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File No: EN/T-II-1/015/2026

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), WEST BENGAL)

***

Dated: **05/02/2026**

To,

Harsh Bihani
MERLIN PROJECTS LIMITED
"Merlin Oxford", 2nd Floor, 22, Prince Anwar Shah Road, Kolkata , Kolkata, KOLKATA, WEST BENGAL, , 700033
merlinmgr.2022@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Residential and club cum Commercial Buildings by Merlin Projects Limited submitted to Ministry vide proposal number SIA/WB/INFRA2/552943/2025 dated 26/09/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801WB5277154N
(ii) File No.	EN/T-II-1/015/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential and club cum Commercial Buildings by Merlin Projects Limited
(viii) Name of Company/Organization	MERLIN PROJECTS LIMITED
(ix) Location of Project (District, State)	24 PARAGANAS NORTH, WEST BENGAL
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority (SEIAA) in the

Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) in the meeting held on 19/01/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief details of the project are as follows :

This is a proposal for Expansion cum Modification of Residential and club cum Commercial Buildings at Holding No. - AS/546(05/04), L.R. Dag no. 3426, 3427, 3431 to 3433, 3435 to 3443, 3445, 3446, 3451, 3496 to 3503, 3505, L.R. 140, J.L. – 02, Mouza – Gopalpur, Ward – 04, Under Bidhannager Municipal Corporation, P.S. – Airport at Present Narayanpur, PIN 700136, North 24 Parganas, West Bengal by M/s. Merlin Projects Limited.

This is a proposal for Expansion cum Modification of Residential and club cum Commercial Buildings comprising of Vertically added 1 floor at Tower 10 - B+G+13, Basement added to Tower 11 - B+G+12 & Club cum Commercial -B+G+6. The total built-up area of the proposed project is 146870.41 sqm. (after expansion). Total land area is 33037.020 sqm. (after expansion). Total no. of flats 819 (3 BHK – 613, 4 BHK –206) nos.

The Project Proponent (PP) has already obtained Environmental Clearance from the SEIAA, WB vide EC Identification No. EC24C3801WB5638178N vide File No. - EN/T-II-I/065/2025, dated 08.04.2025 for Built Up Area of 139115.66 sqm.

Now, the PP intends to take-up Modification and Expansion of the existing project, where Built Up area will be 146870.41 sqm. (Existing + Proposed). Total land area will be 33037.020 Sqm (Existing + Proposed).

According to the DSS of the PARIVESH portal, the project area does not touch any CRZ, ESZ, PA WII and RFA.

Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below:

Description	**EC Identification No: EC24C3801WB5638178N, File No. - EN/T-II-I/065/2025 Dated : 08/04/2025**	**After Expansion cum Modification**	**Total Project**
Total Land area (As per Deed and Survey)	32006.67 sqm.	1030.35 sqm.	33037.020 sqm.
Ground Coverage Area	12077.31 sqm. (37.73% of Land area)	2022.19 sqm.	14099.500 sqm. (42.68 % of Land area)
Service Area	619.33 sqm. (1.93%)	597.36 sqm.	1216.690 sqm. (3.68%)
Open Parking Area	793.17 sqm. (2.48%)	-718.17 sqm.	75 sqm. (0.23%)
Other Green Area	823 sqm. (2.57%)	27.273 sqm.	850.273 sqm. (2.57%)
Paved Area	11213.62 sqm. (35.04%)	-1108.06 sqm.	10105.560 sqm. (30.59%)
Exclusive Tree Plantation Area	6480.24 sqm. (20.25 %)	209.757 sqm.	6689.997 sqm. (20.25%)
No. of stories	Residential Blocks: Tower 1 to 9: B+G+13 Tower 10 : G+12 (Basement only use for UGWT) Tower 11 : G+12 Club: G+6 (with retail in ground & 1st floor)	Vertically added 1 floor at Tower 10 - B+G+13 Basement added to Tower 11 - B+G+12 & Club cum Commercial - B+G+6	Residential and club cum Commercial Buildings: Tower 1 to 10 - B+G+13 Tower 11 - B+G+12 Club cum Commercial - B+G+6
No. of Flats	814 (3 BHK – 610, 4 BHK –204) nos.	5 nos.	819 (3 BHK – 613, 4 BHK –206) nos.
Total Built Up Area	**139115.66 sqm.**	**7754.75 sqm.**	**146870.41 sqm.**
Total Population during Operation	5889 (Fixed – 5121, Floating – 717, Service – 51) persons	281 (Fixed – 114, Floating – 165, Service – 2) persons	6170 (Fixed – 5235, Floating – 882, Service – 53) persons
Total Population during Construction	1123 persons	63 persons	1186 persons

Description	EC Identification No: EC24C3801WB5638178N, File No. - EN/T-II-I/065/2025 Dated : 08/04/2025	After Expansion cum Modification	Total Project
Source of Water	Ground water/BMC	Ground water/BMC	Ground water/BMC
Quantum of Water required	Non monsoon: 826 KLD Monsoon : 776 KLD	Non monsoon: - 6 KLD Monsoon: 12 KLD	Non monsoon: 820 KLD Monsoon: 788 KLD
Quantity of Wastewater Generation	616 KLD	9 KLD	625 KLD
Treated wastewater recycled	**Non monsoon:** 325 KLD (Landscaping – 38 KLD, Car washing – 32 KLD, Flushing – 243 KLD, Yard washing – 12 KLD) **Monsoon:** 275 KLD (Landscaping – 0 KLD, Car washing – 32 KLD, Flushing – 243 KLD, Yard washing – 0 KLD)	**Non monsoon:** -12 KLD **Monsoon:** 6 KLD	**Non monsoon:** 313 KLD (Landscaping – 20 KLD, Car washing – 33 KLD, Flushing – 248 KLD, Yard washing – 12 KLD) **Monsoon:** 281 KLD (Landscaping – 0 KLD, Car washing – 33 KLD, Flushing – 248 KLD, Yard washing – 0 KLD)
Quantity of wastewater Discharge	Non monsoon: 291 KLD Monsoon: 341 KLD	Non monsoon: 21 KLD Monsoon: 3 KLD	Non monsoon: 312 KLD Monsoon: 344 KLD
Quantum of Fresh Water required	501 KLD	6 KLD	507 KLD
Quantity of Solid Waste Generation	2700 kg/day (operational phase) 225 kg/day (construction phase)	-200 kg/day (operational phase) 12 kg/day (construction phase)	2500 kg/day (operational phase) 237 kg/day (construction phase)
Constructional Phase water demand	93 KLD (79 KLD for workers and 14 KLD for construction work)	5 KLD (4 KLD for workers and 1 KLD for construction work)	98 KLD (83 KLD for workers and 15 KLD for construction work)
Capacity of Rainwater Harvesting Tank			4 x 145KL
Number of Recharge Pit			29
Electrical Load	5196 KVA (4157 KW) by WBSEDCL	24 KVA (19 KW) WBSEDCL	5220 KVA (4176 KW) WBSEDCL
Solar Capacity	1 % of Connected Load		
D.G Sets	3 nos. 1010 KVA & 1 nos. 300 KVA	-	3 nos. 1010 KVA & 1 nos. 450KVA
Parking Required	961 nos.	21	982 nos.
Car Parking provided	1058 [Basement covered car parking (under tower 1 to 9) – 491 nos. Basement mechanical car parking (under tower 1 to 9) – 42 nos. Ground Floor Covered parking (tower 1 to 11) – 389 nos. Ground	25 nos.	1083 [Basement covered car parking (under tower 1 to 11 & CC block) = 609 nos., ground floor covered parking (Tower 1 to 11) = 450 nos., Ground floor mechanical parking = 12

Description	EC Identification No: EC24C3801WB5638178N, File No. - EN/T-II-I/065/2025 Dated : 08/04/2025	After Expansion cum Modification	Total Project
	Floor mechanical parking (Tower 1 to 11) – 122 nos. Commercial Block Mechanical Parking – 14 nos.]		nos., Commercial block mechanical parking = 12 nos.]
Total No. of Trees	529 nos. (Proposed – 525 nos. ; Existing – 4 nos.)	Proposed – 17 nos.	546 nos.(Proposed – 542 nos. ; Existing – 4 nos.)
Latitude & Longitude	22°38'10.1"N , 88°27'54.5"E		
Height of the Building	42.950 m.		
Project Cost	Rs. 50203 Lakhs	Rs. 279 Lakhs	Rs. 50482 Lakhs
Amount for need based activity	Rs. 502 Lakhs	Rs. 3 Lakhs	Rs. 505 Lakhs

SEIAA approved the EC based on the Building Permit No. SWS-OBPAS/2109/2025/0528 dated 25/06/2025 from Bidhannagar Municipal Corporation.

6. The State Level Environment Impact Assessment Authority (SEIAA), West Bengal examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and after considering the recommendations of the State Level Expert Appraisal Committee (SEAC), the State Level Environment Impact Assessment Authority accords Environmental Clearance to the project as per provisions of the EIA notification no. S.O. 1533 (E) dt. 14th September, 2006 of Ministry of Environment & Forests, GOI and the subsequent amendments, in supersession of EC issued vide EC Identification No. EC24C3801WB5638178N, file no. EN/T-II-1/065/2025 dated 08.04.2025 on the basis of above mentioned features along with other details submitted to SEIAA subject to strict compliance of the terms and conditions as given in Annexure (1) .

7. The Ministry reserves the right to stipulate additional conditions, if found necessary.

8. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

9. Validity of EC is 10 years (for construction). Validity of EC becomes perpetual (operational validity) subject to the start of production operations by the project or activity within validity date for construction. In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the EIA notification, 2006 and its amendment.

10. General Instructions:

(a) 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.

(b) 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.

(c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing 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.

(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during

operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(e) 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.

(f) The Regional Office of this Ministry / SEIAA shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office/ SEIAA by furnishing the requisite data / information/monitoring reports.

(g) 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.

11. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Part A – Specific Conditions

S. No	EC Conditions
1.1	**I. Statutory compliance:** 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. **xiii. Unless and until all the conditions of EC are complied with by the PP, ownership and management of the project will not be handed over to any other authority/RWA.** xiv. The project proponent has to obtain necessary land conversion from the competent authority for the entire project area prior to starting of construction activity. WBPCB is requested not to issue

S. No	EC Conditions
	Consent to Operate (CTO) till the project proponent obtains necessary land conversion for the entire project area. **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. The ambient air quality monitoring should be done fortnightly during the construction phase for each project and all such reports should be included in the six monthly compliance reports.** 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.** 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. 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

S. No	EC Conditions
	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. Ground water shall not be withdrawn without approval from the Competent Authority.** xiii. 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. xiv. No sewage or untreated effluent water would be discharged through storm water drains. xv. 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. xvi. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP. xvii. 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. xviii. Water meter with totaliser should be provided at freshwater inlets, STP discharge and recycling lines. **xix. Rainwater harvesting plan with recharge pits and storage tank, sewerage plan with nodal points of manholes with flow direction and size, storm drainage plan with nodal points of manholes with direction of flow and size to be submitted separately in individual plan and with superimposed plan with all markings in separate color code to be submitted along with the first six-monthly compliance report and the manholes of all recharge pits and drainage pits to be marked sequentially with unique identification numbers at site as well.** **xx. The proposed number of recharge pits is 29, through which rainwater from rooftop would**

S. No	EC Conditions
	be used for groundwater recharging after going through cleaning mechanisms like first flush diverter and settling tank. The overflow from recharge pits can flow to the waterbody but not vice versa. **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. **vii. At least 10% of the total parking capacity to be provided with electrical charging points for e-vehicles.** **viii. PP should ensure proper insulation to prevent heating of the water in overhead water tank and distribution pipe.** **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.

S. No	EC Conditions
	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. xi. **Construction and demolition activities should be equipped with adequate dust emission measures including installation of anti-smog guns.** **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 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. iv. Where the trees need to be cut, compensatory plantation as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules shall be done and maintained with prior permission from the concerned Authority. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the DFO approved plantation plan. 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. **vi. The designated tree plantation area in the DFO approved plan should be used exclusively for tree plantation only, not for any other purpose.** **vii. In case felling of trees is involved in the project, PP should explore the possibility of transplantation of maximum number of trees within the project area. Tree felling will be done when transplantation is not possible.** viii. The proponent should plant total 546 nos. trees (proposed - 542, existing- 4 nos) as per DFO approved plantation plan. 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. 2037/17-T-9 dated 04.08.2025. **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

S. No	EC Conditions
	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. **iv. Cycle and two-wheeler parking to be included.** **X. Human health issues** i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. ii. For indoor air quality the ventilation provisions as per National Building Code of India. iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented. iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. v. Occupational health surveillance of the workers shall be done on a regular basis. vi. A First Aid Room shall be provided in the project both during construction and operations of the project. **XI. Environment Management Plan (EMP)** i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed. **ii. Need based activities for local people is part of the EMP. Details of such activities submitted by the project proponent is given in Annexure-2. All the works under need based activities shall be done in the State of West Bengal only and will be reflected in six monthly compliance report where pictures of works/items supplied with beneficiaries and accounts of the PP showing expenditures towards these items of works shall also be provided. The need based activities and plantation will have to be implemented within next six years or before starting of operation, whichever is earlier. Photographic evidence (geo-tagged) of the need based activities and relevant bills/vouchers regarding the implementation of need based activities with actual expenses incurred are to be given in 6 monthly compliance report.** iii. 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. **iv. At least 10% of the total parking capacity to be provided with electrical charging points for e-vehicles.** v. 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

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	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. vi. 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. vii. 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. viii. 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. Validity of EC is 10 years (for construction). Validity of EC becomes perpetual (operational validity) subject to the start of operations by the project within validity date for construction. In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the EIA notification, 2006 and its amendment.** 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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	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. **xvii. The PP shall install the following :-** **a) Solar smart meter for recording generation.** **b) Smart flow water meter with totalizer at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater with provision for water quality monitoring at all such points.** **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) Piezometer with automatic water level recorder attached to a display board.** **g) Ambient noise quality monitoring station.** **h) Display board for display of all the environmental parameters mentioned above along with beneficiary of the social component of EMP.** xviii. The contact details of the proponent and the name of the consultant are given below – Name of the Contact person with Designation: Mr. Raj Kumar Dey, Authorised Signatory Address: Merlin Oxford, 22 Prince Anwar Shah Road, 2nd Floor, Kolkata 700033. Kolkata – 700033, West Bengal. Email ID: rajkumar@merlinprojects.com Telephone Number / Mobile Number: 9874990080 Name of the Environmental Consultant: M/s. Ultra-Tech

Annexure 2

NEED BASED ACTIVITIES FOR LOCAL PEOPLE

(Covering the combined requirement of earlier EC vide EC Identification No. EC24C3801WB5638178N dated 08.04.2025 and of Expansion proposed)

(Proposal No. : **SIA/WB/INFRA2/552943/2025** - Proposed Expansion cum Modification of Residential and club cum Commercial Buildings at Holding No. - AS/546(05/04), L.R. Dag no. 3426, 3427, 3431 to 3433,3435 to 3443, 3445, 3446, 3451, 3496 to 3503, 3505, L.R. 140, J.L. – 02, Mouza –Gopalpur, Ward – 04, Under Bidhannager Municipal Corporation, P.S. – Airport at Present Narayanpur, PIN 700136, North 24 Parganas, West Bengal by **M/s. Merlin Projects Limited**)

All the activities will be done outside the project area`									**Indicative List of Beneficiary**
Sl. No.	**Proposed need based activities**	**Investment (in lakhs)**						**Total (in lakhs)**	
		Yr 1	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**	**Yr 6**		
1	Providing funds for drinking water supply,drains, MSW management to the surrounding habitat.	2	5	9	13	16	17	**62**	Mistry Para – 0.25 km (E), Raigachhijhil Para – 0.59 lm (NE)
2	Initiating programme with BMC for vector control, distribution of mosquito net etc	4	7	11	13	17	18	**70**	BMC
3	Donations for construction and maintenance of toilets with running water facility, Drinking water supply, infrastructural support, hand washing stations, MSW management, providing educational tools like computers, internet connection, etc. to the nearby schools through NGO's	5	8	12	15	17	18	**75**	KaikhaliAboytanikPrathamik Vidyalaya – 2.74 km. MichaelnagarShikshaniketan (H.S) – 4.85 km. (NW)., Gopalpur Ramkumar Kamala Vidyalaya – 1.14 km. (W), Annada Sundari Hindu Balika Vidyapeeth – 4.64 km. (SW), Begum Rokeya Smriti Balika Vidyalaya – 6.69 km. (SW)
4	Plantation /Biodiversity conservation / Water body / Ramsar site restoration, conservation, protection as approved by East Kolkata Wetlands Management Authority / State Wetlands Authority / West Bengal Biodiversity Board	51	50	50	50	0	0	**201**	
5	Providing funds to the nearby girls' school for sanitary napkin vending machines and proper disposal mechanism for the same through NGO's	7	10	13	18	21	25	**94**	Dum Dum Motijheel Girls' High School-5.87 km(SW), Dumdum Girls' High School – 4.79 km (W), Annada Sundari Hindu Balika Vidyapeeth – 4.64 km. (SW), Begum Rokeya Smriti Balika Vidyalaya – 6.69 km. (SW) Purba Beraberi F.P. School – 1.54km. (N).

All the activities will be done outside the project area`									Indicative List of Beneficiary
Sl. No.	Proposed need based activities	Investment (in lakhs)						Total (in lakhs)	
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6		
6	Environmental Awareness Program in association with WBPCB, different school, and/or any other Authority	0	2	0	0	0	0	**2**	
7	Eco friendly livelihood generation activities. Like Vermicompost, organic farming, nursery, maintenance of solar panels, recharge wells etc	0	1	0	0	0	0	**1**	
	TOTAL	**69**	**83**	**95**	**109**	**71**	**78**	**505**	

Above mentioned activities will be executed in collaboration with ULB/ Govt. Agency/ WBPCB/ Registered Society and/or Trust.

The need based activities and plantation will have to be implemented within next six years or before starting of operation, whichever is earlier. Photographic evidence (geo-tagged) of the need based activities and relevant bills/vouchers regarding the implementation of need based activities with actual expenses incurred are to be given in 6 monthly compliance report.

Signature Not Verified

Digitally Signed by : SMT SUMANA BHATTACHARYYA IFS
Member Secretary, SEIAA

Date: 05/02/2026