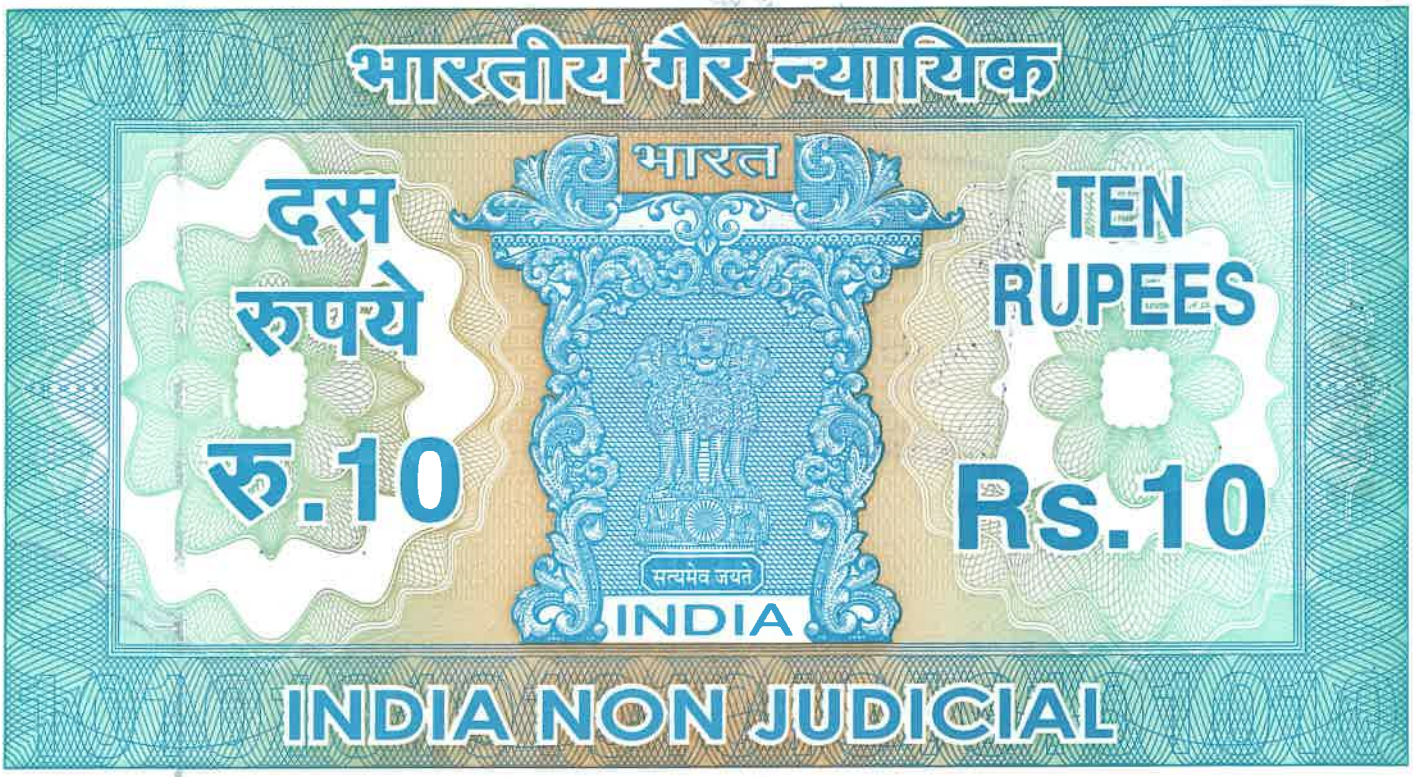
22 JAN 2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 24AC 175395

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

NOTARY
S. Chakrabarti
Bidhannagar Court
Kolkata
Regd. No.-6584
Exp 01-04-2028
GOVT. OF INDIA

AFFIDAVIT CUM DECLARATION

I, **Sanajit Laskar**, authorized by board of directors of the promoter **M/s Sagnik Export (India) Pvt Ltd**, of real estate project **"KINGSLYNN RESIDENCY"** situated at Mouza - Sukhchar, J.L. No.-09, R.S. Dag No.-3408, 3409, 3410, 3411, 3412, 3417, 3418, 3419, 3408/3529, 3419/3557 & 3483, R.S. Khatian No.-115, 116, 117, 118, 2016, 2017, L.R. Dag No- 9511, L.R. Khatian No.- 2676, Ward No-14, At B.T. Road (Barrackpore Trunk Road), Holding No-224F, P.S. - Khardah, P.O. - Sukhchar, Dist. - North 24 Pgs., Kolkata-700115, do hereby solemnly declare and state as under:

24 FEB 2026

1. That the project "KINGSLYNN RESIDENCY" is situated at Mouza - Sukhchar, J.L. No.-09, R.S. Dag No.-3408, 3409, 3410, 3411, 3412, 3417, 3418, 3419, 3408/3529, 3419/3557 & 3483, R.S. Khatian No.- 115, 116, 117, 118, 2016, 2017, L.R. Dag No- 9511, L.R. Khatian No.- 2676, Ward No-14, At B.T. Road (Barrackpore Trunk Road), Holding No-224F, P.S. - Khardah, P.O. - Sukhchar, Dist. - North 24 Pgs., Kolkata-700115.

2. **That the Promoter has submitted an application for Environmental Clearance before the competent authority through the PARIVESH portal vide Proposal No. SIA/WB/INFRA2/563848/2026 dated 12.01.2026.**

3. That the proposal was considered in the 100th meeting of the State Level Expert Appraisal Committee held on 04.02.2026 and has been recommended for Environmental Clearance, as recorded in the Minutes of Meeting. **The copy of the same has been enclosed with this affidavit.**

4. **That the formal Environmental Clearance order from Competent Authority is awaited**.

5. **The Promoter hereby undertakes to submit the duly issued Environmental Clearance / NOC to the West Bengal Real Estate Regulatory Authority immediately upon receipt from the Competent Authority**.

6. The Promoter further undertakes to comply with all the terms and conditions stipulated by the Environmental Authorities and any other statutory authority concerned.

This affidavit cum declaration is being furnished before the Authority for necessary record and compliance.

Deponent

For M/S SAGNIK EXPORT (INDIA) PVT LTD

Sagnik Export (India) Pvt. Ltd.

Director

Sanajit Laskar
Director

NOTARY S. Chaudhuri Bidhannagar Court Kolkata Regd. No.-6584 Exp. Dt. 24-08-2026 GOVT. OF INDIA

ATTESTED
S. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regd. No. [redacted]
Bidhannagar Court
Dist -North 24 Pgs

Identified by me

Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

24 FEB 2026

सत्यमेव जयते

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Level Expert Appraisal Committee(SEAC),
WEST BENGAL)
***

Minutes of 100th Meeting of Reconstituted SEAC State Level Expert Appraisal Committee meeting held from 04/02/2026 to 04/02/2026

Date: 12/02/2026

MoM ID:	EC/MOM/SEAC/121010/1/2026
Agenda ID:	EC/AGENDA/SEAC/121010/1/2026
Meeting Venue:	Conference Room, Paribesh Bhawan, West Bengal Pollution Control Board, Bidhannagar, Kolkata – 700106.
Meeting Mode:	Hybrid

Date & Time:

04/02/2026	02:00 PM	06:00 PM

1. Opening remarks

N/A

2. Confirmation of the minutes of previous meeting

N/A

3. Details of proposals considered by the committee

Day 1 -04/02/2026

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Lohatikri Sand Mine (MSB-2) by **ANINDU KUMAR DE** located at **MEDINIPUR WEST,WEST BENGAL**

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

3.10.5. Recommendation of SEAC

Deferred for ADS

3.11. Agenda Item No 11:

3.11.1. Details of the proposal

Residential cum Commercial complex by **SAGNIK EXPORT (I) PVT. LIMITED** located at **24 PARAGANAS NO RTH,WEST BENGAL**			
Proposal For		Fresh EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
SIA/WB/INFRA2/563848/2026	2N-34/2026(E)	12/01/2026	Building / Construction Residential building(s) (8(a))

3.11.2. Project Salient Features

Land Area (As per physical measurement)	15,639.98 sqm (3.87 acre)
Project Address	Holding no.- 224F, B.T Road, under Panihati Municipality, Ward no – 14, Mouza – Sukhchar, J.L. no – 09, R.S. Khatian no – 115 - 118, 2016, 2017, R.S Dag no – 3408 - 3412, 3417 - 3419, 3408/3529, 3419/3557 & 3483, Now L.R. Khatian no. – 2676, L.R. Plot no. – 9511, Kolkata – 700115, P.S. – Khardah, District – 24 pgs (North), West Bengal.
No. of Flats	370 nos.
No. of Blocks & Storey	3 Residential blocks - Block 1A, 1B, 1C – G+18 storied 1 Podium block – G+3 storied 1 commercial Block– 2B+G+2 storied
Expected Population	**Occupancy Type** / **No. of Occupants in persons**

	Total Occupants | **4102**
Total Water Requirement (Operation Stage)	387 kLD
Freshwater Requirement	210 kLD (Panihati Municipality)
Wastewater Generated	296 kLD
Treated Wastewater Generated	290 kLD
Treated Wastewater Recycled	172 kLD
Treated Wastewater Discharged	118 kLD
Rooftop rainwater reused	5 kLD
Capacity of the STP	1 no. of 265 kLD & 1 no. of 87 kLD
Solid Waste Disposal	965 kg/day or 0.965 tonne/day
Built Up Area	67,150.96 sq.m
Ground Coverage Area	6100.11 sq.m (39.00 %)
Tree Plantation Area	3392.58 sq.m (21.69 %)
Driveway Area/Paved Area	3921.83 sq.m (25.08 %)
Podium (car parking) Area	2148.18 sq.m (13.74 %)
Service Area	77.28 sq.m (0.49 %)
Total No. of Trees Proposed	413 nos.
No. of Parking Space Proposed	510 nos. (Residential : 348 + Commercial : 162)
Total Power Requirement	3068 KW, CESC supply
Back Up Power	2 nos. of 1010 kVA & 2 nos. of 500 kVA
Solar Power Utilization	1% of total power requirement = 30.68 kW say 31 kW
Project cost	Rs.1,66,25,47,300

3.11.3. Deliberations by the committee in previous meetings

N/A

3.11.4. Deliberations by the SEAC in current meetings

This has reference to the application for environmental clearance dated 12.01.2026 (Proposal No. SIA/WB/INFRA2/563848/2026) along with Form-I, Form-IA, Land Document along with sanction building plan and other documents on the above referred project before the State Expert Appraisal Committee (SEAC).

1. This is a proposal for residential cum commercial complex having 3 Residential blocks - Block 1A, 1B, 1C – G+18 storied, 1 Podium block – car parking - G+3 storied and 1 commercial Block – 2B+G+2 storied. The total built-up area of the entire project will be 67,150.96 sq.m. and the total land area will be 16296.7 sqm. (as per deed) and 15639.98 sqm. (as per physical measurement). Total no. of flats 370 no.
2. **According to the DSS of the PARIVESH portal, the project area does not touch any CRZ, ESZ, RFA & PA (NP/WLS).**
3. The PP has applied in prescribed format for the proposed project for Environmental Clearance and uploaded the proposal in the PARIVESH portal on 12.01.2026.
4. The PP has submitted the requisite EC processing fees as required under Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Department of Environment, Government of West Bengal.
5. The PP was called for the EC presentation in the 100th meeting of the SEAC, WB (2023-2026) held on 04.02.2026.
6. Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below –

Land Area (As per physical measurement)	15,639.98 sqm (3.87 acre)
Project Address	Holding no.- 224F, B.T Road, under Panihati Municipality, Ward no – 14, Mouza – Sukhchar, J.L. no – 09, R.S. Khatian no – 115 - 118, 2016, 2017, R.S Dag no – 3408 - 3412, 3417 - 3419, 3408/3529, 3419/3557 & 3483, Now L.R. Khatian no. – 2676, L.R. Plot no. – 9511, Kolkata – 700115, P.S. – Khardah, District – 24 pgs (North), West Bengal.
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Expected Population	**Occupancy Type** / **No. of Occupants in persons** **Total Occupants** **4102**
Total Water Requirement (Operation Stage)	387 kLD
Freshwater Requirement	210 kLD (Panihati Municipality)
Wastewater Generated	296 kLD
Treated Wastewater Generated	290 kLD
Treated Wastewater Recycled	172 kLD

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Total No. of Trees Proposed	413 nos.
No. of Parking Space Proposed	510 nos. (Residential : 348 + Commercial : 162)
Total Power Requirement	3068 KW, CESC supply
Back Up Power	2 nos. of 1010 kVA & 2 nos. of 500 kVA
Solar Power Utilization	1% of total power requirement = 30.68 kW say 31 kW
Project cost	Rs.1,66,25,47,300

7. The State Level Expert Appraisal Committee, West Bengal hereby scrutinized the documents submitted by the project proponent in the 100th meeting of the SEAC, WB (2023-2026) held on 04.02.2026 and deliberated on the submissions made by the project proponent. SEAC accepted the final proposal consisting of various environmental parameters and salient features and **recommends environmental clearance** for the proposed project as per the provision of Environmental Impact Assessment Notification 2006 and the subsequent amendments, and on the basis of above mentioned features along with other details submitted to SEAC, subject to strict compliance of the terms and conditions mentioned below.

Part A – SPECIFIC CONDITIONS

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.

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, 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 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.

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.

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. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. 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.

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. 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.

iii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The

environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /conditions. The company shall have defined system of reporting infringements /deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.

iv. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.

v. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

vi. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six-Monthly Compliance Report.

XII. Additional conditions imposed by SEAC:

1. The beneficiaries under need-based activity, other than WBPCB, should be identified and submitted along with first six-monthly compliance report.
2. 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) Water quality management system based on real time data.
   d) Condensate of the AC should be drained into the Rainwater harvesting tank.
   e) STP with the digital data for inlet / outlet along with discharge quality.
   f) Ambient air quality monitoring station based on real time data. Anti-smog gun/ mist canon to be provided especially during the construction period.
   g) Ambient noise quality monitoring station based on real time data.
   h) Display board for display of all the environmental parameters and beneficiary of the social component of EMP.
   i) Piezometer with automatic water level meter connected to an electronic display board.
3. Charging facility for e-vehicles for at least 10% should be provided.
4. PP shall adopt a bird-safe façade treatment with bird-friendly glass solution if the commercial block involves use of extensive glazing. A plan stating the specific bird-friendly glass solution/s to be used in the project should be submitted.
5. 'Cool pavement' with solar reflective material or permeable paving, as applicable, should be considered for the hardscapes to minimize the heat island effect.
6. 'Cool roof' with high solar reflectance should be considered for the building rooftops to minimize the heat island effect. Plan in this regard may be submitted.

XIII. Miscellaneous

i. The environmental clearance accorded shall be valid for a period of 10 years for the proposed project.

ii. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iv. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.

vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the

concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).

x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.

xi. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.

xv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

3.11.5. Recommendation of SEAC

Recommended

3.11.6. Details of Environment Conditions

3.11.6.1. Specific

N/A

3.11.6.2. Standard

8(a)	**Building / Construction**
Statutory compliance	
1.	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.
2.	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.
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5.	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.
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7.	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.
8.	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.
9.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
Air quality monitoring and preservation	
1.	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.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.	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 PM2.5) covering upwind and downwind directions during the construction period.
4.	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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust

	pollution.
7.	Wet jet shall be provided for grinding and stone cutting.
8.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9.	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 Management Rules 2016.
10.	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.
11.	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.
12.	For indoor air quality the ventilation provisions as per National Building Code of India.
Water quality monitoring and preservation	
1.	The natural drain 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.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.	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, MoEF&CC along with six monthly Monitoring reports.
5.	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.
6.	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.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8.	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.

9.	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.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law 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.
12.	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.
13.	All recharge should be limited to shallow aquifer.
14.	No ground water shall be used during construction phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16.	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, MoEF&CC along with six monthly Monitoring reports.
17.	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. As proposed, no treated water shall be disposed in to municipal drain.
18.	No sewage or untreated effluent water would be discharged through storm water drains.
19.	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 Ministry 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 Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21.	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.
Noise monitoring and prevention	

1.	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.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3.	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.
Energy Conservation measures	
1.	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.
2.	Outdoor and common area lighting shall be LED.
3.	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.
4.	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.
5.	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.
6.	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.
Waste Management	
1.	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.
2.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring 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.
3.	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.
4.	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.	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.
7.	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.
8.	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.
9.	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.
10.	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.
Green Cover	
1.	No tree can be felled/transplant 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).
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. 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.
3.	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.
4.	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.
Transport	
1.	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.
2.	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 be operated only during non-peak hours.
null	
1.	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.
Human health issues	
1.	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.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4.	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.
5.	Occupational health surveillance of the workers shall be done on a regular basis.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.
Miscellaneous	
1.	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.
2.	ii. 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.
3.	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.
4.	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.
5.	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 MoEF&CC as a part of six-monthly report.
6.	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.
7.	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. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
8.	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.
9.	The project proponent shall inform the Regional Office as well as the Ministry, 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.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
13.	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.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
17.	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.
18.	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.
19.	**The beneficiaries under need-based activity, other than WBPCB, should be identified and submitted along with first six-monthly compliance report**. 1. 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) Water quality management system based on real time data. d) Condensate of the AC should be drained into the Rainwater harvesting tank. e) STP with the digital data for inlet / outlet along with discharge quality. f) Ambient air quality monitoring station based on real time data. Anti-smog gun/ mist canon to be provided especially during the construction period. g) Ambient noise quality monitoring station based on real time data. h) Display board for display of all the environmental parameters and beneficiary of the social component of EMP. i) Piezometer with automatic water level meter connected to an electronic display board. 2. Charging facility for e-vehicles for at least 10% should be provided. 3. PP shall adopt a bird-safe façade treatment with bird-friendly glass solution if the commercial block involves use of extensive glazing. A plan stating the specific bird-friendly glass solution/s to be used in the project should be submitted. 4. 'Cool pavement' with solar reflective material or permeable paving, as applicable, should be considered for the hardscapes to minimize the heat island effect. 5. 'Cool roof' with high solar reflectance should be considered for the building rooftops to minimize the heat island effect. Plan in this regard may be submitted.

3.12. Agenda Item No 12:

3.12.1. Details of the proposal

Expansion of Residential cum Commercial Complex by Almits Developers LLP by **ALMITS DEVELOPERS LL P** located at **KOLKATA,WEST BENGAL**			
Proposal For		Expansion EC	
Proposal No	**File No**	**Submission Date**	**Activity Sub-Activity (Schedule Item)**
SIA/WB/INFRA2/564162/2026	2N-102/2010(E)	05/01/2026	Building / Construction Residential building(s) (8(a))

3.12.2. Project Salient Features

null

3.12.3. Deliberations by the committee in previous meetings

N/A

c) Water quality management system based on real time data.

d) Condensate of the AC should be drained into the Rainwater harvesting tank.

e) STP with the digital data for inlet / outlet along with discharge quality.

f) Ambient air quality monitoring station based on real time data. Anti-smog gun/ mist canon to be provided especially during the construction period.

g) Ambient noise quality monitoring station based on real time data.

h) Display board for display of all the environmental parameters and beneficiary of the social component of EMP.

i) Piezometer with automatic water level meter connected to an electronic display board.

Plan in this regard to be submitted.

10. Charging facility for e-vehicles for at least 10% should be provided. Plan in this regard to be submitted.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

III. Proposed Residential cum Commercial complex at Holding no.- 224F, B.T Road, under Panihati Municipality, Ward no – 14, Mouza – Sukhchar, J.L. no – 09, R.S. Khatian no – 115 - 118, 2016, 2017, R.S Dag no – 3408 - 3412, 3417 - 3419, 3408/3529, 3419/3557 & 3483, Now L.R. Khatian no. – 2676, L.R. Plot no. – 9511, Kolkata – 700115, P.S. – Khardah, West Bengal.

Proposal No.:	**SIA/WB/INFRA2/563848/2026**
Project Proponent:	**M/s. Sagnik Export (I) Pvt. Limited.**
Environmental Consultant:	**M/s. Centre for Sustainable Development.**

Activities:

- This is a proposal for residential cum commercial complex having 3 Residential blocks - Block 1A, 1B, 1C – G+18 storied, 1 Podium block – car parking - G+3 storied and 1 commercial Block – 2B+G+2 storied. The total built-up area of the entire project will be 67,150.96 sq.m. and the total land area will be 16296.7 sqm. (as per deed) and 15639.98 sqm. (as per physical measurement). Total no. of flats 370 no.

Salient Features of the project:

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

Land Area (As per land deed)	16,296.7 sq.m
Land Area (As per physical measurement)	15,639.98 sqm (3.87 acre)
Project Address	Holding no.- 224F, B.T Road, under Panihati Municipality,

<table>
<tr><td></td><td>Ward no – 14, Mouza – Sukhchar, J.L. no – 09, R.S. Khatian no – 115 - 118, 2016, 2017, R.S Dag no – 3408 - 3412, 3417 - 3419, 3408/3529, 3419/3557 & 3483, Now L.R. Khatian no. – 2676, L.R. Plot no. – 9511, Kolkata – 700115, P.S. – Khardah, District – 24 pgs (North), West Bengal.</td></tr>
<tr><td>No. of Flats</td><td>370 nos.</td></tr>
<tr><td>No. of Blocks & Storey</td><td>3 Residential blocks - Block 1A, 1B, 1C – G+18 storied
1 Podium block – G+3 storied
1 commercial Block– 2B+G+2 storied</td></tr>
<tr><td>Expected Population</td><td><table><tr><th>Occupancy Type</th><th>No. of Occupants in persons</th></tr><tr><td>Residents</td><td>2130</td></tr><tr><td>Residential Floating</td><td>213</td></tr><tr><td>Residential Service Staff</td><td>37</td></tr><tr><td>Community Hall</td><td>106</td></tr><tr><td>Retail Visitors</td><td>1268</td></tr><tr><td>Retail Staff</td><td>141</td></tr><tr><td>Car Drivers</td><td>162</td></tr><tr><td>Commercial Service Staff</td><td>45</td></tr><tr><td>Total Occupants</td><td>4102</td></tr></table></td></tr>
<tr><td>Total Water Requirement (Operation Stage)</td><td>387 kLD</td></tr>
<tr><td>Freshwater Requirement</td><td>210 kLD</td></tr>
<tr><td>Wastewater Generated</td><td>296 kLD</td></tr>
<tr><td>Treated Wastewater Generated</td><td>290 kLD</td></tr>
<tr><td>Treated Wastewater Recycled</td><td>172 kLD</td></tr>
<tr><td>Treated Wastewater Discharged</td><td>118 kLD</td></tr>
<tr><td>Rooftop rainwater reused</td><td>5 kLD</td></tr>
<tr><td>Capacity of the STP</td><td>1 no. of 265 kLD & 1 no. of 87 kLD</td></tr>
<tr><td>Solid Waste Disposal</td><td>965 kg/day or 0.965 tonne/day</td></tr>
<tr><td>Built Up Area</td><td>67,150.96 sq.m</td></tr>
<tr><td>Proposed F.A.R.</td><td>2.99</td></tr>
<tr><td>Ground Coverage Area</td><td>6100.11 sq.m (39.00 %)</td></tr>
<tr><td>Tree Plantation Area</td><td>3392.58 sq.m (21.69 %)</td></tr>
<tr><td>Driveway Area/Paved Area</td><td>3921.83 sq.m (25.08 %)</td></tr>
<tr><td>Podium (car parking) Area</td><td>2148.18 sq.m (13.74 %)</td></tr>
<tr><td>Service Area</td><td>77.28 sq.m (0.49 %)</td></tr>
<tr><td>Total No. of Trees Proposed</td><td>413 nos.</td></tr>
<tr><td>No. of Parking Space Proposed</td><td>510 nos. (Residential : 348 + Commercial : 162)</td></tr>
<tr><td>Total Power Requirement</td><td>3068 KW, CESC supply</td></tr>
<tr><td>Back Up Power</td><td>2 nos. of 1010 kVA & 2 nos. of 500 kVA</td></tr>
</table>

Solar Power Utilization	1% of total power requirement = 30.68 kW say 31 kW
Project cost	Rs.1,66,25,47,300

Chronology of the Events:

- The PP has applied in prescribed format for the proposed project for Environmental Clearance and uploaded the proposal in the PARIVESH portal on 12.01.2026.
- The PP has submitted the EC processing fees as required under Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Department of Environment, Government of West Bengal.
- The PP was called for the EC presentation in the 100th meeting of the SEAC, WB (2023-2026) held on 04.02.2026 and the PP presented their proposal in this meeting
- **According to the DSS of the PARIVESH portal, the project area does not touch any CRZ, ESZ, RFA & PA (NP/WLS).**
- Based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the committee **recommended the proposed project for Environmental Clearance with the condition that the beneficiaries under need-based activity, other than WBPCB, should be identified and submitted along with first six-monthly compliance report**.

1. 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) Water quality management system based on real time data.
   d) Condensate of the AC should be drained into the Rainwater harvesting tank.
   e) STP with the digital data for inlet / outlet along with discharge quality.
   f) Ambient air quality monitoring station based on real time data. Anti-smog gun/ mist canon to be provided especially during the construction period.
   g) Ambient noise quality monitoring station based on real time data.
   h) Display board for display of all the environmental parameters and beneficiary of the social component of EMP.
   i) Piezometer with automatic water level meter connected to an electronic display board.
2. Charging facility for e-vehicles for at least 10% should be provided.
3. PP shall adopt a bird-safe façade treatment with bird-friendly glass solution if the commercial block involves use of extensive glazing. A plan stating the specific bird-friendly glass solution/s to be used in the project should be submitted.
4. 'Cool pavement' with solar reflective material or permeable paving, as applicable, should be considered for the hardscapes to minimize the heat island effect.
5. 'Cool roof' with high solar reflectance should be considered for the building rooftops to minimize the heat island effect. Plan in this regard may be submitted.