

No.J.12011/35/2005-IA (CIE),
Government of India
Ministry of Environment & Forests

Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi-110003.

Dated: 27th February, 2006

To

Shri S.K.Bhattacharya,
Senior Vice President Technical,
Bengal Ambuja Housing Development Ltd.
86C Topsia Road
Kolkata -700 046.

Sub: Proposal for a township (UTTORAYON) in Siliguri, West Bengal

This has reference to your letters dated 31.10.05 on the above referred subject and the documents submitted from time to time environmental clearance.

2. The above proposal was considered in the 12th & 13th EAC meetings held on 12.11.05 & 3.12.05

3. It is proposed to construct a township of 4000 dwellings, commercial complex, schools and recreational area including amenity spaces like community centers etc. The estimated project cost is Rs. 300.00 crores and the period of construction is 7 years. Public hearing was held on 30.07.05. The phase development of the housing project started in 2003 and some of the bungalow type houses constructed in I phase (Pocket D & F). Development is now proposed under phase-II (A,B,C,E). Development of town level facilities such as the entrance to township, main Boulevard Road and Town park have come up and infrastructure development synchronous with the phased construction has been planned. Ground water would be drawn to meet the water requirement from deep tube wells.

4. Salient features of the proposed project are-

Total project cost	: Rs.300.00 crores (depending on market demands)
Land area	:393 acres (about 160 hectares)
Period of construction	: 7 years
Rainwater harvesting	: Proposed to recharge ground water aquifer
Water consumption	:During construction 300 KLD
	:During operation 4375 KLD

Sewage Treatment plant : 3500 KLD capacity
Solid waste disposal : 5 tonnes per day
Tree plantation : To plant 37,720 trees.

5. The Ministry of Environment and Forests hereby accords environmental clearance as per the provision of Environmental Impact Assessment Notification, 1994 and the subsequent amendments, subject to strict compliance of the terms and conditions mentioned below.

Part A- SPECIFIC CONDITIONS

I. Construction Phase

- i) Provision of drinking water, waste water disposal and solid waste management should be ensured for labour camps.
- ii) Water usage during construction should be optimized to avoid any wastage.
- iii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- iv) Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and disposed off taking the necessary precautions for general safety and health aspects.
- v) Diesel generator sets during construction phase should have acoustic enclosures and should conform to E(P)A Rules prescribed for air and noise emission standards.
- vi) Vehicles/equipment deployed during construction phase should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non peaking hours.
- vii) Ambient noise levels should conform to residential standards both during day and night. Only limited necessary construction should be done during night time. Fortnightly monitoring of ambient air quality (SPM, SO₂ and NO_x) and equivalent noise levels should be ensured during construction phase. should be closely monitored during construction phase.
- viii) Construction spoils including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water. If necessary, oil trap should be installed where there is deployment of heavy machineries.
- ix) Regular supervision of the above and other measures should be in place all through the construction phase so as to avoid disturbance to the surroundings.

- x) Use of energy efficient construction materials to achieve the desired thermal comfort should be incorporated. Use of fly ash bricks should be explored to the maximum extent possible.
- xi) Areas around sewage treatment plant should be properly covered with vegetation.
- xii) Construction should conform to the requirements of local seismic regulations. The project proponent should obtain [permission for the plans and designs including structural design, standard and specifications from concerned authority.
- xiii) All mandatory approvals and permission as required from Airport Authority, Director of explosives and Fire Department etc. should be obtained.
- xiv) Provision should be made in layout plan for distribution of convenient shops and Nursery Schools as per planning norms and maximum walking distance from the households.
- xv) Dedicated cycle tracks and pedestrian paths may be provided along the boulevard and major roads. Appropriate handicap access should be provided for in the pedestrian paths.
- xvi) It is proposed to collect rainwater from open spaces and recharge the aquifers through properly designed recharge pts. The project authorities should carry out periodical monitoring of the ground water quality.
- xvii) Provision should be kept for the integration of solar water heating system in each household.
- xviii) Rest room facilities should be provided for service population. It was stated that portion of the housing development would be for lower income groups.
- xix) Street lighting should be energy efficient-use of High Pressure Sodium Vapour(HPSV) Lamps & Compact Fluorescent Lamps(CFL) should be promoted.
- xx) Guidelines to the household should include usage efficiency measures energy efficient lighting and rainwater harvesting system.
- xxi) Blended cement with fly ash will be used. Appropriate usage of other industrial wastes would be explored for appropriate adoption.
- xxii) Software Park and other commercial complexes are proposed to come up on the southern side of the NH and areas are earmarked for West Bengal Industrial Development Corporation and other agencies. All proposed air conditioned buildings should follow the norms proposed in the ECBC regulations framed by the Bureau of Energy Efficiency. Use of chillers will be CFC & HCFC free.
- xxiii) Provision for the use of biomass as a source of energy generation may be explored.

- xxiv) Provision of vermicomposting for the biodegradable solid wastes generated from the housing complex as well as the large amount of biomass that would be available from the tree plantation.
- xxv) The design of service road and the entry and exit from the housing scheme will conform to the norms & standards prescribed by the National Highways Authority of India.
- xxvi) Proper insulation of roof should be provided to achieve desired thermal comfort in the residential buildings such as use of UPVC.
- xxvii) Ground water analysis regarding quality and the availability of sufficient quantity of water supply to the township to be ensured. Periodical monitoring of the ground water table and quality should be carried out. Construction of overhead tank for the township may be examined.
- xxviii) By improving the design parameters and planning of sewage network, pumping of sewage proposed at a few places would be eliminated.

II. Operation Phase

- i) The installation of the sewage treatment plant (STP) should be certified by an independent expert and should submit a report in this regard to the Ministry before the project is commissioned for operation.
- ii) A scheme should be framed for recycling and reuse of waste water generated from the project.
- iii) Sewage treatment plant has been designed to treat the wastewater from the commercial & residential complex. As proposed the wastewater will be treated to tertiary level and after treatment, reused for flushing of toilets in apartment building and gardening. Discharge of treated sewage shall conform to E(P) Rules prescribed for air & emission standards as per CPCB guidelines exhaust will be taken 4 metres above the roof top.
- iv) Noise barriers will be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards. DG sets should be provided with necessary acoustic enclosures as per CPCB norms.
- v) Use of energy efficient construction materials to achieve the desired thermal comfort should be incorporated. The desired level of R and U factors to be achieved. U factor for the top roof should not exceed 0.4 Watt/sq.m/degree centigrade with appropriate modifications of specifications and building technologies.

- vi) Back up supply as well as public transportation system proposed for the proposed for the project should be based on Natural Gas /cleaner fuel subject to their availability.
- vii) The project proponent should resort to solar energy at least for street lighting and water heating for commercial complexes and residential areas.

PART -B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) All the conditions, liabilities and legal provisions contained in the EC shall be equally applicable to the successor management of the project in the event of the project proponent transferring the ownership, maintenance or management of the project to any other entity.
 - iii) Provision should be made for the supply of kerosene or cooking gas / pressure cooker to the labourers during construction phase.
 - iv) All the labourers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.
 - v) The project proponent should make financial provision in the total budget of the project for implementation of the suggested safeguard measures.
6. Six monthly monitoring reports should be submitted to the Ministry officials from the Regional Office, Bhubaneswar, who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhubaneswar.
7. The responsibility of implementation of environmental safeguards rests fully with the Shri S.K.Bhattacharya, senior Vice President Technical, Bengal Ambuja Housing Development Ltd. Kolkata..
8. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
9. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time- bound and satisfactory manner.

10. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Civil Aviation Department (if required) etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the West Bengal State Pollution Control Board, Kolkata and may also be seen on the website of the Ministry of Environment and Forests at [http:// www.envfor.nic.in](http://www.envfor.nic.in). The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhuvaneshwar.

11. These stipulations would be enforced among others under the provisions of water (Prevention and Control of Pollution) Act., 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act. 1986, the Public Liability (Insurance) Act., 1991 and EIA Notification 1994 including the amendments.

J. N. Hosabettu

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Copy to: -

1. The Secretary, Department of Environment, Government of West Bengal, Kolkata.
2. The Member Secretary, West Bengal State Pollution Control Board, Kolkata.
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhuvaneshwar.
4. EI - Division, MOEF, New Delhi - 110001.
5. Guard file.

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(Dr.N.H.Hosabettu)

Director (IA)