



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), WEST BENGAL)

To,

The AUTHORIZEDSIGNATORY
BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED
ECOSPACE BUISNESS PARK, PLOT NO. - 11F/11, ACTION AREA II,
BLOCK 4B, 3RD FLOOR, NEW TOWN, KOLKATA -700160

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/WB/INFRA2/439277/2023 dated 07 Aug 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039WB134370 |
| 2. File No. | EN/T-II-1/080/2019 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | RESIDENTIAL PROJECT |
| 7. Name of Company/Organization | BENGAL AMBUJA HOUSING
DEVELOPMENT LIMITED |
| 8. Location of Project | WEST BENGAL |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 01/12/2023

(e-signed)
DHARMDEO RAI, I.F.S.
Member Secretary
SEIAA - (WEST BENGAL)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Environmental Clearance for the proposed modification and expansion of an under construction Residential Complex of "Utalika" at Premises No. – 405, Borough – 12, JL No. – 21, Mukundapur, KMC Ward No. – 109, P.S. – Purba Jadavpur, Kolkata – 700099, Dist. – South 24 Parganas, West Bengal by M/s. Bengal Ambuja Housing Development Ltd.

Background of the project

The proponent made online application vide proposal no. SIA/WB/INFRA2/439277/2023 dated 07 August 2023 seeking Environmental Clearance (EC) under the provisions of the EIA Notification, 2006 for the proposed modification and expansion of an under construction Residential Complex of "Utalika" at Premises No. – 405, Borough – 12, JL No. – 21, Mukundapur, KMC Ward No. – 109, P.S. – Purba Jadavpur, Kolkata – 700099, Dist. – South 24 Parganas, West Bengal by M/s. Bengal Ambuja Housing Development Ltd.

The proposal is for modification and expansion of a residential complex "Utalika". Only tower C is proposed to be modified and expanded vertically. Tower C will be modified from 2B+G+19 storied to G+33 storied block with an additional built-up area of 18,103.451 sq.m and 356 residential flats is proposed. Thus, total built-up area of the project will be 3,19,029.10 sq.m. consisting of 1440 nos. of residential flats, office & retail spaces, guest room and amenities.

Total Project Details:

	As per EC obtained	Proposed Modification & Expansion
Land Area	81682.48 sqm. (as per deed)	75,863.73 sq.m (physical land area available)
Built up Area	3,00,925.649 sq.m	3,19,029.100 sq.m
Ground Coverage	26,233.178 sq.m	26,069.82
Building Profiles	Tower A – G+25 Tower B – G+25 Tower C – 2B+G+19 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G	Tower A – G+25 Tower B – G+25 Tower C – G+33 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G
No. of Flats	1084 nos.	1440 nos.

Earlier the project proponent (PP) had obtained Environmental Clearance for existing phase from SEIAA, West Bengal vide memo no. 2809/EN/T-II-I/022/2012 dated 18.11.2014 for 5 nos. towers of G+25 storied, 1 tower of 2B+G+21, HIG Podium of G+3 storied and LIG podium G having 1088 nos. of flats for residential purpose, 72 nos. office, 72 nos. service apartments retail units, club and other amenities.

The PP had obtained Terms of Reference issued by SEAC, West Bengal vide Memo no. 09-2N-07/2012(E)-PT-I dated 07.01.2020 and its extension vide Memo no. 18/EN/T-II-I/080/2019 dated 03.01.2023 issued by SEIAA, WB.

The project proponent obtained Building Plan approved by the KMC vide No. 2023120166 dated 28.06.2023.

Salient features of the proposed project as per PARIVESH Portal are as follows –

	As per EC obtained vide File No. 2809/EN/T-II-1/022/2012 dated 18/11/2014	After Proposed Modification & Expansion
Land Area	81682.48 sqm. (as per deed)	75,863.73 sq.m (physical land area available)
Built up Area	3,00,925.649 sq.m	3,19,029.100 sq.m

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	As per EC obtained vide File No. 2809/EN/T-II- 1/022/2012 dated 18/11/2014	After Proposed Modification & Expansion
Ground Coverage	26,233.178 sq.m	26,069.82 sqm. (34.364%)
Building Profiles	Tower A – G+25 Tower B – G+25 Tower C–2B+G+19 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G	Tower A – G+25 Tower B – G+25 Tower C – G+33 Tower D – G+25 Tower E – G+25 LIG & MIG – G+25 HIG Podium – G+3 LIG&MIG Podium– G
No. of Flats	1084	1440
Expected Population	HIG = 2695 persons MIG = 615 persons LIG = 2110 persons Office =1014 persons Retail = 917 persons Club, Service, Floating = 2100 persons	Residential = 6989 persons Residential Floating = 699 persons Office Staff = 397 persons Retail Staff = 29 persons Retail Visitor = 259 persons Banquet Hall = 391 persons Conference/ Multipurpose Hall = 356 persons Restaurant = 102 persons Guest Room = 76 persons Total = 9298 persons
Total Water Requirement	980 kLD	1113 kLD
Freshwater Requirement	568 kLD (KMC supply)	671 kLD (KMC supply)
Wastewater Generated	840 kLD (to be treated in STP)	804 kLD (to be treated in STP)
Treated Wastewater available from STP	-	788 kLD
Treated Wastewater Recycled	412 kLD	408 kLD
Treated Wastewater Discharged	336 kLD (to Municipal drain)	380 kLD (to KMC)
Solid Waste Generation & Disposal	Generated Quantity - 3.486 TPD Organic Part will be treated in OWC Inorganic Part – KMC Disposal	Generated Quantity – 2.369 TPD Organic Part will be treated in OWC Inorganic Part – KMC Disposal
Internal Road Area	12,417.70 sq.m (15.2% of land area)	12,174.66 sq.m(16.048 % of land area)
Exclusive Tree Plantation Area	16,423.21 sq.m (20.10% of land area)	10,902.786 sq.m (14.371% of land area)
Existing Waterbodies Area	23,008.27 sq.m (28.17% of deed land area)	22,708.50 sq.m (29.933% of land area)

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	As per EC obtained vide File No. 2809/EN/T-II- 1/022/2012 dated 18/11/2014	After Proposed Modification & Expansion
Service Area	-	1045.54 sq.m (1.378 % of land area)
Soft Area	-	-
Open Parking Area	-	362.502 sq.m (0.478 % of land area)
Gift Land Area	-	-
Corner Splay (gifted to KMC)	--	34.988 sq.m. (0.046 % of land area)
Covered Area at Ground Level	--	26,069.820 sq.m. (34.364 % of land area)
Hard Scaped Area	--	2271.54 sq.m. (2.994 % of land area)
Deck Area	--	293.392 sq.m. (0.387 % of land area)
Plantation Proposed	1200 nos. big trees and 716 nos. medium and small trees	Proposed trees – 268 nos. Existing trees – 733 nos. Total = (Existing + proposed) = 1001 trees
No. of Parking Spaces Proposed	1751 (open – 51, covered – 1700)	1843 nos.
Power Requirement	12050 kVA (CESC)	14685 kW (CESC)
Project cost (Rs.)	--	Rs. 333.0 crores (for expansion and modification project for Tower - C)

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 No. 2809/EN/T-II-I/022/2012 dated 18.11.2014 on the basis of above mentioned features along with other details submitted to SEIAA subject to strict compliance of the terms and conditions mentioned below.

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. 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.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. 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) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- vii. 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.

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- viii. 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.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi. The project proponent should strictly comply with the guidelines for High Rise Buildings, issued by MoEF, GoI vide No. 21-270/2008-IA.III dated 07.02.2012.
- xii. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.

II. Air quality monitoring and preservation

- i. 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.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. 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 PM25) covering upwind and downwind directions during the construction period.
- iv. 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 is mandatory. The location of the DG sets may be decided in consultation with State Pollution Control Board.
- v. 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 meters height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. 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.
- x. 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.
- xi. 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.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drainage 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

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- 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.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
 - iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
 - iv. 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 of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports.
 - v. 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.
 - vi. 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.
 - vii. Installation of dual pipe plumbing for supply of recycled water and other for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. and for supplying fresh water for drinking, cooking and bathing etc. shall to be done.
 - viii. 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.
 - ix. 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.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw 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.
 - xii. 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.
 - xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.
 - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the State Water Investigation Directorate (SWID) in the matter. Formal approval shall be taken from the SWID for any ground water abstraction or dewatering.
 - xvi. 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.
 - xvii. No sewage or untreated effluent water would be discharged through storm water drains.
 - xviii. 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 Regional Office of MoEF&CC along with SEIAA and WBPCB before the project is commissioned for 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 MoEF&CC. Natural treatment systems shall be promoted.
 - xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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- xx. 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.

IV. Noise monitoring and prevention

- i. 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.
- ii. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the MoEF&CC along with SEIAA and WBPCB as a part of six-monthly compliance report.
- iii. 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.

V. Energy Conservation measures

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
- iii. 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.
- iv. 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.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. 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.

VI. Waste Management

- i. 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.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. 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.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.

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- vii. 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.
- viii. 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.
- ix. 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.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
- xi. **Construction and demolition activities should be equipped with adequate dust emission measures including installation of anti-smog guns.**

VII. Water Body Conservation:-

- i. Existing 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.

VIII. Green Cover

- 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/transplanted 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).
- iii. The total number of trees (existing + proposed) to be planted and maintained by PP is **1001**. In addition, the PP proposes to plant 216 nos. Palm trees (proposed + existing). 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 Memo no. 786/13C-16 dated 30.05.2023.
- iv. 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.
- v. 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.

IX. Transport

- i. 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.

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- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and to be operated only during non-peak hours.
- iii. 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.

X. Human health issues

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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. (Photographic evidence to be included in 6 monthly compliance report).
- v. Occupational health surveillance of the workers shall be done on a regular basis. (Photographic evidence to be included in 6 monthly compliance report).
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project. (Photographic evidence to be included in 6 monthly compliance report).

XI. Environment Management Plan (EMP)

- i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.
- ii. 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-1.
- iii. The project proponent shall install display board for display of all the environmental parameters including sensor-based air, water and noise quality monitoring stations within their premises.
- iv. 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 Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.
- v. 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.

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- vi. 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.
- vii. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six-Monthly Compliance Report.

XII. Additional conditions

- 1) The PP shall install the following :-
 - a) Solar smart meter for recording generation.
 - b) Smart flow water meter with totalizer at inlet for fresh water, recycle and discharge of wastewater/ treated wastewater with provision for water quality monitoring at all such points.
 - c) Sensor based water quality management system.
 - d) STP with the digital data for inlet / outlet along with discharge quality.
 - e) Ambient air quality monitoring station.
 - f) Ambient noise quality monitoring station.
 - g) Display board for display of all the environmental parameters and social beneficiaries.
- 2) The PP must ensure that no back flow from the pond should enter into the recharge pits.
- 3) The treated waste water and the harvested rainwater should be used for new construction.
- 4) No rooftop garden should be developed in the roofs from where the rainwater recharge is arranged.
- 5) Piezometer should be installed with automatic water metering facility.
- 6) Rainwater Harvesting structure should be designed in such a way that no surface water / yard washing runoff can enter into the recharge pits.
- 7) The PP should submit the following along with the six-monthly compliance report :
 - i. As-built drawing for the recharge pit showing all dimensions.
 - ii. Flow meter to be installed at the inlet of STP.
 - iii. Details of STP showing all the components as-built including handling of sludge. Proper log book for STP should be maintained, mentioning the monitoring details of inlet and outlet.
 - iv. Need-based activities for this particular project along with name of beneficiaries and also acknowledgement from the beneficiaries.
 - v. Analysis report of pond water used for rainwater harvesting.

XIII. Miscellaneous

- i. The environmental clearance accorded shall be valid for a period of 10 years for the proposed project.
- ii. 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.
- iii. 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.
- iv. 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.

Environmental Clearance for the proposed modification and expansion of an under construction Residential Complex of "Utalika" at Premises No. – 405, Borough – 12, JL No. – 21, Mukundapur, KMC Ward No. – 109, P.S. – Purba Jadavpur, Kolkata – 700099, Dist. – South 24 Parganas, West Bengal by M/s. Bengal Ambuja Housing Development Ltd.

- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions (along with relevant photographs wherever applicable) on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.
- vi. 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.
- vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, 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.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. 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 State Expert Appraisal Committee (SEAC).
- x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.
- xi. 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.
- xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.
- xv. 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.
- xvi. 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.
- xvii. The contact details of the proponent and the name of the consultant are given below –

Name of the Contact person with Designation	Mr. Rakesh Ranjan, Authorized Signatory
Address	Ecospace Business Park, Plot No. – 11F/11, Action Area II, Block 4B, 3 rd Floor, New Town, Kolkata - 700160.
Email	utalika.ambuja2019@gmail.com
Telephone Number Fax No.	40406060 9007038704
Name of the Environmental Consultant	M/s. Centre for Sustainable Development.

Environmental Clearance for the proposed modification and expansion of an under construction Residential Complex of "Utalika" at Premises No. – 405, Borough – 12, JL No. – 21, Mukundapur, KMC Ward No. – 109, P.S. – Purba Jadavpur, Kolkata – 700099, Dist. – South 24 Parganas, West Bengal by M/s. Bengal Ambuja Housing Development Ltd.

Annexure-1

NEED BASED ACTIVITIES FOR LOCAL PEOPLE FOR EXPANSION PROJECT

Sl. No.	Activity	Investment (in Lacs.)					Total (in Lacs)
		2023-24	2024-25	2025-26	2026-27	2027-28	
EDUCATIONAL DEVELOPMENT:							
1	Infrastructure support to local schools.	1.5	3.25	4.5	2.5	3	14.75
2	Scholarships to promising students from needy background.	7	8.75	6	5	4	30.75
3	Building As Learning Aid (BALA) project in govt. schools.	2.75	5.25	6.25	7.5	5	26.75
HEALTH & HYGIENE SUPPORT :							
4	Drinking water provision.	2.5	2	3.5	4.5	5	17.5
5	Solid waste management in educational institutions.	1.5	5	4.5	5.5	4	20.5
6	School Toilet Facility.	3	4.5	5.5	5	3.5	21.5
7	Installation of sanitary napkin vending machines & incinerators.	5	3.5	7.25	4.5	2.5	22.75
SKILL TRAINING FOR SELF-RELIANCE & EMPLOYABILITY:							
8	Computer Training for poor students.	3	8	6	4.25	4.5	25.75
9	Imparting Tailoring skills to local women.	2	3.5	4.5	3	4	17
10	Driving Training with Licence for unemployed youth.	3	5	3.5	3	2.5	17
11	Training on Beautician facilities for poor women.	2.5	8	4.5	4.5	3.5	23
12	Self-Defense Training for girl students in govt. high schools.	2	7.25	6	6.75	5	27
13	Training for unemployed youth on either of the trades based on survey: smartphone repair/ CCTV repair & installation/ electrician /plumbing.	0.25	8.75	6.5	5	3.5	23.95
ENVIRONMENT CONSERVATION:							
14	Community afforestation Programs. Distribution of fruit saplings for income generation.	4	10.25	13.75	12.5	16	56.5
15	Rainwater Harvesting projects.	2.25	15.75	16.25	15.5	15	64.75
16	COMMUNITY SUPPORT : Environmental awareness campaign. Waste recycling & upscaling workshop for school children. Sessions on social contemporary burning issues for local population.	0.8	17.75	13	15.5	12	59.05
17	Distribution of blankets, tarpaulins and mosquito-nets to poor families.	2	2.5	2.5	1.5	3	11.5
TOTAL (in Lacs) :		45	119	114	106	96	480

Signature Not Verified

Digitally signed by: SHRI DHARMDEO
RAI, I.F.S.
Designation: Member Secretary
Date and Time: 12/11/2023 5:44:32 PM