

12/17



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Navin Space Housing LLP.

7B Pretoria Street; Alom House; 2nd Floor, Kolkata - 700071
7B Pretoria Street; Alom House; 2nd Floor, Kolkata - 700071
Kolkata West Bengal 700071

Date: 31-03-2017

Valid Upto: 30-03-2022

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	KOLK/EAST/B/033017/205611
Applicant Name*	Navin Space Housing LLP.
Site Address*	176 Badu Road, Ward No.6, Mouza-Humiapur, J.L. No.52, C.S. Khatian No.3102, C.S. Dag Nos. 24, 26, 27, 28, 29, 52, 54, 55 Madhyamgram, Dist. North 24 Parganas, Kolkata - 700129, Badu Road / Madhyamgram, Kolkata, West Bengal
Site Coordinates*	88 28 04.400-22 41 32.219, 88 28 05.976-22 41 33.749, 88 28 06.744-22 41 31.792, 88 28 07.325-22 41 35.412, 88 28 4.724-22 41 36.26,
Site Elevation in mtrs AMSL as submitted by Applicant*	3.915 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	43.92M

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 43.92M, as indicated in para 2.

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राजीव गांधी भवन

Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003

Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950

Phone: 24632950



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

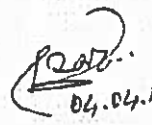
Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports
Authority of India, Regional
Headquarter, Eastern Region,
N.S.C.B.I Airport,
Kolkata-700052

Email ID: gmatmer@aai.aero

Contact No: 033-25111293


04.04.17

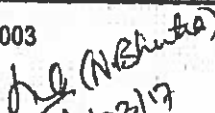
सहायक (एटीएम) यू.ओ. / Gen. Mgt (ATM) ER
भा.वि.प्रा., ने.सु.च.यो.अ. हवाई अड्डा
A.A.I., N.S.C.B.I Airport
कोलकाता / Kolkata-700052

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राजीव गांधी भवन
Rajiv Gandhi Bhawan

सफदरजंग हवाई अड्डा नई दिल्ली-110003
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950
Phone: 24632950


3/03/17

GOVERNMENT OF WEST BENGAL
Office of the Director General
West Bengal Fire & Emergency Services
13-D, Mirza Ghalib Street, Kolkata - 700 016.

Memo No: WBFES/ 1941/18 / 24PGS(N)/RB/1196/13 (1196/13)

Date: 04/04/18

From : Deputy Director (Headquarter)
West Bengal Fire & Emergency Services

To : Authorized Signatory
NAVIN SPACE HOUSING LLP
2nd Floor, Alam House,
7B Pretoria Street
Kolkata: 700 071



Subject : Revised Fire Safety Recommendation for proposed construction of Residential Complex comprising Block-1/part-A, G+VIII storied; Block-1/part-B, G+VIII storied; Block-2/part-A, G+XI storied; Block-2/part-B, G+XI storied; and Block-3, G+VII storied MLCP at premises no. 176 Badu Road, Ward no. 11, Dist.-North 24PGS under Madhyamgram Municipality.

This is in reference to your letter No: Nil dt. 16.01.18 regarding the Revised Fire Safety Recommendation for proposed construction of Residential Complex comprising Block-1/part-A, G+VIII storied; Block-1/part-B, G+VIII storied; Block-2/part-A, G+XI storied; Block-2/part-B, G+XI storied; and Block-3, G+VII storied MLCP at premises no. 176 Badu Road, Ward no. 11, Dist.-North 24PGS under Madhyamgram Municipality.

The plan drawing submitted by you was scrutinized and marked as found necessary from fire safety point of view. In returning one set of plan with recommendation, this office is issuing **Revised Fire Safety Recommendation** in favour of the aforesaid building subject to the compliance of the earlier Fire Safety Recommendation issued Vide this office memo no. WBFES/6690/13/24Pgs(N)-RB/1196/13 (1196/13) dt. 28.11.13 strictly to be followed.

Encl. :

1. One set of plan
2. Revised Recommendation



3/4/18
Deputy Director (Headquarter)
West Bengal Fire & Emergency Services

SPEED POST

NOC NO145477

WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan
10A, Block-LA, Sector-III
Bidhannagar, Kolkata-700 098

Memo No. 795-2N-04/2015(E)

Dated 07.12.2016

From :
Member Secretary,
West Bengal Pollution Control Board



To : M/s. Navin Space Housing LLP
2nd Floor, Alom House
7B, Pretoria Street, Kolkata-700071.

Sub : Consent to Establish (NOC) from Environmental Point of View

Ref : 1) Your letter No. N11 Dated 06.09.16 & 29.11.16

ii) EC issued by SEIAA, WB vide memo no.1132/EN/T-II-1/004/2015
dated 19.05.2016

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s Navin Space Housing LLP for manufacturing/storage/installation construction of residential complex having 2 blocks of G+7 storied with total built up area-29938.01 sqm. and no. of flats- 266 at holding No.176, Badu Road, Ward No.11,* this is to inform you that this Board hereby grants the Consent to Establish (NOC) from the environmental point of the above subject to the following conditions and special conditions annexed.
***of Madhyamgram Municipality, PS-Madhyamgram, Dist-North 24 Pdns.**

1. The quality of sewage and trade effluent to be discharged from your factory shall satisfy the permissible limits as prescribed in IS : 2490 (Pt. I) of 1974, and/or its subsequent amendment and Environment (Protection) Rules 1986.
2. Suitable measures to treat your effluent shall be adopted by you in order to reduce the pollutional load so that the quality of the effluent satisfies the standards mentioned above.
3. You shall have to apply to this Board for its consent to operate and discharge of sewage and trade effluent according to the provisions of the water (Prevention & Control of Pollution) Act, 1974. No sewage or trade effluent shall be discharged by you without prior consent of this Board.
4. All emission from your factory shall conform to the standards as laid down by this Board.
5. No emission shall be permitted without prior approval of this Board and you shall apply to this Board for its consent to operate and atmospheric emission as per provision of the Air (Prevention & Control Pollution) act, 1981.
6. No industrial plant, furnace, flues, chimneys, control equipment, etc. shall be constructed/reconstructed/erected/re-erected without prior approval of this Board.

07/12/2016
Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

NOC NO145477

7. You shall comply with
- Water (Prevention and Control of Pollution) Cess Act, 1977, if applicable.
 - Water (Prevention and Control of Pollution) Cess Act, 1978, if applicable.
 - Environment (Protection) Act, 1986
 - Environment (Protection) Rules, 1986
 - Hazardous Wastes (Management and Handling) Rules, 1989 and Amended Rules, 2000
 - Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and Amended Rules, 2000
 - Manufacture, Use, Import and Storage and Hazardous Micro-Organisms, Genetically Engineered Organisms or Cell Rules, 1989
 - The Public Liability Insurance Act, 1991 and Amended Act, 1992
 - The Public Liability Insurance Rules, 1991 and Amended Rules 1993
 - Biomedical Wastes (Management & Handling) Rules, 1998 and Amended Rules 2000 if applicable.
 - Recycled Plastics Manufacture and Usage Rules 1999, if applicable and
 - Ozone Depleting Substances (Regulation & Control) Rules, 2000, if applicable
8. You will have to abide by any other stipulations as may be prescribed by any authority/local bodies/Government Departments etc.

SPECIAL CONDITION :

Gross capital investment of the proposed project : Rs.60 crores.

Please refer to annexure attached herewith.

Any violation of the aforesaid conditions shall entail cancellation of this Consent to Establish (NOC)

Yours faithfully,

Sr. Env. Engineer (EIM Cell)
West Bengal Pollution Control Board

Memo No. 795-2N-04/2015(E) dtd. 07.12.2016
Copy forwarded for information to :

Date: 07.12.2016
Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

- Chief Inspector of Factories, Government of West Bengal, N. S. Building, Kolkata-700 001
- Director of Industries/Director of Cottage & Small Scale Industries, Government of West Bengal, N. S. Building, Kolkata-700 001
- Guard file, West Bengal Pollution Control Board.
- Environmental Engineer, I/II/Alipur R.O./Howrah R.O./Hooghly R.O./B.R.O./D.R.O./Haldia R.O./S.R.O./Asansol/ Sub-R.O./WBPC Board

Himalaya Bhawan
Delhi Road, Dankuni
Dist. Hooghly

Vill, Panpur
Kalyani Expressway
P.O. Narayanpur
Dist. 24 Pgs. (N)

Sahid Khudiram Sarani
City Centre, Durgapur-16
Dist. Burdwan

10, Camac Street
2nd Floor
Kolkata-700 017

Paribesh Bhawan
10A, LA-Block, Sector-III
Salt Lake City,
Kolkata - 700 098

Block-05 at 40
Flats Complex
Adjacent to Priyambada
Housing Estate
P.O. : Khanjanchak,
P.S. Durgachak
Haldia-721602
Dist. Purba Medinipur

Paribahan Nagar
Matigara, Siliguri
Dist.-Darjeeling

Satya Chowdhury
Indoor Stadium
Balurchar Bandh Road
Malda-732101

Asansol Sub-Regional Office
ADDA Commercial Market (2nd Floor),
Opposite Asansol Fire Station
G.T. Road, Asansol-713 301

Sr. Env. Engineer (EIM Cell)
Member Secretary,
West Bengal Pollution Control Board
Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

Special Conditions issued to M/s. Navin Space Housing LLP "Navita" at holding no-176, Badu Road, J.L no-52, Madhyamgram Municipality Ward no-11, P.S-Madhyamgram, Dist-24 Pgs (N).

pg 1 of 2

A. **Emission:-**

1. DG Sets -3x125 KVA.

Stack -

- i. Stacks of ht. 3.5 mt. above the roof of DG room respectively to be provided with acoustic enclosures and residential silencer.
- ii. Stacks to have sampling port, platform and ladder as per the Emission Regulation Part - III of CPCB.
- iii. Emission standards, Fuel specification and Stack height should comply with the prescribed limits under the notification of Ministry of Environment & Forest, Govt. of India, G.S.R. 489(E) [09.07.2002] and subsequent amendments.

- B. **Effluent:-** Domestic - waste water shall be treated in adequately designed STP. Treated waste water shall be partly reused and partly discharged to Municipality drain. Discharge of treated waste water shall conform to E(P) Rules. Sewage Treatment Plants should be monitored on a regular basis and records should be maintained properly.

C. **Solid Waste :-**

- i. **Municipal solid waste-** to be collected and disposed off regularly as per the Municipal Solid Wastes (Management and Handling) Rules, 2000.
- ii. **Hazardous waste-** to be disposed of as per the Hazardous Waste (Management, Handling & Transboundary Movement) Rules, 2008.

D. **General:-**

1. The Project Proponent shall have to obtain prior concurrence from the concerned municipality for ensuring supply of water, partial discharge of treated wastewater and disposal of solid wastes.
2. D.G. Sets noise level should not exceed the permissible limit. The Project Proponent should ensure that the ambient noise level is maintained within permissible limits during the construction phase.
3. The proponent should strictly comply with the standards / guidelines for control of noise from stationery Diesel generator sets. These standards and guidelines are prescribed under the notifications of Ministry of Environment & Forest, Govt. of India, G.S.R. 371(E) [17.05.2002], G.S.R. 489(E) [09.07.2002] and subsequent amendments.
4. The proponent should obtain necessary clearance for DG Sets from the Directorate of Electricity before applying for Consent-to-Operate.
5. The following activities are restricted during the night time (10 pm to 6 am), if there is any significant human settlement in the vicinity:
 - a) Piling work.
 - b) Operation of Ready Mix Plant, if installed and Vibrator.
 - c) Loading and unloading of construction materials.
6. Adequate measures are to be taken to reduce vibration during piling work.
7. Water sprinkling arrangement should be ensured at every loading and unloading point to prevent spreading of dust. Rubbish, debris, broken materials and others must be kept properly within project area at suitable place with proper water sprinkling to prevent fugitive dust spreading.
8. Provision of drinking water, wastewater disposal and solid waste management should be ensured for labour camps. Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Health and safety of the workers should be ensured during construction.
9. The project proponent should take necessary care not to cause any inconvenience to the residents of surrounding neighbourhood. Regular supervision should be in place all through the construction phase so as to avoid disturbance to the surroundings.
10. The Project Proponent will ensure that no accumulation of any kind of water occurs within the project area to prevent breeding of various disease spreading vectors.
11. Necessary dust barrier should be provided during construction phase. Before taking up the construction work it is preferable to enclose the area with some enclosure.

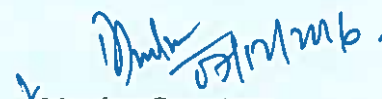


Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

Special Conditions issued to M/s. Navin Space Housing LLP "Navita" at holding no-176, Badu Road, J.L no-52, Madhyamgram Municipality Ward no-11, P.S-Madhyamgram, Dist-24 Pgs (N).

pg 2 of 2

12. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
13. Ground water should not be abstracted without prior permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
14. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
15. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003 and S.O. 2804(E) dated 03.11.2009 of the Ministry of Environment & Forests, Govt. of India.
16. The proponent should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. No trees can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. Adequate green belt is to be developed within the project site. Water intensive and/or invasive species should not be used for landscaping.
17. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
18. Adequate firefighting storage should be provided as per Rules.
19. Adequate parking space should be provided within the project site as per Rules.
20. Road design should be done with due consideration for environment and safety of users. The entry and exit points should be designed properly without disturbing the existing traffic.
21. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
22. Adequate provision shall be made for storage of solid waste and adequate means of access shall be provided. Vats / bins should be provided inside the project area from where the wastes are to be disposed off by arrangement with the local body.
23. The proponent shall undertake awareness programmes for the residents to promote water and energy conservation and to ensure environmental protection.
24. No expansion of the project should be undertaken without prior permission of the State Board.
25. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
26. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
27. The proponent should abide by the Direction issued by the Department of Environment, Government of West Bengal, vide No. EN/3170/T-IV-7/001/2009 dated 10.12.2009 (Annexure II).
28. The proponent should strictly abide by the conditions stipulated in the Environmental Clearance accorded by the State Environment Impact Assessment Authority (SEIAA), West Bengal, vide No. 1132/EN/T-II-1/004/2015 dated 19.05.2016.
29. This NOC is valid upto **30.11.2023** for construction of residential complex. The proposed project shall have 266 flats (2 blocks of G+7 storied buildings with club & community facilities) and car parking facilities for 183(covered-128, open-55) nos. The Total Built Up Area of proposed project shall be **29938.01 sq m.**


Member Secretary
West Bengal Pollution Control Board

Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

NECO - 101 Speed Post

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Poura Bhawan, FD-415-A, Sector-III, Salt Lake, Kolkata - 700 106

e-mail: environmentwb@gmail.com

Web Portal: www.environmentwb.gov.in

No. 1751 / EN / T - II - 1 / 004 / 2015

Date: 9th August, 2016

To
M/s Navin Space Housing LLP.,
2nd floor, Alom House,
7B, Pretoria Street,
Kolkata - 700 071.

Sub: Request for Change of Name of project proponent in Environmental Clearance for the proposed residential Complex "Navita" at Holding No. 176, Badu Road, Ward No. 11 of Madhyamgram Municipality, P.S. - Madhyamgram, Dist - North 24 Parganas, West Bengal.

Ref: Your letter No. Nil, dated 07.07.2016.

Sir,

With reference to the above, SEIAA in its meeting held on 01.08.2016 agreed to the change of name of project proponent. Therefore, the name of the project proponent in the Environmental Clearance vide 1132/EN/T-II-1/004/2015, dated 19.05.2016 is changed from Navin Space Housing Limited to Navin Space Housing LLP.

Yours sincerely,



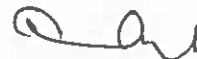
(Sandipan Mukherjee, IFS)
Member Secretary, SEIAA

No. / EN / T - II - 1 / 004 / 2015

Date: August, 2016

Copy forwarded for information to;

The Secretary, State Level Expert Appraisal Committee, West Bengal Pollution Control Board,
'Paribesh Bhavan', LA, Salt Lake Sector III, Kolkata - 700 098.



(Sandipan Mukherjee, IFS)
Member Secretary, SEIAA

thru mail.
Recd Jon Partho

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Poura Bhavan, Block 'FD'-415A, 4th Floor, Sector - III,
Salt Lake, Kolkata - 700 106

Telefax No. 033 2337 0268

Website : www.environmentwb.gov.in

No. 1132 / EN/T-II-1/004/2015

Date : 19 /05/2016

To
M/s. Navin Space Housing Ltd.
2nd Floor, Alom House
7B, Pretoria Street
Kolkata - 700 071.

SUB. : *Environmental Clearance for the proposed residential Complex "Navita" by M/s. Navin Space Housing Ltd. at Holding No. 176, Badu Road, Ward No. 11 of Madhyamgram Municipality, PS - Madhyamgram, Dist - North 24 Parganas, West Bengal.*

Sir,

This has a reference to your application submitted on 02/01/2015 and subsequent communications for environmental clearance for the proposed residential Complex "Navita" by M/s. Navin Space Housing Ltd. at Holding No. 176, Badu Road, Ward No. 11 of Madhyamgram Municipality, PS - Madhyamgram, Dist - North 24 Parganas, West Bengal.

The proposal has been examined and processed in accordance with the EIA Notification, 2006. The proposed project is for construction of a residential complex comprising of two residential blocks along with club and retail facilities. The proposed project will be developed in two phases. Phase I will be constructed up to G+3 storied including Club and community facilities(total built up area will be 15077.24 sq.m. and total no. of flats will be 114). In phase II, both blocks will be vertically expanded to G+7 storied. Total no. of flats in both phases will be 266. Total built up area including both the phases will be 29938.01 sq.m.

It is noted that the salient features of the project for which Environmental clearance has been considered are given below:

Land Area	: 11719.71 sqm
Latitude & Longitude	: 22°41'32.68"N & 88°28'05.29"E
Expected Population	: During operation - 1480 (Residents - 1330, Residential floating - 130, Staff - 20)
Total Water requirement	: 236 KLD (Operation Stage)
Fresh water requirement	: 135 KLD (Madhyamgram Municipality supply)
Wastewater generated	: 162 KLD (To be treated in STP)
Treated Wastewater recycled	: 97 KLD (Landscaping , Internal road cleaning , toilet flushing)
Wastewater discharged	: 49 KLD (To Municipal drain)
Solid waste disposal	: 0.76 TPD (To be disposed off through onsite compost plant and Municipality)

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Conditions for environmental clearance proposed Residential Complex "Navita" by M/s. Navin Space Housing Ltd. at Holding No. 176, Badu Road, Madhyamgram, Ward No. 11 of Madhyamgram Municipality, PS – Madhyamgram, Dist – North 24 Parganas, West Bengal.

Total Built-up Area	: 29938.01 sqm (Phase I-15077.24 sq.m)
Ground Coverage	: 4007.46 sqm (34.19% of land area)
Total paved area	: 2900.55 sqm (24.75% of land area)
Exclusive Tree Plantation Area	: 2468.14 sqm (21.06% of land area)
Other Soft Area	: 1987.71 sqm (16.96% of land area)
Service Area	: 355.85 sqm (3.04% of land area)
No. of plantation	: 172 (to be planted – 160, to be retained - 12)
No. of Solar Street lights proposed	: 17 nos.
Use of solar power	: At least 12 KW of solar power to be generated and utilized excluding standalone solar street lights.
No. of Parking spaces proposed	: 183 (covered – 128, open – 55)
Total Power requirement	: 925 KW, WBSEDCL(Atleast 1% of total power requirement shall be met from solar power)
Backup Power	: DG Sets (3X125 KVA)

State Level Environment Impact Assessment Authority (SEIAA), examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and the recommendations of the State Level Expert Appraisal Committee (SEAC), the State Level Environment Impact Assessment Authority accords Environmental Clearance to the project as per provisions of the EIA notification no. S.O. 1533 (E) dt. 14th September, 2006 of Ministry of Environment & Forests, GOI, subject to strict compliance of terms and conditions as mentioned below :-

Part A – SPECIFIC CONDITIONS

I. Construction Phase

Facility of labourers during construction: -

- Provision of drinking water, wastewater disposal and solid waste management should be ensured for labour camps. Water usage during construction should be optimized to avoid any wastage.
- Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Sewage generated from the areas occupied by the construction labourers have to be directed into the existing sewage drain of the area. In case of non availability of the sewer system, an onsite treatment system has to be provided.
- The scaffolds, stairs and platforms for construction works and the workers must be secured as far as possible to prevent any accident.
- Health and safety of the workers should be ensured during construction. Personnel protective equipment like shoes, helmets, earmuffs, earplugs etc. should be provided to the workers. For vibration control damped tools must be used and the number of hours that a worker uses them must be limited. The Management must ensure that the workers put them while doing work that needs such protection, if any.
- Rest and convenience shelter for workers with crèche facility, if required, particularly for women, must be provided with proper toilet facilities.

Steps to avoid disturbance during construction:-

- All the topsoil excavated during construction activities should be under cover/stored by retaining walls for use in horticulture / landscape development within the project site.

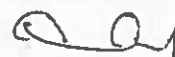


Adequate erosion and sediment control measures to be adopted before ensuing construction activities.

- ii. Prior permission should be obtained from the competent authority for demolition of the existing structure, if any. Waste recycling plans should be developed for prior to beginning of demolition and construction activity. The plans should identify wastes to be generated and designate handling, recycling and disposal method to be followed.
- iii. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighbouring communities and disposed off taking the necessary precautions for general safety and health aspects.
- iv. Diesel generator sets during construction phase should have acoustic enclosures and should conform to E(P) Rules prescribed for air and noise emission standards.
- v. Vehicles / equipment deployed during construction phase should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- vi. Ambient noise levels should conform to residential standards both during day and night. Fortnightly monitoring of ambient air quality (SPM, SO₂ and NO_x) and equivalent noise levels should be ensured during construction phase.
- vii. Construction spoils including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water. If necessary, oil trap should be installed where there is deployment of heavy machineries.
- viii. Regular supervision of the above and other measures should be in place all through the construction phase so as to avoid disturbance to the surroundings. Discomfort in the neighbourhood due to the proposed project activity should be minimized as far as practicable.
- ix. Loading and unloading operations should not be carried out in open areas and should be preferably done during day time, if there is any major settlement in the surrounding areas. The construction activities including Piling work, Operation of Ready Mix Plant and Vibrator etc. should not be carried out during the night time (10 P.M. to 6 A.M.). Only essential operations, if any, may be carried out for a limited period during nighttime.
- x. The proponent must ensure that no driven piles shall be proposed for this project, if there is any major settlement in the surrounding areas.
- xi. 15m-screen and adequate sprinkler arrangement shall be provided. Care should be taken to keep all material storages adequately covered and contained so that they are not exposed to winds.
- xii. Use of Ready-Mix concrete is recommended for this project.
- xiii. Adequate measures to be adopted to avoid wastage of water for curing of concrete structures.
- xiv. Adequate mitigative measures should be adopted to control dust emissions, noise and vibrations from construction activities. Vehicles and construction machineries should be properly maintained. Vehicles should conform to Pollution under control (PUC) norms.
- xv. Locally available materials with less transportation cost should be used preferably.
- xvi. Promotion of use of cleaner fuel and fuel quality improvement should be done. Excessive energy consumption and fuel usage should be avoided.
- xvii. Accumulation / stagnation of water should be avoided to ensure vector control.

Selection of materials for better energy efficiency:-

- i. Use of energy efficient construction materials should be ensured to achieve the desired thermal comfort.
- ii. Design layout should ensure adequate solar access and ventilation. Proper planning and window design for daylight integration should be considered.



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- iii. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003 and S.O. 2804(E) dated 03.11.2009 of the Ministry of Environment & Forests, Govt. of India.
- iv. Construction should conform to the requirements of local seismic regulations. The project proponent should obtain permission for the plans and designs including structural design, standard and specifications from concerned authority.
- v. Construction technologies that require less material and possess high strength should be adopted. Materials with low embodied energy and high strength should be used preferably.
- vi. The building will be constructed and provisioned to use natural sunlight to the maximum during the day time, during use.
- vii. Use of alternate building materials and alternate construction techniques should be considered apart from the conventional materials and methods. Use of hollow unit masonry should be considered.
- viii. Use of energy efficient lighting systems e.g. High Pressure Sodium Vapour (HPSV) Lamps, LED etc. should be promoted. Solar energy should be used for outdoor lighting. Adequate no. of solar lights should be installed for external lighting as per norms. All common area lighting will be LED system.
- ix. Solar water heating arrangement will be done for water heating .
- x. Passive solar cooling to be incorporated in building design. Buildings should be oriented for ensuring natural ventilation and daylighting.
- xi. Proper insulation of roof should be provided to achieve desired thermal comfort. Use of light coloured, reflective roofs having an SRI (solar reflectance index) of 50% or more should be incorporated.
- xii. Use of high albedo or reflective pavements to keep parking lots, pavements and inside roads cool should be incorporated.
- xiii. Guidelines to the occupants should include usage efficiency measures such as energy efficient lighting and water efficient system.
- xiv. Reduce hard paving-onsite (open area surrounding building premises) and/or provide shade on hard paved surfaces to minimize heat island effect and imperviousness of the site.
- xv. Adequate open space, greenery and water bodies to be provided as per rules.
- xvi. Any proposed building with air-conditioning facility should follow the norms proposed in the ECBC regulations framed by the Bureau of Energy Efficiency. Chillers should be CFC & HCFC free.
- xvii. Restrict the use of glazed surface as per National Building Code 2005.

Water Body Conservation:-

- i. 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.

Plantation Proposal:-

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules.
- iii. The proponent should plant at least 160 trees as proposed in addition to the existing trees as proposed. Indicative list of species is given at Annexure – I. 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. Provision for Roof Top Gardening is mandatory.

Signature

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Water supply:-

- i. Water requirement during construction phase shall be met from Municipal Supply. Ground water should not be abstracted without prior permission from the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.

Sewage Treatment Plant:-

- i. As per the proposal submitted by the proponent waste water shall be treated in septic tank to soak pit. Construction waste water to be collected in sedimentation trap with adequate retention time and to be reused.

Storm water Management & Mitigation of Heat Island Effect:-

- i. Imperviousness of the site shall not exceed the NBC (National Building Code 2005) standards for imperviousness factor applicable to different types of area.
- ii. Total paved area of site under parking, roads, paths or any other use should not exceed 25% of the site area.
- iii. Minimum 50% of paved area on site should have pervious paving or shaded under vegetation or topped with finish having solar reflectance of 0.5 or higher.
- iv. Adequate storm water drainage network to be designed for the project without disturbing the surrounding settlements. Storm water management plan should be implemented so as to prevent sudden discharge of excessive volumes of storm water to the receiving waters thus reducing the shock load on the drainage system and impact on receiving water body.
- v. Disruption to the natural hydrology of the site should be minimised by reducing impervious cover, increasing on site infiltration and managing storm water run off.
- vi. Heat island effect should be minimized by use of shading or reflective surfaces, mainly the surfaces that contribute to the heat island effect i.e. streets, sidewalks, parking lots and buildings. White roofs should be provided in the buildings.

Rain Water Harvesting Scheme:-

- i. The proponent must follow the Rainwater Harvesting Guidelines of the State Expert Appraisal Committee (SEAC) available in the website (<http://www.wbpcb.gov.in>).
- ii. The proponent must collect rainwater from roof-top catchments and reuse for various purposes after necessary cleaning. Adequate retention time and storage provisions should be provided for harvesting rainwater.
- iii. At least 200 KL storage capacity for harvested rain water to be provided and that water to be used to reduce freshwater consumption.
- iv. Adequate firefighting storage should be provided as per norms.

Municipal Solid Waste Management :-

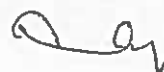
- i. Adequate provision shall be made for storage and segregation of solid waste and adequate means of access shall be provided.

Transport Management: -

- i. Both internal and external traffic planning and management should be adequate to ensure uninterrupted traffic movement in the area during construction as well as operation phase.
- ii. The design of service road and the entry and exit from the project area should conform to the norms & standards of competent authority for traffic management. Bell mouth type arrangement should be made at the entry & exit. Proper traffic management plan should be adopted in consultation with Traffic authorities.
- iii. Clarified Wastewater will be used for sprinkling water on the unpaved internal roads on a regular basis.

Others:-

- i. All mandatory approvals and permission as required from Director of Explosives, Fire Department etc. should be obtained.
- ii. Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured.



- iii. Efficient management of indoor air quality must be ensured for health and safety of the users.
- iv. Adequate measures to be adopted for water conservation during construction and operation stage. Use of efficient irrigation equipment, evaporative cooling unit in air-conditioning system etc should be considered.
- v. Rest room facilities should be provided for service population.
- vi. Adequate access to fire tenders should be provided.

II Operation Phase

Water supply :-

- i. Water requirement during operation phase shall be met from Municipal supply. Ground water should not be abstracted without prior permission from the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
- ii. Use of water meter conforming to ISO standards should be installed at the inlet point of water uptake to monitor the daily water consumption and records to be maintained. Use of water efficient devices / fixtures and appliances should be promoted.
- iii. Dual plumbing system to be installed for maximum use of treated wastewater.
- iv. The proponent must practice rainwater harvesting on regular basis.

Sewage Treatment Plant:-

- i. As per the proposal submitted by the proponent, waste water shall be treated in STP. Treated waste water shall be partly reused for toilet flushing, landscaping; internal road and pavement cleaning etc. and rest will be discharged to municipal drain.
- ii. Dedicated car cleaning area to be provided and car cleaning water to be collected and treated in STP.
- iii. Water meter to be installed at STP inlet & discharge outlet point of treated water and regular records to be maintained.
- iv. Provision of back up power for operation of STP to be provided.

Emission from Diesel Generator Set: -

- i. Noise barriers will be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards. Diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself as per CPCB norms.
- ii. The stack height and emissions from D.G. sets should conform to the norms of Central Pollution Control Board. The certification of space design for DG sets should be done by competent authority.

Ensure Energy Efficiency:-

- i. Use of energy efficient construction materials to achieve the desired thermal comfort should be incorporated. The desired level of R and U factors must be achieved. U factor for the top roof should not exceed 0.4 Watt/sq.m/degree centigrade with appropriate modifications of specifications and building technologies. The provisions of National Building Code 2005 should be strictly followed.
- ii. Use of energy efficient electrical systems should be promoted. High efficiency lamps with electronic ballasts should be used.
- iii. Energy efficient Motors and properly rated Transformers should be installed. Manufacturer's certificate to this effect shall be obtained and kept on record. Back up power supply should be based on cleaner fuel.
- iv. The power cabling shall be adequately sized as to maintain the distribution losses not to exceed 1% of the total power usage. Record of transmission losses shall be maintained. The proponent shall install permanent electrical metering to record demand (kVA), energy (kWh) and total power factor.
- v. At least 12 KW of solar power to be generated and utilized excluding standalone solar street lights.

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Transport Management: -

- i. Use of public mode of transportation should be promoted. Use of the least polluting type of transportation should be promoted. Adequate parking space should be provided as per norms.
- ii. Pathways should be covered or shadowed by tree canopy as far as practicable. Transport system should be such that traffic will be calm in neighbourhoods. Traffic within the project site should be restricted by regulation. Adequate vertical and horizontal clearances of overhead electric power and telecommunication lines should be provided.

Solid Waste Management:-

- i. The proponent should abide by the Municipal Solid Wastes (Management and Handling) Rules, 2000. The proponent must develop the Solid Waste Management and Disposal Scheme ensuring storage and segregation of biodegradable and non-biodegradable wastes. The solid waste is to be disposed off in consultation with concerned authority.
- ii. The proponent shall install onsite compost plant for treatment of biodegradable part of Municipal Solid Waste. Sufficient space for installation of onsite compost plant should be provided and operation of the compost plant considering full occupancy of the apartments i.e. the capacity of garbage disposal unit should be selected accordingly.
- iii. The handling agency should also take care of the recyclable wastes like plastic, paper board, glass etc. and also inert materials in case of respective municipal authorities want to avoid any kind of waste from the housing complex.
- iv. The proponent should have sufficient area for horticulture where the compost generated can be used as fertilizer and soil supplement and also have arrangement for sale of excess quantity of compost.
- v. Provision for treatment of leachate generated and odor control in onsite compost plant should be made.
- vi. Non-recyclable inorganics and rejects will be disposed off through municipality as proposed.
- vii. The proponent should provide different coloured bins for different categories of waste and ensure complete segregation of biodegradable and non-biodegradable wastes. The solid waste from different collection and storage bins should be finally collected at transfer stations. Further segregation will be done at transfer stations to collect recyclables such as plastic, polythene, glass, metals, textiles, rubbers, leathers, paper etc. Separate compartments shall be provided for each type of recyclables.
- viii. The proponent should abide by the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Collection and storage of hazardous wastes during Pre-construction and Post-construction activity should be planned properly. The expected hazardous wastes should be disposed off separately as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008.
- ix. Spent oil from DG Sets should be stored in HDPE drums in isolated covered facility and disposed off as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Spent oil from DG Sets should be disposed off through registered recyclers only.

Others :-

- i. The implementation of Environmental Management Plan should be carried out, as proposed. Regular monitoring should be carried out during construction and operation phases.
- ii. The project proponent should provide guidelines to the users to ensure conservation of energy and water. In-house environmental awareness campaigns should be carried out at regular intervals to ensure environmental protection.
- iii. Fire fighting systems should be designed in compliance with the WBFS and NBC norms. Preventive measures should be adopted for Risk & Disaster Management as per the provisions of the National Building Code 2005.

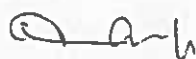


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- iv. The Corporate Social Responsibility Plan with specific financial commitment should be implemented for the proposed project. At least 2% of the total project cost should be utilized for Corporate Social Responsibility programmes.
- v. The proponent should abide by the Direction issued by the Department of Environment, Government of West Bengal, vide No. EN/3170/T-IV-7/001/2009 dated 10.12.2009.
- vi. Environmental Management Information System shall be maintained properly.
- vii. The proponent should restrict the use of glazed surface as per National Building Code, 2005.

Part-B GENERAL CONDITIONS

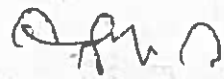
- i. The environmental clearance accorded shall be valid for a period of 7 years for the proposed project.
- ii. Prior Consent-to-Establish (NOC) for the proposed project must be obtained from WBPCB by the proponent. All other statutory clearances should be obtained by project proponent from the competent authorities.
- iii. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
- iv. The environmental safeguards contained in the EIA/EMP report should be implemented in letter and spirit.
- v. All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance of management of the project to any other entity.
- vi. Provision should be made for the supply of kerosene or cooking gas to the labourers during construction phase. All the labourers to be engaged for construction works should be screened for health and adequately treated before issue of work permits.
- vii. The project proponent should make financial provision in the total budget of the project for implementation of the suggested safeguard measures.
- viii. Six monthly monitoring reports should be submitted to the West Bengal Pollution Control Board, who would be monitoring the implementation of environmental safeguards and should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents should also be forwarded to the State Level Environment Impact Assessment Authority, West Bengal.
- ix. In case of any violation of the conditions laid down in this Environmental Clearance, Section 16 of The Environment (Protection) Act, 1986, will be applicable. In case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, West Bengal.
- x. The State Level Environment Impact Assessment Authority, West Bengal 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.
- xi. The Project Proponent should inform the public that the proposed project has been accorded environmental clearance by the SEIAA, West Bengal and copies of the clearance letter are available with the State Pollution Control Board / Committee and may also be seen at website of the SEIAA, West Bengal (<http://environmentwb.gov.in>). This should be advertised within seven days from the date of issue of the clearance letter, at least in two local newspapers that are widely circulated in the region of which one shall be in the vernacular language of the locality concerned.
- xii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Civil Aviation Department (if required) etc. shall be obtained by project proponents from the competent authorities.



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- xiii. Provision for incorporation of appropriate conditions in the Sale Agreement / Deed, for ensuring sustained Operation and Maintenance (O&M) of the common facilities (STP, Rainwater harvesting system, Solid waste management system, Solar street lights etc.) even after transfer of ownership of the project, should be made in explicit and transparent manner.
- xiv. The above stipulations would be enforced along with those under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008, the Public Liability Insurance Act, 1991, the Environment Impact Assessment Notification 2006 and their amendments.
- xv. The contact details of the proponent and the name of the consultant are given below –

Name of the Contact person with Designation	Mr. Navin Bhartia Director
Address	7B, Pretoria Street, 2 nd floor, Kolkata-700071
Email	navita@diamondgroupweb.com
Telephone Number, Fax Number	Ph no. 3322829166, Fax no-033- 2282 7278
Name of the Consultant	Mr. Partho Pratim Dutta


(Sandipan Mukherjee, IFS)
Chief Environment Officer &
Member Secretary, SEIAA

No. 1132 / EN/T-II-1/004/2015 /1(3)

Date : 19 /05/2016

Copy forwarded to :-

1. Secretary, SEAC & M.S. WBPCB
2. Officer-in-Charge, Regional Office (Eastern Zone), Ministry of Environment & Forests, Government of India, A-3, Chandrashekharpur, Bhubaneswar – 751 023, Orissa.
3. Guard file / Record file.

Sd/-
(Sandipan Mukherjee, IFS)
Chief Environment Officer &
Member Secretary, SEIAA

LIST OF TREES PROPOSED FOR PLANTATION

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
1.	<i>Polyalthia longifolia</i>	Debdaru	40
2.	<i>Butea monosperma</i>	Palash	5
3.	<i>Albizia lebbeck</i>	Shirish	5
4.	<i>Mangifera indica</i>	Mango	10
5.	<i>Delonix regia</i>	Gulmohor	10
6.	<i>Ficus elastica</i>	Rubber	5
7.	<i>Mimusops elengi</i>	Bakul	20
8.	<i>Cassia fistula</i>	Bandarlathi	10
9.	<i>Bauhinia variegata</i>	Raktakanchan	5
10.	<i>Alstonia scholaris</i>	Chhatim	15
11.	<i>Jacaranda mimosifolia</i>	Jacaranda	10
12.	<i>Azadirachta indica</i>	Neem	10
15.	<i>Lagerstroemia speciosa</i>	Jarul	10
16.	<i>Syzygium cumini</i>	Jamun	5
		Total	160

List of Existing Trees to be retained

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
1.	<i>Mangifera indica</i>	Aam	4
2.	<i>Delonix regia</i>	Gulmohor	2
3.	<i>Artocarpus heterophyllus</i>	kanthal	2
4.	<i>Anthocephalus cadamba</i>	Kadam	1
5.	<i>Ficus benghalensis</i>	Bot	1
6.	<i>Terminalia arjuna</i>	Arjun	1
7.	<i>Azadirachta indica</i>	Neem	1
			12