vehicle speeds to 15 mph on the work site.
 - e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
 - f) Apply and maintain dust suppressant on haul routes.
 - g) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
 - h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
 - i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
 - j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
 - k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope,
 - l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
 - m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).



- Practices to be discarded: -
 - a) Don't dispose of debris indiscriminately,
 - b) Don't allow the vehicles to run at high speed within the work site.
 - c) Don't cut materials without proper dust control/noise control facility.
 - d) Don't keep materials without effective cover.
 - e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
 - f) Don't leave the soil, sand and cement stack uncovered.
 - g) Don't keep materials or debris on the roads or pavements.
 - h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coal tar should be discarded ;

NOW THEREFORE, it is made clear that any developers, contractors or infrastructure developers either Govt. or Private failed to comply with the aforementioned statutory norms, Department of Environment and West Bengal Pollution Control Board will take necessary action under Air (Prevention & Control of pollution) Act, 1981 and Environment (Protection) Act, 1986 which may lead to stoppage and prohibition of the work including closure and other legal action as warranted under the law including imposition of the 'Pollution Cost'.

It is further directed that all Municipal Corporations, Municipalities and Panchayats should also be at liberty to take necessary action against the violators under the Municipal Laws and Panchayat Law.

But it is made clear that Local Authorities i.e. Municipal Corporations, Municipalities and Panchayats are responsible to implement the aforementioned guidelines meticulously for the purpose of curbing air pollution and other environmental hazards of their respective jurisdiction.



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Local Police Station is also directed to render all necessary help to the Local Authorities to implement the aforementioned direction in a befitting manner.

This order will take effect from 01-01-2010 through out the State of West Bengal.

By Order,
Sd/-
(M. L. Meena)
Principal Secretary to the Govt. of West Bengal.
Department of Environment.



Annexure B

Advisory for use of Anti-Smog Guns

Issues	Guidelines
Capacity and nos. of ASG to be used	■ Construction and Demolition sites having area more than of 20, 000 sq. m should have at-least 02 nos. of ASGs. These should be capable of producing water droplets in the range of 10μ -50μ. ■ One ASG having throwing distance capacity 70-100 m and 01 no. of ASG having throwing distance capacity 30-50 m. ■ This will also take care of water & power saving, stand-by machine and use during small dust generating activities. ■ Requirements of installations on wind-ward side and leeward side shall also be fulfilled. ■ These machines will cover all sorts of dust generating activities as operation of machine is for around 30 minutes once in around 2-3 hours. On rotation basis, other areas of project can be covered. ■ Regarding additional or maximum number of machines, there cannot be any straight-line formula. This may be left to Project Proponent. He has to ensure compliance at all the times for entire area. ■ Details regarding specification of nozzles, power of motor, pressure which can be generated and throwing capacity be engraved on the ASG by the manufacturer.
Source of water	• Class A or Class B Water without conventional treatment but only after disinfection so as to make water free from coliforms, viruses and bacteria [details of Class A and B are presented in "Designated Best Use Water Quality Criteria" developed by CPCB.]. Criteria are available on website of CPCB. • Municipal Supply Water. • Use of treated sewage be avoided
Amount of water to be used	• Best quality nozzles capable of generating water droplets in the range of 10μ-50μ and optimum hydraulic pressure be used to generate atomized water droplets. • Environmental Clearance granted by MoEF&CC, SEIAA and CTE granted by SPCBs / PCCs shall take this factor into account for estimating total water consumption.
Source of fuel for the engine	■ Care shall be taken that there will be minimum noise and emission into air during operation of ASG. ■ Hence, wherever possible, conventional electric supply must be obtained and used for operation. ■ Alternatively, use of CNG, LPG operated Gensets be encouraged. Fossil fuels shall only be used in emergent conditions when aforementioned sources of powers are not available and subject to verification by SPCBs/PCCs and Local Authority.
Source of fuel for the moving van (if applicable)	
Time span of use	■ Normally for 30 minutes as a continuous operation in every 2-3 hours. However, operation shall depend upon site conditions, types of construction activities going on at the site and local environmental conditions.
Energy Meter	■ Energy meter should be installed at ASG for checking/ monitoring use of ASG at site.
Capacity of the Motor	■ Be specified by manufacturing company. Details regarding specification of nozzles, power of motor, pressure which can be generated and throwing capacity be engraved on the ASG by the manufacturer.
Others	■ Logbook on operation and maintenance on use of ASG and associated facilities be maintained.

