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File No: EN/T-II-1/005/2024

Government of India

Ministry of Environment, Forest and Climate

Change

(Issued by the State Environment Impact

Assessment Authority(SEIAA), WEST

BENGAL)



Date 10/09/2024



To,

GODREJ AMITIS DEVELOPERS LLP
GODREJ WATERSIDE, TOWER II, UNIT NO. - 109, PLOT NO. - 5, BLOCK - DP, SECTOR V,
SALTLAKE CITY, KOLKATA, Kolkata, 24 PARAGANAS NORTH, WEST BENGAL, 700091
avishek@godrejproperties.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/WB/INFRA2/462958/2024 dated 16/02/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813WB5155290N
(ii) File No.	EN/T-II-1/005/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	EXPANSION OF THE RESIDENTIAL COMPLEX "GODREJ SE7EN"
(viii) Name of Company/Organization	GODREJ AMITIS DEVELOPERS LLP
(ix) Location of Project (District, State)	24 PARAGANAS SOUTH, WEST BENGAL
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/

EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEIAA in the meeting held on 29.08.2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.

5. The

Brief details of the project is as follows:

This is a proposal for expansion of a residential complex “Godrej Se7en” comprising of residential blocks and Multi Level Car Parking (MLCP) block along with other amenities. The project is being developed in four phases i.e. Phase-I, Phase-IIA, Phase-IIB and Phase III over a land area of 76,826 sqm.

Earlier the project obtained –

- Environmental Clearance from SEIAA, West Bengal vide No. 1411/EN/T-II-I/032/2017 dated 18.06.2018 for Phase I. Phase I comprises of 7 nos. residential blocks (5 nos. of G+12 storied, 2 nos. of G+14 storied) and 1 no. Multi-Level Car Parking (MLCP) block (B+G+2 storied) with total built up area of 89,789 sq.m. This phase of the project consists of 894 residential flat, retail units & community facilities.

- Environmental Clearance vide EC identification no. EC22B038WB111033 on dated 03.06.2022 for Phase IIA. Phase IIA of the project has been proposed over the same parcel of land with 1 no. of G+17 storied residential block and 1 no. B+G+3 storied podium. Built up area of the Phase IIA is 56,549.36 sq.m where another 548 residential flats and few more retail areas have been proposed.

- Environmental Clearance from SEIAA, West Bengal vide EC identification no. EC23B038WB186161 dated 16.10.2023 for Phase IIB. Phase IIB comprises of G+23 storied residential block and a G+6 storied podium has been proposed within the same parcel of land. Built up area of Phase IIB is proposed to be 65,618.47 sq.m, where additional 579 residential flats and few retail shops will be accommodated.

- Auto-ToR vide no. EN/T-II-1/005/2024 on 05.01.2024 issued by SEIAA, WB against proposal no. SIA/WB/INFRA2/456303/2023 for Phase III. In Phase III, one no. of G+18 storied residential block alongwith a B+G+3 storied podium will be constructed. Built up area of Phase III is proposed to be 61,730.79 sq.m, and additional 460 residential flats alongwith few retail shops and club will be accommodated.

Salient features of the proposed expansion project as uploaded by the PP in the PARIVESH portal is as below –

Salient Features	As per EC of Phase – I vide File No. 1411/EN/T-II-1/032/2017 dated 18.06.2018	As per EC of Phase IIA vide EC Identification No. EC22B038WB111033 dated 03.06.2022	As per EC of Phase IIB vide EC Identification No. EC23B038WB186161 dated 16.10.2023	Proposed Phase III	Total Scenario - Phase - I + IIA + IIB + III
Land Area	76,826 sq.m				76,826 sq.m
No. of Flats	894	548	579	460	2481
No. of Blocks	Residential Blocks – G + 12 Storied = 5 Nos. G + 14 Storied = 2 Nos. MLCP – B + G + 2 Storied = 1 No.	Residential Blocks – G + 17 Storied = 1 No. Podium – B + G + 3 Storied = 1 No.	Residential Blocks – G + 23 Storied = 1 No. Podium – G + 6 Storied = 1 No.	Residential Blocks – G + 18 Storied = 1 No. Podium – B + G + 3 Storied = 1 No.	Residential Blocks – G + 12 Storied = 5 Nos. G + 14 Storied = 2 Nos. G + 17 Storied = 1 No. G + 23 Storied = 1 No. G + 18 Storied = 1 No. MLCP – B + G + 2 Storied = 1 No. Podium – B + G + 3 Storied = 2

Salient Features	As per EC of Phase – I vide File No. 1411/EN/T-II-1/032/2017 dated 18.06.2018	As per EC of Phase IIA vide EC Identification No. EC22B038WB111033 dated 03.06.2022	As per EC of Phase IIB vide EC Identification No. EC23B038WB186161 dated 16.10.2023	Proposed Phase III	Total Scenario - Phase - I + IIA + IIB + III
					Nos. G + 6 Storied = 1 No.
Total no. of Buildings	8	1	1	1	11
Expected Population (Persons)	Residents - 3,928 Residential Floating - 393 Club Users - 428 Retail Area Employee - 15 Retail Area Floating - 135 Service Staff - 50 Total Occupants - 4,949	Residents - 2,944 Residential Floating - 294 Retail Area Employee - 28 Service Staff - 20 Total Occupants - 3,286	Residents - 3,210 Residential Floating - 321 Club Users - 187 Retail Area Employee - 20 Retail Area Floating - 80 Service Staff - 20 Total Occupants - 3,838	Residents - 2,482 Residential Floating - 248 Club Users - 263 Retail Area Employee - 25 Retail Area Floating - 224 Service Staff - 20 Total Occupants - 3,262	Residents - 12,564 Residential Floating - 1,256 Club Users - 878 Retail Area Employee - 88 Retail Area Floating - 439 Service Staff - 110 Total Occupants - 15,335
Total Water Requirement	1633 KLD			360 KLD	1993 KLD
Domestic Water Requirement	619 KLD	404 KLD	450 KLD	356 KLD	1829 KLD
Car Cleaning Water Requirement	12 KLD	9 KLD	11 KLD	9 KLD	41 KLD
Landscaping Water Requirement	109 KLD				109 KLD
Road Cleaning Water Requirement	14 KLD				14 KLD
Freshwater Requirement	413 KLD (Groundwater Supply)	268 KLD (Groundwater Supply)	297 KLD (Groundwater Supply)	233 KLD (Groundwater Supply)	1211 KLD (Groundwater Supply)
Wastewater Generated	495 KLD (to be treated in STP)	323 KLD (to be treated in STP)	360 KLD (to be treated in STP)	285 KLD (to be treated in STP)	1463 KLD (to be treated in STP)
Treated wastewater to be generated	485 KLD	317 KLD	353 KLD	279 KLD	1434 KLD
Treated Wastewater Reused	741 KLD (Landscaping, road cleaning & dual plumbing)				741 KLD (Landscaping, road cleaning & dual plumbing)

Salient Features	As per EC of Phase – I vide File No. 1411/EN/T-II-1/032/2017 dated 18.06.2018	As per EC of Phase IIA vide EC Identification No. EC22B038WB111033 dated 03.06.2022	As per EC of Phase IIB vide EC Identification No. EC23B038WB186161 dated 16.10.2023	Proposed Phase III	Total Scenario - Phase - I + IIA + IIB + III
Treated Wastewater Discharged	693 KLD (to be discharged into roadside drain after treatment in STP)				693 KLD (to be discharged into roadside drain after treatment in S.T.P.)
Rainwater Used	12 KLD	9 KLD	11 KLD	9 KLD	41 KLD
Solid Waste Disposal (to be disposed off through Panchayat & Onsite mechanical Composting)	2.412 tonnes per day	1.658 tonnes per day	1.189 tonnes per day	0.954 tonnes per day	6.213 tonnes per day
Total Built Up Area	89,789 sq.m	56,549.36 sq.m	65,618.47 sq.m	61,730.79 sq.m	2,73,687.62 sq.m
Ground Coverage	8,971.00 sq.m	6311.00 sq.m	5003 sq.m	5,250 sq.m	25,535.00 sq.m (33.24% of Land Area)
Area under Service	--	--	--	--	3,800.50 sq.m (4.95% of Land Area)
Internal Road (Paved Surface)	--	--	--	--	9,621.38 sq.m (12.52% of Land Area)
Semi Paved Area	--	--	--	--	19,848.86 sq.m (25.83% of Land Area)
Waterbodies Area	--	--	--	--	2,144.80 sq.m (2.79% of Land Area)
Exclusive Plantation Area	--	--	--	--	15,875.46 sq.m (20.66% of Land Area)
Plantation Proposed	1204 nos.				1000 nos.
Solar Street Lights	35 Nos.	--	--	--	--
No. of Parking Space Proposed	622 (open = 274, covered = 348)	438 (covered = 326, open = 112)	549 (covered = 479, open = 70)	455 (covered = 437, open = 18) nos.	2064 (covered = 1590, open = 474) nos.
Total Power Requirement	3632 KVA, WBSEDCL (Minimum of 1% of the demand load should be from	2408 KVA, WBSEDCL	2291 KVA, WBSEDCL	2098 KVA, WBSEDCL	10429 KVA, WBSEDCL

Salient Features	As per EC of Phase – I vide File No. 1411/EN/T-II-1/032/2017 dated 18.06.2018	As per EC of Phase IIA vide EC Identification No. EC22B038WB111033 dated 03.06.2022	As per EC of Phase IIB vide EC Identification No. EC23B038WB186161 dated 16.10.2023	Proposed Phase III	Total Scenario - Phase - I + IIA + IIB + III
	solar power)				
Harvested Solar Power (in kWp)	31	20	20	18	89
Use of Solar Power	1% of connected load to be met from solar power source				1% of connected load to be met from solar power source
Back Up Power	1 X 750 KVA + 1 X 500 KVA	1 X 750 KVA + 1 X 500 KVA		3 X 320 KVA	3 X 320 KVA + 2 X 500 KVA + 2 X 750 KVA
Project Cost (Rs.)	Rs. 218.70 cr.	Rs. 177.00 cr	Rs. 215.00 cr.	Rs. 259.00 cr.	869.70 cr.

The project proponent obtained revised building permit vide Memo No. 178/PS dated 09.02.2024 from Executive Officer of Thakurpukur Mahestala Panchayet Samiti.

6. The State Level Environment Impact Assessment Authority (SEIAA), West Bengal examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and after considering 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) dated 14th September, 2006 of Ministry of Environment & Forests, GOI and the subsequent amendments, in supersession of EC issued vide EC Identification No. EC23B038WB186161 dated 16.10.2023 on the basis of above mentioned features along with other details submitted to SEIAA subject to strict compliance of the terms and conditions mentioned in Annexure (1).
7. The Ministry reserves the right to stipulate additional conditions, if found necessary.
8. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
9. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
10. Validity of EC is 10 years (for construction). Validity of EC becomes perpetual (operational validity) subject to the start of production operations by the project or activity within validity date for construction. In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife

norms / conditions.

(d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

(e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

(f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC 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.

12. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Additional Condition Imposed By Seac –

S. No	EC Conditions
1.1	<ul style="list-style-type: none">Budgetary details of CER along with the cost already incurred reflected in the balance sheet should be submitted along with the six monthly compliance report. The existing water bodies inside the project area should be properly maintained and the photographs as well as the water analysis report should be submitted with six-monthly compliance report.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	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.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution)

S. No	EC Conditions
	Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
1.11	The project proponent has to obtain necessary land conversion from the competent authority for the entire project area prior to starting of construction activity. WBPCB is requested not to issue Consent to Operate (CTO) till the project proponent obtains necessary land conversion for the entire project area.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	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

S. No	EC Conditions
	construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	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 Management Rules 2016.
2.10	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.
2.11	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.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	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.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	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.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

S. No	EC Conditions
3.6	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.
3.7	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.
3.8	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.
3.9	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.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	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. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	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.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. 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

S. No	EC Conditions
	operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	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.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	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.
5.2	Outdoor and common area lighting shall be LED.
5.3	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.
5.4	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.
5.5	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

S. No	EC Conditions
	requirement, whichever is higher.
5.6	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.
5.7	PP should ensure proper insulation to prevent heating of the water in overhead water tank and distribution pipe.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring 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.
6.3	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.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	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.
6.7	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.
6.8	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.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the

S. No	EC Conditions
	prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	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.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	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.
7.5	The proponent should plant at least 1000 nos. trees. 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. The project proponent should follow plantation plan approved by DFO, 24 Parganas (South) Division vide No. 124/13C-16 dated 19.01.2024.
7.6	The designated tree plantation area in the DFO approved plan should be used exclusively for tree plantation only, not for any other purpose.
7.7	In case felling of trees is involved in the project, PP should explore the possibility of transplantation of maximum number of trees within the project area. Tree felling will be done when transplantation is not possible.

8. Transport

S. No	EC Conditions
8.1	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. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should

S. No	EC Conditions
	have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
8.3	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.
8.4	At least 10% of the total parking capacity to be provided with electrical charging points for e-vehicles.

9. Human Health Issues

S. No	EC Conditions
9.1	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.
9.2	For indoor air quality the ventilation provisions as per National Building Code of India.
9.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
9.4	Provision 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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
9.5	Occupational health surveillance of the workers shall be done on a regular basis.
9.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Miscellaneous

S. No	EC Conditions
10.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

S. No	EC Conditions
10.2	Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
10.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
10.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
10.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
10.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
10.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
10.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
10.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
10.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
10.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
10.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

S. No	EC Conditions
10.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
10.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
10.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
10.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
10.18	Any appeal against this EC 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.
10.19	The environmental clearance accorded shall be valid for a period of 10 years for the proposed project.
10.20	Unless and until all the conditions of EC are complied with by the PP, ownership and management of the project will not be handed over to the Resident Welfare Association or any other authority.
10.21	Need based activities for local people is part of the EMP. Details of such activities for expansion project (in addition to the activities for the existing project) submitted by the project proponent is given in Annexure-2.

Annexure-2

NEED BASED ACTIVITIES FOR LOCAL PEOPLE FOR EXPANSION PROJECT

S. No.	Proposed need based activities	Investment (in lacs)					Total (in lacs)
		Year 1	Year 2	Year 3	Year 4	Year 5	
1	Providing funds for development of drinking water supply and drainage system in the surrounding area in association with the PHE department / local panchayat.	15	10	5	5	5	40
2	Providing funds to the Block Development Authority for schemes such as Mid Day Meal, Surva Siksha Abhiyan and other government initiatives.	10	10	10	10	10	50
3	Donations for construction and maintenance of toilets with running water facility, infrastructural support, MSW management in a coordination with the Panchayat Samity.	10	10	10	10	10	50
4	Providing funds to the nearby school for sanitary napkin vending machines, education infrastructure development and financial support to students.	10	5	5	5	5	30
5	Organising health checkup camps, blood donation camps and providing financial assistance to required people in the neighbouring area	5	5	8	3	3	24
	Total	50	40	38	33	33	194

Above mentioned activities will be executed in collaboration with ULB/ Govt. Agency/ WBPCB/ Registered Society and/ or Trust.