

F.No.21-181/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 12th June, 2018

To,

M/s Bengal Shriram Hi-Tech City Private Limited
EN-32, 1st Floor, Sector-V, Slat Lake City,
Kolkata - 700091 (West Bengal)
E Mail: vishal.mangal@shriramproperties.com

Subject: Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal by M/s Bengal Shriram Hi-Tech City Private Limited - Environmental Clearance reg.

Sir,

This has reference to your online proposal No. IA/WB/NCP/64951/2017 dated 15th November, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal promoted by M/s Bengal Shriram Hi-Tech City Private Limited, was considered by the Expert Appraisal Committee (Infra-2) in its 26th meeting held on 14-15 December, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project will be located at Latitude- 22°41'37.89"N and longitude- 88°19'58.41"E.
- (ii) The project is a new project. The proposed Project Shriram Grand City at Uttarpara, District-Hooghly, West Bengal will be developed by M/s Bengal Shriram Hitech City Pvt. Ltd. Provisional Environmental Clearance was granted to the project by the SEAC, West Bengal, vide letter No. 40-2N-36/2008 (E) dated 19.01.2009 for plot area 12,70,850.0 sqm (314.0 Acres) and Built up Area of 24,91,918.36 sqm. The permission for development & Sanction of building Plan for Phase-I of the Mix-use development project was taken from KMDA for built up area 99,290.99 sqm on 30.11.2010.
- (iii) The Environmental Clearance was granted by SEIAA, West Bengal vide letter No. 843/EN/T-II-I/014/2008 dated 01.04.2015 for construction of Phase I of Shriram Grand City for built up area of 99,290.99 sqm and plot area 60,823.404 sqm (11.04 Acre for residential Parcel & 3.99 Acre for water body) for Phase I.
- (iv) The permission for development & Sanction of building Plan for Phase-I of the Mix-use development project was again taken from KMDA for built up area 1,89,256.78 sqm on 60,823.404 sqm (11.04 Acre for residential Parcel & 3.99 Acre for water body) dated 23.11.2016.
- (v) Again, due to change in planning, the project proponent is applying for the Environmental Clearance for total plot area of 12,70,884.0 (314.0 Acres

including Phase I) and built-up area of the project will be 31,43,536 sqm. The project will be comprising of various activities i.e, Dwelling units, Retail, Shopping Complex, Hospital, Hotel, Mall, IT/IT offices, School, College, Recreational and Automotive Ancillary Industry.

- (vi) The green belt development area will be kept as 3,29,009.4 sqm (25.88%). Maximum no. of floors will be G+20 for the project and maximum height of building will be 76 m. Total population of the project will be 219626 Nos.
- (vii) The total water requirement of the project will be 22426 KLD. The source of water will be Kolkata Metropolitan Water and Sanitation Authority (KMW&SA). The total waste water generation will be 18086 KLD (18.08 MLD). The waste water shall be treated through the Sewage Treatment Plant (STP) of combined capacity 22.0 MLD. 9613 KLD of treated water will be reused in flushing, gardening, DG Cooling, HVAC Cooling & Misc. 7569 KLD of treated water from STP shall be discharge to the Sewer line. As the water table of the proposed project is very high therefore, total 7 No. of RWH tanks and water body (30.1 Acre) are proposed for storm water recharging to ground.
- (viii) Solid waste generation from the proposed project will be 73971 Kg/day. From the proposed project the biodegradable waste (51780 Kg/ day) shall be treated in Solid waste treatment plant proposed within the project, recyclable waste generated (18493 Kg/day) and Plastic waste (3698 Kg/day) will be handed over to authorized recycler, biomedical waste generated with hospital proposed in the project will be (150 Kg/day) shall be sent to CBMWTF and Used Oil of 120 lit/month shall be collected in leak proof containers at isolated place and then it will be given to approved recycler. E- Waste of 10-12 kg/month will be collected and given to approved recycler.
- (ix) The total power requirement will be 230 MVA which will be provided by West Bengal State Electricity Distribution Company Limited. 140 no of D.G. Set of various capacities shall be installed & the D.G. sets shall be kept acoustically enclosed & installed with anti-vibration pads and will be used during Power failure only. Hence, to avoid the emissions, stack height of 6 m above roof level for each D.G. sets shall be installed to reduce the air emissions, meeting all the norms prescribed by CPCB.
- (x) As the water table of the proposed project is very high therefore, total 7 No. of RWH tanks and water body (30.1 Acre) are proposed for storm water recharging to ground.
- (xi) Adequate parking provision shall be provided in the project of 29823 ECS (for Residential-22698 ECS & Commercial-7125) as Surface parking.
- (xii) Energy Conservation measures:
 - Usage of energy efficient Lifts (VVVF Non-gear lifts).
 - Usage of energy efficient / load sharing DG sets to save 10% energy.
 - Providing solar power by PV panels.
 - Providing LED Lamps instead of fluorescent lamps for common area.
 - Providing LED lamp instead of HPSV /Metal halide lamps for street lighting.
 - Providing LED Lamps instead of T-8 lamps for Basement lighting and going with electronic ballast instead of copper ballast.
 - Use of energy efficient Motor By replacing the energy efficient motor class 2 to class 1.

- (xiii) No Eco-sensitive area lies within 10 km radius.
- (xiv) There is no court case pending against the project but 1 (one) pending Public Interest Litigation relating to Project. A writ petition in the nature of a Public Interest Litigation (PIL) W.P. No. 27996 (W) of 2016 is pending in the High Court at Calcutta, Constitutional Writ Jurisdiction, Appellate Side.
- (xv) The project was granted Standard ToR by MoEFCC vide letter No. 21-181/2017-IA-III dated 20.07.2017.
- (xvi) Investment/Cost of the project is Rs. 6,200 Crores.
- (xvii) Employment potential: Labourers during construction phase 200 no. and about 24512 personnel as staff during operation phase.
- (xviii) Benefits of the project: It will increase Infrastructure of the area & will provide housing facility, educational facility, commercial area and open space with all other basic amenities to various classes of people. It will provide healthy, green & safe premises for living. People have more open and green spaces, bringing them closer to nature. People live, stay and recreate; and have immediate access to entertainment facilities in a single, spacious and secured area.

3. The project/activity is covered under item 8(b) i.e. 'Townships and Area Development Projects' of the Schedule to the EIA Notification, 2006.

4. The EAC, in its meeting held on 14-15 December, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal promoted by M/s Bengal Shriram Hi-Tech City Private Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

- (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) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) 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.
- (iv) This clearance is subject to the final outcome/order of Hon'ble High Court at Calcutta in Public Interest Litigation (PIL) W.P. No. 27996 (W) of 2016.

Topography and natural Drainage

- (v) 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. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge

- (vi) As proposed, fresh water requirement from Kolkata Metropolitan Water and Sanitation Authority (KMWSA) shall not exceed 12813 KLD.
- (vii) A certified report on the sources and availability of water from the local body supplying water along with the permission received by them for the same shall be submitted. This report shall specify the total annual water availability with the organization (local body), the quantity of water already committed to other development projects, the quantity of water committed for this project and the balance water available for distribution. This should be specified separately for ground water and surface water sources.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xiv) 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. As proposed 7 nos. of rain water storage tanks shall be provided.
- (xv) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xvi) Approval of the CGWA require before any dewatering for basements.

Solid Waste Management

- (xvii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (xviii) 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.
- (xix) 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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xx) 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.
- (xxi) Hospital/Laboratory wastes shall be managed in accordance to the Bio-Medical Waste Management Rules, 2016.

Sewage Treatment Plant

- (xxii) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, gardening, DG cooling & HVAC Cooling. Excess treated water shall be discharged to the Municipal sewer line.
- (xxiii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xxiv) 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. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxv) 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.

Energy

- (xxvi) 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. Outdoor and common area lighting shall be LED. 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.

- (xxvii) 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xxviii) 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. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
- (xxix) 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.
- (xxx) 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. 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.

Air Quality and Noise

- (xxxi) 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (xxxii) 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. 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.



- (xxxiii) 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.
- (xxxiv) 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.
- (xxxv) For indoor air quality the ventilation provisions as per National Building Code of India.
- (xxxvi) Ambient noise levels shall conform to residential standard 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.

Green Cover

- (xxxvii) 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. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 3,29,009.4 sqm area shall be provided for green belt development.

Top Soil preservation and Reuse

- (xxxviii) 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

- (xxxix) 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.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures
 - Proper design of entry and exit points.
 - Parking norms as per local regulation
- (xl) 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.

- (xli) Internal Traffic management should be kept smooth by segregating traffic and parking lots for two wheelers, cars and buses and allowing only ambulances and other emergency services/vehicles to move beyond the parking. Separate pedestrian walk ways with no vehicle access should be provided for attendant movements. Battery operated internal transport arrangement from the parking lot to various departments should be provided.
- (xlii) 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.
- (xliii) Diesel and Petrol Driven Vehicles, except those carrying patients under emergency requirements shall not be allowed to move beyond the parking areas.

Environment management Plan

- (xliv) An environmental management plan (EMP) as prepared and submitted along with EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Others

- (xlv) Provisions 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xlvi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xlvii) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (xlviii) As per the Ministry's Office Memorandum F.No.22-65/2017-IA.III dated 1st May 2018, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) Plan. As per the said O.M., funds @ 0.5% of the total project cost shall be earmarked for the activities proposed under CER. The activities proposed under CER shall be restricted to the affected area around the project.



PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Bhubaneswar who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Bhubaneswar.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Bhubaneswar.
- (ix) Any appeal against this clearance 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.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were

received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
5. This issues with the approval of Competent Authority.


(Kushal Vashist)
Director

Copy to:

- 1) The Secretary (Environment), Environment and Forest Department, Government of West Bengal Poura Bhavan, 4th floor, FD-415/A, Sector-III, Bidhannagar, Kolkata - 700106.
- 2) The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110032.
- 3) The Addl. Principal Chief Conservator of Forests (Central), Ministry of Environment, Forests and Climate Change, Regional Office (EZ), A/3, Chandersekharpur, Bhubaneswar - 751023.
- 4) The Chairman, West Bengal Pollution Control Board, Paribesh Bhavan, 10A, Block - L.A., Sector III, Salt Lake City, Calcutta-700 098.
- 5) Guard File/ Record File/ Notice Board.
- 6) MoEF&CC website.


(Kushal Vashist)
Director