

NOC NO183615



# WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan  
10A, Block-LA, Sector-III  
Bidhannagar, Kolkata-700106

Memo No. 807-2N-46/2023(E)

Dated 24.11.2023

From :  
Member Secretary,  
West Bengal Pollution Control Board

To: Shri Manish Kumar Agarwal, Director,  
M/s. EM Square Homes Private Limited,  
R.S. Plot No. 299, 301, 303, 305, 335, 336, 439, 440, J.L.No.86, Mouza-Ujanu  
Siliguri - 734010, West Bengal.

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

Ref: i) Your letter No. Application No. 4393108 Dated 30.10.2023  
ii) Env. Clearance issued by SEIAA, WB vide EC identification No. EC  
23B038WB120400, File No. EN/T-II-1/005/2023 dtd. 17.10.2023.

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s EM Square Homes Pvt. Ltd. for construction of a residential complex at R.S. Plot for manufacturing/storage/installation No. 299, 301, 303, 305, 335, 336, 439, 440, L.R. Plot No 720, 759, 801, 806, 808, 811, 819, R.S. Khatian No. 260, L.R. Khatian No. 807, at J.L. No. 86, Mouza - Ujanu, Pargana - Baikunthapur, P.S. - Matigara, Dist. Darjeeling - 734010, West Bengal. The salient features of the project 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.

\* are given in Annexure-1.

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 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.

  
W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.

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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 :**

Total project cost - Rs.130.00 Crores.  
Please refer to Annexure - 2.

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

Yours faithfully,

*[Signature]*  
Member Secretary, Chief Engineer,  
West Bengal Pollution Control Board  
(EIM CELL)

Dated: 24/11/2023

W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.

Memo No. 807 - 2N-46/2023(E) dtd. 24.11.2023

Copy forwarded for information to :

- 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./Malda R.O./Asansol R.O./WBPC Board.
- Alipore Regional Office  
"Minority Bhawan", 5th Floor, 12, Biplabi  
Kanailal Bhattacharya Sarani, Alipore,  
Kolkata-700 027  
Telefax No. 033-2448-5553  
Tel No. 033-2448-5554
- Asansol Regional Office  
Kalyanpur Satellite Township Project (KSTP), Dr. B.C. Roy  
Road, P.O.- Dakshin Dhadka, P.S. Asansol  
(North), Dist. Paschim Bardhaman,  
Asansol-713/302  
Telefax No./0341-2999280  
0341-2999281
- Barrackpore Regional Office  
Panpur More, Kalyani Expressway,  
Vill.-Panpur, P.O.-Narayanpur,  
Dist.: 24-Parganas (N), Pin-743 126  
Telefax No. 033-2580 0573
- Durgapur Regional Office  
Sahid Khudiram Sarani,  
City Centre, Durgapur,  
Paschim Bardhaman-713 216.  
Tel No. 0343-2546708  
Telefax No. (0343) 2544915
- Haldia Regional Office  
Mouza : Raghunathchak, PS : Bhabanipur  
(Formerly Sutahata), PO : Barghasipur  
Dist. Purba Medinipur, Pin : 721 657  
Tel No. 03224-291293/94
- Hooghly Regional Office  
Himalaya Bhawan, Delhi Road, Dankuni,  
Hooghly, Pin : 712 311  
Telefax No. 033-2659-0957
- Howrah Regional Office  
"Minority Bhawan", 5th Floor, 12, Biplabi  
Kanailal Bhattacharya Sarani, Alipore,  
Kolkata-700 027  
Tel No. 033-2448-2219/2220
- Kolkata Regional Office  
Mani Square, Block No. 8IT, Western  
Side, 8th floor, 164/1, Maniktala Main Road,  
Kolkata-700 054  
Tel No. 033-2320-0059 / 9836288884
- Malda Regional Office  
Paribesh Bhaban,  
Vill.: Abhirampur, P.O.: Mokdumpur,  
P.S.: English Bazar, Malda-732 103  
Tel No. 03512-223449
- Saltlake Regional Office  
Mani Square, Block No. 8IT, Western  
Side, 8th floor, 164/1, Maniktala Main  
Road, Kolkata-700 054  
Tel No. 2320-0097 / 9330869729
- Siliguri Regional Office  
Paribahan Nagar, P.O.: Matigara, Siliguri,  
Darjeeling, Pin-734 010  
Tel No. 0353-257 1115  
Telefax No. 0353-257 1113


*[Signature]*  
Member Secretary, Chief Engineer,  
West Bengal Pollution Control Board  
Chief Engineer (EIM CELL)

W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.

**Proposed Residential Complex R.S. Plot No. 299, 301, 303, 305, 335, 336, 439, 440, L.R. Plot No. – 720, 759, 801, 806, 808, 810, 811, 819, R.S. Khatian No. 260, L.R. Khatian No. 807, J.L. No. 86, Mouza – Ujanu, Pargana – Baikunthapur, P.S. – Matigara, Dist. - Darjeeling – 734010, West Bengal by M/s. EM Square Homes Pvt. Ltd.**

**Features of the project**

Total land area	14,528.227 sq.m.
No. of stories	3 Residential towers - G+18 storied Combined common basement below all the towers.
Block usage	Residential with few retail spaces
No. of Flats	268 flats (Retail shops – 3 nos.)
Total Population	Residents - 1,714 persons Residential Floating - 172 persons Service staff - 80 persons Retail Employee - 3 persons Retail Visitors - 29 persons <b>Total - 1,998 persons</b>
<b>Total Built-up area</b>	<b>63,763.60 sq.m.</b>
Proposed ground coverage	3755.84 sq.m. (26.00% of Land Area)
Tree plantation area	2993.09 sq.m. (20.60% of Land Area)
Other green area	140.51 sq.m. (0.97% of Land Area)
Green Area on Basement	707.74 sq.m. (4.87% of Land Area)
Internal Road Area	2990.32 sq.m. (20.58% of Land Area)
Semi Paved Grass Pavers	909.82 sq.m. (6.26% of Land Area)
Paved Area on Basement	2242.617 sq.m. (15.44% of Land Area)
Semi Paved Area on Basement	135.21 sq.m. (0.93%)
Shaft Area	157.81 sq.m (1.09% of Land Area)
Swimming Pool	194.62 sq.m. (1.34% of Land Area)
Service Area	273.24 sq.m. (1.88% of Land Area)
Gate	27.41 sq.m. (0.19% of Land Area)
Car Parking Provided	303 nos. car (Surface car park - 75, Covered car park in basement – 228)
Total no. of trees	189 nos.

  
**Chief Engineer (EIM Cell)/Member Secretary**  
**West Bengal Pollution Control Board**

*Chief Engineer*  
W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.

**Special Conditions issued for the proposed Residential Complex R.S. Plot No. 299, 301, 303, 305, 335, 336, 439, 440, L.R. Plot No. – 720, 759, 801, 806, 808, 810, 811, 819, R.S. Khatian No. 260, L.R. Khatian No. 807, J.L. No. 86, Mouza – Ujanu, Pargana – Baikunthapur, P.S. – Matigara, Dist. - Darjeeling – 734010, West Bengal by M/s. EM Square Homes Pvt. Ltd.**

**A. Emission:-**

1. DG Sets – 1X750 kVA
  - i. Stacks of adequate height 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 Sewage Treatment Plant (STP). Treated waste water shall be recycled. Excess water shall be discharged to drain. STP should be monitored on a regular basis for compliance with the norms and records should be maintained properly.

**C. Solid Waste :-**

**Municipal solid waste-** to be collected and disposed off regularly as per the Solid Waste Management Rules, 2016. The project proponent shall install on-site compost plant for treatment & disposal of bio-degradable fraction of MSW.

**Construction and Demolition Waste** - The proponent should abide by the Construction and Demolition Waste Management Rules, 2016. Guidelines on Environmental Management of Construction & Demolition Waste published by CPCB in March, 2017 should be followed.

**Hazardous Wastes** - The proponent should abide by the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016

**D. General :-**

1. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
2. Ground water should not be abstracted without the permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
3. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
4. 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, S.O. 2804(E) dated 03.11.2009 and S.O.254(E) dated 25.01.2016 of the Ministry of Environment & Forests, Govt. of India.
5. 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.

  
Chief Engineer  
W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.

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6. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
7. Adequate firefighting storage should be provided as per Rules.
8. Adequate parking space should be provided within the project site as per Rules.
9. 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.
10. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
11. 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.
12. The proponent shall undertake awareness programmes for the residents to promote water and energy conservation and to ensure environmental protection.
13. No expansion of the project should be undertaken without prior permission of the State Board.
14. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
15. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
16. 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 A**).
17. 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 EC Identification No. EC23B038WB120400, File No. EN/T-II-1/005/2023 dated 17/10/2023.
18. The proponent should install and use anti-smog guns as per the following guidelines :- (**Annexure B**).
19. Existing water bodies (if any) should not be lined and their embankments should not be cemented. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.
20. Statutory licenses/permission, as applicable, should be obtained from the Competent Authority.
21. This NOC is valid upto **30.11.2030** for construction of the project.



**Chief Engineer (EIM Cell)/Member Secretary  
West Bengal Pollution Control Board**

*Chief Engineer*  
W. B. Pollution Control Board  
Dept. of Environment, Govt. of W.B.



Department of Environment  
Government of West Bengal  
Writers' Buildings, "G" Block, (2nd. Floor),  
Kolkata-700 001.

No. EN/3170/T-IV-7/001/2009

Dated: December 10<sup>th</sup>, 2009.

**DIRECTION**

**WHEREAS**, Department of Environment, Govt. of West Bengal is entrusted to look after the execution of the different environmental laws within the territorial jurisdiction of West Bengal and also responsible for maintaining pollution free environment and also responsible for restraining different environment hazardous activities which are causing serious impact on human beings, other living creatures, plant, micro-organism, property or the environment ;

**AND WHEREAS**, Department of Environment has already taken different steps for controlling air pollution in the atmosphere generated from the different sources i.e. industrial source, vehicular source and burning of bio-mass;

**AND WHEREAS**, Department of Environment in exercising the power conferred under section 19 of the Air (Prevention & Control of Pollution) Act, 1981, has already declared entire West Bengal as 'Air Pollution Control Area';

**AND WHEREAS**, West Bengal Pollution Control Board conducted a study with the help of the Asian Development Bank and it is revealed that the contribution of the construction activities is one of the source of air pollution in Kolkata and its surroundings ;

**AND WHEREAS**, it is further revealed that burning of old tyres in hot mix plant as a fuel during construction and repairs of road for melting coal tar contributes significant obnoxious element into the air which cause a serious problem of the human beings ;

**HENCE**, in view of the above and in consultation with the West Bengal Pollution Control Board and in exercise of the power conferred under Air (Prevention & Control of Pollution) Act, 1981 and Environment (Protection) Act, 1986, all the municipalities, local authorities and all other concerned Govt. Departments within the State of West Bengal, are now directed to take immediate steps to implement the following norms which need to be strictly followed by the developers, contractors or any other infrastructure developers ;

- Preventive measures need to be taken: -
  - a) Wrap construction area/buildings with geotextile fabric, installing dust barriers, or other actions, as appropriate for the location,
  - b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization,
  - c) Apply water prior to levelling or any other earth moving activity to keep the soil moist throughout the process;
  - d) Limit vehicle speeds to 15 mph on the work site.
  - e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
  - f) Apply and maintain dust suppressant on haul routes.
  - g) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
  - h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
  - i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
  - j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
  - k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope,
  - l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
  - m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

• Practices to be discarded: -

- a) Don't dispose of debris indiscriminately,
- b) Don't allow the vehicles to run at high speed within the work site.
- c) Don't cut materials without proper dust control/noise control facility.
- d) Don't keep materials without effective cover.
- e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
- f) Don't leave the soil, sand and cement stack uncovered.
- g) Don't keep materials or debris on the roads or pavements.
- h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coal tar should be discarded ;

**NOW THEREFORE**, it is made clear that any developers, contractors or infrastructure developers either Govt. or Private failed to comply with the aforementioned statutory norms, Department of Environment and West Bengal Pollution Control Board will take necessary action under Air (Prevention & Control of pollution) Act, 1981 and Environment (Protection) Act, 1986 which may lead to stoppage and prohibition of the work including closure and other legal action as warranted under the law including imposition of the 'Pollution Cost'.

It is further directed that all Municipal Corporations, Municipalities and Panchayats should also be at liberty to take necessary action against the violators under the Municipal Laws and Panchayat Law.

But it is made clear that Local Authorities i.e. Municipal Corporations, Municipalities and Panchayats are responsible to implement the aforementioned guidelines meticulously for the purpose of curbing air pollution and other environmental hazards of their respective jurisdiction.



Local Police Station is also directed to render all necessary help to the Local Authorities to implement the aforementioned direction in a befitting manner.

This order will take effect from 01-01-2010 through out the State of West Bengal.

By Order,

Sd/-

( M. L. Meena )

Principal Secretary to the Govt. of West Bengal.

Department of Environment.