



WEST BENGAL POLLUTION CONTROL BOARD
Paribesh Bhawan, 10A, Block LA, Sector III
Salt Lake City, Bidhan Nagar, Kolkata – 700 106, INDIA
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Validity Period :18/03/2024 To 17/03/2031

Category: RED

Application Type: CTE

CTE No.: WBPCB/3610144/2023

Date: 18/03/2024

Sub : Consent to Establish (CTE) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Ref.: Application No. 3610144

To,

M/s EPOCH GREEN FIELDS PARKS DEVELOPMENT LIMITED
Jhar Matiali

The West Bengal Pollution Control Board (hereinafter referred to as the State Board) hereby grants Consent to Establish (CTE) from environmental point under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended and rules and orders made thereunder for proposed new unit of **EPOCH GREEN FIELDS PARKS DEVELOPMENT LIMITED at Lataguri Gram Panchat , Muuza - Jhar Matiali, PS. Mal, District - Jalpaiguri** for the following activities :

Sl.No.	Name of Activity,Product and/or By-Product	Production Capacity
1	5 blocks of 1BHK Apartments	255 Number
2	60 numbers 2 BHK villas	60 Number
3	Total built up area	16485.20 Meter Square

Total cost of the Project (in Lakhs)	3.1607376E+8
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(A) General Conditions :

- (1) The quality of sewage and industrial effluent to be discharged from the factory shall satisfy the permissible limits as per norms and Environment (Protection) Rules 1986.
- (2) The unit shall apply to the State Board for Consent to operate according to the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as amended and the Air (Prevention & Control Pollution) Act, 1981 as amended prior to commencement of activities of the unit.
- (3) The unit shall comply with the following Environmental Acts and Rules and its amendment as applicable
 - (i) The Water (Prevention and Control of Pollution) Act, 1974 .
 - (ii) The Air (Prevention and Control of Pollution) Act, 1981
 - (iii) The Environment (Protection) Act, 1986
 - (iv) The Public Liability Insurance Act, 1991
 - (v) The Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989
 - (vi) The Ozone Depleting Substances (Regulation and Control) Rules, 2000
 - (vii) The Batteries (Management and Handling) Rules, 2002
 - (viii) The Noise Pollution (Regulation and Control) Rules, 2000
 - (ix) The Bio-medical Wastes Management Rules, 2016
 - (x) The Hazardous Wastes (Management and Transboundary Movement) Rules, 2016

- (xi) The Plastic Waste Management Rules, 2016
- (xii) The Solid Waste Management Rules, 2016
- (xiii) The E-Waste (Management Rules), 2022
- (xiv) The Construction and Demolition Waste Management Rules, 2016

(4) The State Board reserves the right to review, amend, suspend, revoke etc. this consent for establishment and the same shall be binding on the unit.

(5) The unit shall obtain permission/clearance from the other competent authorities, as applicable and such permissions may be required at the time of submitting application for Consent to operate.

(6) The unit shall abide by the stipulations as may be prescribed by any authority / local body / government departments etc.

(7) Suitable measures to treat the effluent and emission shall be adopted in order to reduce the pollution load so that the quality of the effluent and emission from the unit always conforms to the relevant permissible standards.

(8) No equipment/machinery, emission and effluent generation/discharge source etc. shall be installed/modified without prior approval of the State Board.

(B) Special Conditions:

Any Violation of the aforesaid Conditions shall entail cancellation of this Consent to Establish

For and on behalf of West Bengal Pollution Control Board



18/03/2024

**Environmental Engineer
Operation & Execution Cell**

Special Conditions issued for the proposed (IV) storied 1 BHK Residential 12.85 m height and (II) storied Villa 6.70 m height, Mouza-Jhar Matiali, J.L. No. 92, Khatian No-370. On Dag no- 674(P), 675 (P), 725 (P),726(P), 731 (P), 733 (P) ,760 (P),761(P), 762 (P), 763 (P) 767 (P),768(P), 770 (P), 771 (P) ,772 (P),773(P), 774 (P), 776 (P), 777(P) , 1002 (P) by M/s. EPOCH GREEN FIELDS PARKS DEVELOPMENT LIMITED at Lataguri Gram Panchayat, Mouza- Jhar Matiali, J.L.No.92, Khatian No 370 , Dist. Jalpaiguri, Pin-735219 under lataguri gram panchayat

SPECIFIC CONDITIONS :

I. Construction Phase

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.
- 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, 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.
- iv. The project proponent should obtain permission for the plans and designs including structural design, standard and specifications from concerned authority.
- v. Use of energy efficient lighting systems e.g. 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.
- vi. Adequate open space, greenery and water bodies to be provided as per rules.**

Water Body Conservation:-

- i. Existing water body, if any, within the project area 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.

Land Character :-

No construction activity is permitted under any circumstances on any designated water body or any plot of land characterized as wetland.

Plantation Proposal:-

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled 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.

Water supply:-

- i. 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.

Rain Water Harvesting Scheme:-

- i. A rain water harvesting plan needs to be designed.
- ii. The proponent must collect rainwater from roof-top and reuse for various purposes.
- iii. Adequate firefighting storage should be provided as per norms.

Solid Waste Management :-

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

Special Conditions issued for the proposed (IV) storied 1 BHK Residential 12.85 m height and (II) storied Villa 6.70 m height, Mouza-Jhar Matiali, J.L. No. 92, Khatian No-370. On Dag no- 674(P), 675 (P), 725 (P),726(P), 731 (P), 733 (P) ,760 (P),761(P), 762 (P), 763 (P) 767 (P),768(P), 770 (P), 771 (P) ,772 (P),773(P), 774 (P), 776 (P), 777(P) , 1002 (P) by M/s. EPOCH GREEN FIELDS PARKS DEVELOPMENT LIMITED at Lataguri Gram Panchayat, Mouza- Jhar Matiali, J.L.No.92, Khatian No 370 , Dist. Jalpaiguri, Pin-735219 under lataguri gram panchayat

- ii. 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.

II. Operation Phase

Emission source : D.G.Sets (01X250 KVA & 01X 160 KVA) –to be provided with acoustic enclosure and residential silencer and connected to stack of 3.5m above roof of the D.G.room.

Water supply :-

- i. **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.**
- ii. Use of water meter should be installed at the inlet point of water uptake to monitor the daily water consumption.
- iii. The proponent must practice rainwater harvesting on regular basis.

Effluent:-

- i. **Industrial : Nil**
- ii. **Domestic : As per the declaration submitted by the project proponent, STP shall be installed.**

Solid Waste Management:-

- i. The proponent should abide by the Solid Waste Management Rules, 2016.. The non-bio-degradable solid waste is to be disposed off in consultation with concerned local body. Bio –degradable solid waste is to be treated through mechanical composter.
- ii. The proponent should abide by the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.

Others :-

- i. 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.
- ii. All other statutory clearances as applicable shall be obtained by project proponents from the competent authorities.
- iii. Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured. Adequate access to fire tenders should be provided.
- iv. No alteration/deviation from the proposed activity shall be carried out without prior permission of competent authority.
- v. Consent to Operate to be obtained from the Board before starting operation.