

SPEED POST

NOC NO172042

WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan
10A, Block - LA, Sector III, Bidhannagar
Kolkata - 700 106



Memo No. 120-2N-68/2022(E)

Dated 20.03.2023

From :
Member Secretary,
West Bengal Pollution Control Board

To: M/s, Rajwada Realtech,
26, Mahamaya Mandir Road, Mahamayatala, Kolkata - 700 084.

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

Ref: 1) Your letter No. Application No. 3501904 Dated 06.03.2023
2) Environmental Clearance issued by SERA, WB, vide EC Identification
No. EC23B038WB194804, File No. EN/T-II-1/062/2022 dtd. 03.03.2023

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s Rajwada Realtech

for manufacturing/storage/installation of construction of a Residential Complex at Holding No. 282, Ukhila 2, J.L.No.56, 51 Ukhilapalkpara under Rajpur-Sonarpur Municipality, Ward No. 27, Jagannathpur, P.O. & P.S. - Narendrapur, Kolkata-700103, Dist. - South 24 Parganas, West Bengal.

this is to inform you that this Board hereby grants the Consent to Establish (NOC) from the environmental point of the above subject to the following conditions and special conditions annexed.

The details of the project are given in Annexure - I

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

Member
20/03/2023
Chief Engineer
W. B. Pollution Control Board
Dept. of Environment, Govt. of W.B.

NOC NO172042

7. You shall comply with

- (i) Water (Prevention and Control of Pollution) Cess Act, 1977, if applicable.
- (ii) Water (Prevention and Control of Pollution) Cess Act, 1978, if applicable.
- (iii) Environment (Protection) Act, 1986
- (iv) Environment (Protection) Rules, 1986
- (v) Hazardous Wastes (Management and Handling) Rules, 1989 and Amended Rules, 2000
- (vi) Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and Amended Rules, 2000
- (vii) Manufacture, Use, Import and Storage and Hazardous Micro-Organisms, Genetically Engineered Organisms or Cell Rules, 1989
- (viii) The Public Liability Insurance Act, 1991 and Amended Act, 1992
- (ix) The Public Liability Insurance Rules, 1991 and Amended Rules 1993
- (x) Biomedical Wastes (Management & Handling) Rules, 1998 and Amended Rules 2000 if applicable.
- (xi) Recycled Plastics Manufacture and Usage Rules 1999, if applicable and
- (xii) 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 :

The capital investment on land, building, plant and machinery ~~excluding~~ the capital investment on pollution control devices without any depreciation for the proposed project will be approx. Rs.6023,24967 Lakhs.

Please refer to Annexure - II.

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

Yours faithfully,

Mishra 20/03/2023.
Member Secretary/Chief Engineer
West Bengal Pollution Control Board (EIM CELL)

Dated.....Chief Engineer.

Memo No. 120 -2N-68/2022(E) dtd. 20.03.2023
Copy forwarded for information to :

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

Himalaya Bhawan
Delhi Road, Dankuni
Dist. Hooghly

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

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

10, Camac Street
2nd Floor
Kolkata-700 017

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

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

Paribahan Nagar
Matigara, Siliguri
Dist.-Darjeeling

Satya Chowdhury
Indoor Stadium
Balurchar Bandh Road
Malda-732101

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

Mishra 20/03/2023.
Member Secretary/Chief Engineer
West Bengal Pollution Control Board
(EIM CELL)
Chief Engineer
W. B. Pollution Control Board
Dept. of Environment, Govt. of W.B.

Proposed Residential Complex at Holding No. 282, Ukhila 2, JL No. 56, 51, Ukhilapaikpara, under Rajpur-Sonarpur Municipality Ward No. 27, Jagannathpur, PO & PS – Narendrapur, Kolkata – 700 103, Dist – 24 Parganas (South), West Bengal by M/s. Rajwada Realtech.

Salient Features of the project

	Existing (Phase-1)		Proposed (Phase-2)
	As per Sanction vide 132/CB/27/131, dated 05.12.2020	As per Sanction vide 93/Rev/CB/27/24, dated 21.09.2021	As per Sanction vide 248/Rev/CB/27/77, dated 31.03.2022
Land Area (as per deed)	17776.384 sqm	17776.384 sqm	17776.384 sqm
Land Area for Present Development	17407.07 sqm	16444.64 sqm (100%)	16444.64 sqm (100%)
Total Built Up Area	14559.4 sqm (total floor area excluding ducts)	14559.77 sqm (total floor area excluding ducts)	36134.92 sqm (total floor area excluding ducts)
Ground Coverage	4205.72 sqm (24.16%)	4205.72 sqm (24.16%)	5097.072 sqm (31.00%)
Open Parking Area	--	--	568.596 sqm (3.46%)
Road/Paved Area	--	--	6199.000 sqm (37.70%)
Exclusive Tree Plantation Area	--	--	3291.756 sqm (20.02%)
Retained for Future Development Area	--	--	389.670 sqm (2.37%)
Service Area	--	--	898.546 sqm (5.45%)
No. of Block & Story	Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9 – G + 4 Block 11 – G + 1	Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9 – G + 4 Block 11 – G + 1	Twelve (12) Residential Blocks: Blocks 1 to 9 – G + 4 & Blocks 10 to 12 – G + 12 storied
No. of Dwelling units	408 nos.	152 nos.	408 (1 BHK – 16, 2 BHK – 212, 3 BHK - 180) nos.
No. of trees provided	--	--	235 nos.

W. B. Pollution Control Board
20/03/2023

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 at Holding No. 282, Ukhila 2, JL No. 56, 51, Ukhilapaikpara, under Rajpur-Sonarpur Municipality Ward No. 27, Jagannathpur, PO & PS – Narendrapur, Kolkata – 700 103, Dist – 24 Parganas (South), West Bengal by M/s. Rajwada Realtech.

A. Emission:-

1. DG Set - 3x200 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.

D. Mukherjee
20/03/2023
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. EC23B038WB194804, File No. EN/T-II-1/062/2022 dated 03/03/2023.
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 **31.03.2030** for construction of the project.


20/03/2023
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.