



सत्यमेव जयते

File No: EN/T-II-1/204/2025

Government of India

Ministry of Environment, Forest and Climate Change

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



Dated: 14/11/2025



To,

RAVI KHAITAN
DTC PROJECTS PRIVATE LIMITED
1, NETAJI SUBHAS ROAD, KOLKATA, WEST BENGAL, OPP HSBC BANK, 700001
ravi.k@dctgroup.in

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

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project ENVIRONMENTAL CLEARANCE FOR PROPOSED RESEDENTIAL COMPLEX AND ROW HOUSING BY M/s. DTC PROJECTS Pvt. Ltd. at DAG NO. 833 AND 884 AT MOUZA - KAMDUNI (188), UNDER KIRTIPUR-II GRAM PANCHAYAT, P.O - KAMDUNI, DISTRICT- NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL. submitted to Ministry vide proposal number SIA/WB/INFRA2/542063/2025 dated 19/06/2025.

2. The particulars of the proposal are as below:

(i) TOR Identification No.	TO25B3813WB5442825N
(ii) File No.	EN/T-II-1/204/2025
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres ENVIRONMENTAL CLEARANCE FOR PROPOSED RESEDENTIAL COMPLEX AND ROW HOUSING BY M/s. DTC PROJECTS Pvt. Ltd. at DAG NO. 833 AND 884 AT MOUZA - KAMDUNI (188), UNDER KIRTIPUR-II GRAM PANCHAYAT, P.O - KAMDUNI, DISTRICT- NORTH 24 PARGANAS, PIN - 700135, WEST BENGAL.
(vii) Name of Project	
(viii) Name of Company/Organization	DTC PROJECTS PRIVATE 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 10/10/2025. 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 Residential and Row Housing building project at Dag No. 833 & 884 at Mouza - Kamduni (188), Under Kirtipur-II Gram Panchayat, P.O - Kamduni, District- North 24 Parganas, Pin - 700135, West Bengal by M/s. DTC Projects Private Limited having (Tower 1 to 6: B+G+P+28 configuration of each tower) and 153 nos. of row housing (G+2 configuration each). Non-tower/Podium of B + G + 1 storied and Amenity block of B + G + 2 storied. Total built-up area of the entire project is 2,17,833.27 sqm. and the total land area is 76,747.86 sqm.
According to the DSS of the PARIVESH portal, the project area does not touch any CRZ, ESZ, RFA and PA.
6. The SEIAA, in its meeting held on 10/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (1).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Expert Appraisal Committee (SEAC) hereby decided to grant Terms of Reference for instant proposal of M/s. RAVI KHAITAN under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Terms of Reference 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.
10. **The ToR is valid for a period of 4 years from the date of issue. EIA/EMP to be submitted before the expiry of the ToR for consideration of EC applications.**
11. This issues with the approval of the Competent Authority.

Annexure 1

Specific Terms of Reference s for (Townships/ Area Development Projects / Rehabilitation Centres)

1. A. Standard Conditions:

S. No	Terms of Reference
1.1	An EIA study shall be carried out in the project site including the influence area within 10 km radius from the proposed project. Following are the ToRs – 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project

S. No	Terms of Reference
	<p>site.</p> <p>2) Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.</p> <p>3) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.</p> <p>4) Examine baseline environmental quality along with projected incremental load due to the project.</p> <p>5) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.</p> <p>6) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.</p> <p>7) Submit the details of the trees to be felled for the project.</p> <p>8) Submit the present land use and permission required for any conversion such as forest, agriculture etc.</p> <p>9) Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.</p> <p>10) Ground water classification as per the State Water Investigation Directorate (SWID).</p> <p>11) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.</p> <p>12) Rain water harvesting proposals should be made with due safeguards for ground water quality.</p> <p>13) Maximize recycling of water and utilization of rain water. Examine details.</p> <p>14) Examine soil characteristics and depth of ground water table for rainwater harvesting.</p> <p>15) Examine details of solid waste generation treatment and its disposal.</p> <p>16) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.</p> <p>17) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.</p> <p>18) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.</p> <p>19) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.</p> <p>20) Examine the details of transport of materials for construction which should include source and availability.</p> <p>21) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.</p> <p>22) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.</p> <p>23) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.</p> <p>24) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out. 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.</p> <p>25) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".</p> <p>While applying for the environmental clearance, the proponent shall upload the EIA/EMP report along with the documents / sought above. All the documents should be duly signed by the project proponent and the environmental consultant.</p>

