

# Airports Authority Of India

**Airports Authority of India, Regional Headquarters, Eastern Region, NSCBI  
Airport, Kolkata- 700052**

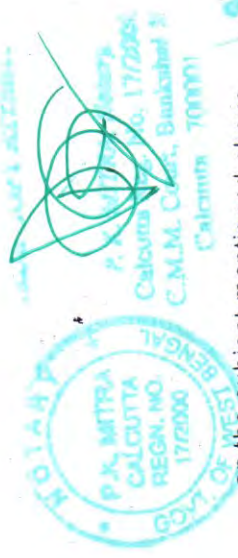
No. AA/ER/NOC(211/11/ 1919-1922.

Date: 29/9/2011

Allwine Vinimay Pvt Ltd and Others

C/o Ms S Ray, D/14, Golders green Apartment, Kaikhalai, 1, V.I.P.Road, Kolkata-700052

Subject : Issue Of NOC. Case No. KOLK/EAST/B/053111/003



Dated Nil

on the subject mentioned above.

- Please refer to your letter No.Nil
- This office has no objection to the construction of the proposed building/structure/chimney by Allwine Vinimay Pvt Ltd and Others here in after referred to as the applicant(s) at location R.S.Dag No. 140,139 L.R.Khatian No. 1871,1872,1865,1874,1873,1868,1867,1870,1866,1865,1869,1875,1878,1877,1876 J.L.No. 09 and 10, Mouza Atghara and Teghoria, P.S. Rajarhat, 24 Parganas NorthAtghara and Teghoria [ 22 37 13-88 26 27 ] to height 36.02 Mtrs. ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 10 Mtrs. (Site Elevation) + 36.02 Mtrs. (Height of the structure) i.e.46.02 Mtrs. ABOVE MEAN SEA LEVEL.
- This no objection certificate is being issued on the express understanding that the site-elevation reduced level(height above mean sea level) viz 10 /M, relative location of the proposed area Bldg./Structure & its distance and Bearings from the ARP/Runway ends, as tendered by the applicant are correct. if, however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.
- The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.
- No radio/TV Antenna, lightning arresters, staircase, Mumtee, Overhead watertank and attachments of fixtures of any kind shall project above the height

indicated in para 2.

6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms. of the Aerodrome.

7. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/chimney is not constructed & completed within the above mentioned period of years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman Airports Authority of India and/or the GM(AERO), Eastern Region. The date of completion of Building/Structure/Chimney should be intimated to the AAI and or GM(AERO), Eastern Region

8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.

9. The Applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. Caused by aircraft operations at or in the vicinity of the airport. Day & Night markings with secondary power supply may be provided as per ICAO standards.

**"NOC FOR HEIGHT CLEARANCE ONLY"**

This certificate is issued with the approval of Competent Authority.

*(Signature)*  
(B. Basu) - 29/09/11  
Asstt. G.M. (ATC) NOC  
Your's faithfully,



*(Signature)*  
P. K. GUPTA  
Calcutta Reg. No. 172500  
G.M.M. Court, 'Kalakata',  
Calcutta Airport

Comments

for Airports Authority of India

Copy to :

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003 ) AAI

2.

The Chairman, Rajarhat Gopalpur Municipality, Raghunathpur, Kolkata-59.

3.

4. GM(NOC) Airport Director(Bundle).

*(Signature)*

*(Signature)*  
DIPAK KUMAR SALLA  
Asstt. Gen. Mgr. (ATM)  
AAI, New Delhi  
29/09/11

29/09/11

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

Poutra Bhavan, Block 'FD'-415A, 4<sup>th</sup> Floor, Sector - III,  
Salt Lake, Kolkata - 700 106  
Telephone No. 033 2337 0268  
Website : [www.environmentwb.gov.in](http://www.environmentwb.gov.in)

No. 1471 / EN/T-II-1/074/2014

Date : 05 / 07 /2016

To  
M/s. Arch Infra Properties Pvt. Ltd.  
99A, Park Street, Siddha Park  
Room No. #5B, 5<sup>th</sup> Floor  
Kolkata - 700 016.

*SUB. : Environmental Clearance for the proposed residential Complex at RS dag no. 139,140,143,144,534, Mouza - Teghoria & Alghara, JL No. 9 & 10, PS - Rajarhat, Rajarhat-Gopalpur Municipality Ward No. 9, Dist - 24 Parganas (North), West Bengal.*

Sir,

This has a reference to your application submitted on 10/09/2014 and subsequent communications for environmental clearance for the proposed residential Complex at RS dag no. 139,140,143,144,534, Mouza - Teghoria & Alghara, JL No. 9 & 10, PS - Rajarhat, Rajarhat-Gopalpur Municipality Ward No. 9, Dist - 24 Parganas (North), West Bengal.

The proposal has been examined and processed in accordance with the EIA Notification, 2006. The proposed project proposal is for construction of a Residential Complex comprising of 7 Blocks of B+G+10 & 1 block of B+G+7 storied having 297 nos. residential flats.

It is noted that the salient features of the project for which Environmental clearance has been considered are given below:

Land Area	: 15671.272 sqm.
Expected Population	: 1669 (1485 - residents, 150 - floating, 20 - service, club-14)
Latitude & Longitude	: 22°37'18.47"N. & 88°26'29.78"E
Total Water requirement	: 271 KLD (Operation stage)
Fresh Water requirement	: 151 KLD (Rajarhat-Gopalpur municipality supply)
Wastewater generated	: 182 KLD (to be treated in STP)
Treated Wastewater recycled	: 112 KLD (toilet flushing, landscaping, road washing etc.)
Treated wastewater discharged	: 52KLD (to be discharged to municipal drainage)
Solid waste disposal	: 0.85 TPD (to be disposed off through in-house compost plant & Municipal Waste disposal system)
<b>Total Built-up Area</b>	<b>: 61185.046 sqm.</b>
Ground Coverage	: 5553.11 sqm. (35.43% of land area)
Exclusive tree plantation area	: 3452.73 sqm. (22.03% of land area)
Other green Area	: 2782.92 sqm. (17.77% of land area)
Total Paved Area	: 3882.51 sqm. (24.77% of land area)



Conditions for environmental clearance for the Residential Complex by M/s. Arch Infra Properties Pvt. Ltd. at RSDag no. 139,140,143,144,534, Mouza – Teghoria & Algharia, JL No. 9 & 10, PS – Rajarhat, Rajarhat-Gopalpur Municipality Ward No. 9, Dist – 24 Parganas (North), West Bengal.

No. of Parking Spaces proposed	: 396 nos. (basement – 228, ground – 123, open-45)
No. of Trees to be planted	: proposed-21 & existing-6 nos.
No. of solar street light	: 24 nos. & atleast 30 KW of total power requirement shall be met from solar power.
Power requirement	: 1.4 MW WBSEDCL
Use of solar power	: At least 30 KW of solar power to be generated and utilized in addition to stand alone solar street lights.
Backup Power	: DG Sets (4x250 KVA)

State Level Environment Impact Assessment Authority (SEIAA), examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and 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) dt. 14<sup>th</sup> September, 2006 of Ministry of Environment & Forests, GOI, subject to strict compliance of terms and conditions as mentioned below :-

#### Part A – SPECIFIC CONDITIONS

##### I. Construction Phase

###### Facility of labourers during construction: -

- i. Provision of drinking water, wastewater disposal and solid waste management should be ensured for labour camps. Water usage during construction should be optimized to avoid any wastage.
- ii. Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Sewage generated from the areas occupied by the construction labourers have to be directed into the existing sewage drain of the area. In case of non availability of the sewer system, an onsite treatment system has to be provided.
- iii. The scaffolds, stairs and platforms for construction works and the workers must be secured as far as possible to prevent any accident.
- iv. Health and safety of the workers should be ensured during construction. Personnel protective equipment like shoes, helmets, earmuffs, earplugs etc. should be provided to the workers. For vibration control damped tools must be used and the number of hours that a worker uses them must be limited. The Management must ensure that the workers put them while doing work that needs such protection, if any.
- v. Rest and convenience shelter for workers with creche facility, if required, particularly women, must be provided with proper toilet facilities.

###### Steps to avoid disturbance during construction:-

- i. All the topsoil excavated during construction activities should be under cover/stored by retaining walls for use in horticulture / landscape development within the project site. Adequate erosion and sediment control measures to be adopted before ensuring construction activities.
- ii. Prior permission should be obtained from the competent authority for demolition of the existing structure, if any. Waste recycling plans should be developed for prior to beginning of demolition and construction activity. The plans should identify wastes to be generated and designate handling, recycling and disposal method to be followed.



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Municipality Ward No. 9, Dist - 24 Parganas (North), West Bengal*

- iii. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighbouring communities and disposed off taking the necessary precautions for general safety and health aspects.
  - iv. Diesel generator sets during construction phase should have acoustic enclosures and should conform to E(P) Rules prescribed for air and noise emission standards.
  - v. 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.
  - vi. Ambient noise levels should conform to residential standards both during day and night. Fortnightly monitoring of ambient air quality (SPM, SO<sub>2</sub> and NO<sub>x</sub>) and equivalent noise levels should be ensured during construction phase.
  - vii. Construction spoils including bituminous material and other hazardous materials including oil from construction equipments must not be allowed to contaminate watercourses and the dumpsites 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.
  - viii. 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. Discomfort in the neighbourhood due to the proposed project activity should be minimized as far as practicable.
  - ix. Loading and unloading operations should not be carried out in open areas and should be preferably done during day time, if there is any major settlement in the surrounding areas. The construction activities including Piling work, Operation of Ready Mix Plant and Vibrator etc. should not be carried out during the night time (10 P.M. to 6 A.M.). Only essential operations, if any, may be carried out for a limited period during nighttime.
  - x. The proponent must ensure that no driven piles shall be proposed for this project, if there is any major settlement in the surrounding areas.
  - xi. 15m-screen and adequate sprinkler arrangement shall be provided. Care should be taken to keep all material storages adequately covered and contained so that they are not exposed to winds.
  - xii. Use of Ready-Mix concrete is recommended for this project.
  - xiii. Adequate measures to be adopted to avoid wastage of water for curing of concrete structures.
  - xiv. Adequate mitigative measures should be adopted to control dust emissions, noise and vibrations from construction activities. Vehicles and construction machineries should be properly maintained. Vehicles should conform to Pollution under control (PUC) norms.
  - xv. Locally available materials with less transportation cost should be used preferably.
  - xvi. Promotion of use of cleaner fuel and fuel quality improvement should be done. Excessive energy consumption and fuel usage should be avoided.
  - xvii. Accumulation / stagnation of water should be avoided to ensure vector control.
- Selection of materials for better energy efficiency:-**
- i. Use of energy efficient construction materials should be ensured to achieve the desired thermal comfort.
  - ii. Design layout should ensure adequate solar access and ventilation. Proper planning and window design for daylight integration should be considered.
  - iii. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003 and S.O. 2804(E) dated 03.11.2009 of the Ministry of Environment & Forests, Govt. of India.
  - iv. 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.

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- v. Construction technologies that require less material and possess high strength should be adopted. Materials with low embodied energy and high strength should be used preferably.
- vi. The building will be constructed and provisioned to use natural sunlight to the maximum during the day time, during use.
- vii. Use of alternate building materials and alternate construction techniques should be considered apart from the conventional materials and methods. Use of hollow unit masonry should be considered.
- viii. Use of energy efficient lighting systems e.g. High Pressure Sodium Vapour (HPSV) Lamps, LED etc. should be promoted. Solar energy should be used for outdoor lighting. Adequate no. of solar lights should be installed for external lighting as per norms. All common area lighting will be LED system.
- ix. Solar water heating arrangement will be done for water heating.
- x. Passive solar cooling to be incorporated in building design. Buildings should be oriented for ensuring natural ventilation and daylighting.
- xi. Proper insulation of roof should be provided to achieve desired thermal comfort. Use of light coloured, reflective roofs having an SRI (solar reflectance index) of 50% or more should be incorporated.
- xii. Use of high albedo or reflective pavements to keep parking lots, pavements and inside roads cool should be incorporated.
- xiii. Guidelines to the occupants should include usage efficiency measures such as energy efficient lighting and water efficient system.
- xiv. Reduce hard paving-on-site (open area surrounding building premises) and/or provide shade on hard paved surfaces to minimize heat island effect and imperviousness of the site.
- xv. Adequate open space, greenery and water bodies to be provided as per rules.
- xvi. Any proposed building with air-conditioning facility should follow the norms proposed in the ECBC regulations framed by the Bureau of Energy Efficiency. Chillers should be CFC & HCFC free.
- xvii. Restrict the use of glazed surface as per National Building Code 2005.

#### **Water Body Conservation:-**

- i. Water body, 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.

#### **Plantation Proposal:-**

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. The proponent should undertake plantation of trees over atleast 20% of the total area.
  - ii. No tree can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules.
  - iii. The proponent should plant at least 240 no. trees of recommended species in addition to 6 nos. existing trees to be retained. Indicative list of species is given at Annexure – I. The landscape planning should include plantation of native species. The species with heavy foliage and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- Water supply:-**
- i. Water requirement during construction phase shall be met from Rajarhat-Gopalpur Municipality Supply. Ground water should not be abstracted without permission of the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.

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**Sewage Treatment Plant:-**

- i. As per the proposal submitted by the proponent waste water shall be treated in STP and to be used in toilet flushing, internal road and pavement cleaning and landscaping and remaining part will be discharged to municipal facility.

**Storm water Management & Mitigation of Heat Island Effect:-**

- i. Imperviousness of the site shall not exceed the NBC (National Building Code 2005) standards for imperviousness factor applicable to different types of area.
- ii. Total paved area of site under parking, roads, paths for any other use should not exceed 25% of the site area.
- iii. Minimum 50% of paved area on site should have pervious paving or shaded under vegetation or topped with finish having solar reflectance of 0.5 or higher.
- iv. Adequate storm water drainage network, to be designed for the project without disturbing the surrounding settlements. Storm water management plan should be implemented so as to prevent sudden discharge of excessive volumes of storm water to the receiving waters thus reducing the shock load on the drainage system and impact on receiving water body.
- v. Disruption to the natural hydrology of the site should be minimised by reducing impervious cover, increasing on site infiltration and managing storm water run off.
- vi. Heat island effect should be minimized by use of shading or reflective surfaces, mainly the surfaces that contribute to the heat island effect i.e. streets, sidewalks, parking lots and buildings. White roofs should be provided in the buildings.

**Rain Water Harvesting Scheme:-**

- i. The proponent must follow the Rainwater Harvesting Guidelines of the State Expert Appraisal Committee (SEAC) available in the website (<http://www.wbpcb.gov.in>).
- ii. The proponent must collect rainwater from roof-top catchments and reuse for various purposes after necessary cleaning. Adequate retention time and storage provisions should be provided for harvesting rainwater.
- iii. Storage capacity of harvested rain water should be at least 300 KL and remaining harvested rainwater to be recharged.
- iv. The proponent must ensure proper depth of recharge well for ground water recharging.
- v. Adequate firefighting storage should be provided as per norms.

**Municipal Solid Waste Management :-**

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

**Transport Management: -**

- i. Both internal and external traffic planning and management should be adequate to ensure uninterrupted traffic movement in the area during construction as well as operation phase.
- ii. The design of service road and the entry and exit from the project area should conform to the norms & standards of competent authority for traffic management. Bell mouth type arrangement should be made at the entry & exit. Proper traffic management plan should be adopted in consultation with Traffic authorities.
- iii. Clarified Wastewater will be used for sprinkling water on the unpaved internal roads on a regular basis

**Others:-**

- i. All mandatory approvals and permission as required from Director of Explosives, Fire Department etc. should be obtained.
- ii. Provision of Effective Controls and Building Management Systems such as Automatic Fire Alarm and Fire Detection and Suppression System etc. must be ensured.



- iii. Efficient management of indoor air quality must be ensured for health and safety of the users.
- iv. Adequate measures to be adopted for water conservation during construction and operation stage. Use of efficient irrigation equipment, evaporative cooling unit in air-conditioning system etc should be considered.
- v. Rest room facilities should be provided for service population.
- vi. Adequate access to fire tenders should be provided.

## **II. Operation Phase**

### **Water supply :-**

- i. Water requirement during operation phase shall be met from Rajarhat-Gopalpur Municipality Supply Ground water should not be abstracted without permission of the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
- ii. Use of water meter conforming to ISO standards should be installed at the inlet point of water uptake to monitor the daily water consumption and records to be maintained. Use of water efficient devices / fixtures and appliances should be promoted.
- iii. Dual plumbing system to be installed for maximum use of treated wastewater.
- iv. The proponent must practice rainwater harvesting on regular basis.

### **Sewage Treatment Plant:-**

- i. As per the proposal submitted by the proponent, waste water shall be treated in STP. Treated waste water shall be partly reused for flushing, landscaping, internal road and pavement cleaning etc. and rest will be discharged to municipal sewer line.
- ii. **Water meter to be installed at STP inlet & discharge outlet point of treated water and regular records to be maintained.**
- iii. **Provision of back up power for operation of STP to be provided.**

### **Emission from Diesel Generator Set: -**

- i. Noise barriers will be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards. Diesel generator sets should be provided with integral acoustic enclosure at the manufacturing stage itself as per CPCB norms.
- ii. The stack height and emissions from D.G. sets should conform to the norms of Central Pollution Control Board. The certification of space design for DG sets should be done by competent authority.

### **Ensure Energy Efficiency:-**

- i. Use of energy efficient construction materials to achieve the desired thermal comfort should be incorporated. The desired level of R and U factors must 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. The provisions of National Building Code 2005 should be strictly followed.
- ii. Use of energy efficient electrical systems should be promoted. High efficiency lamps with electronic ballasts should be used.
- iii. Energy efficient Motors and properly rated Transformers should be installed. Manufacturer's certificate to this effect shall be obtained and kept on record. Back up power supply should be based on cleaner fuel.
- iv. The power cabling shall be adequately sized as to maintain the distribution losses not to exceed 1% of the total power usage. Record of transmission losses shall be maintained. The proponent shall install permanent electrical metering to record demand (KVA), energy (KWh) and total power factor.
- v. The project proponent should use solar energy at least for street lighting



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vi. At least 30 KW of solar power to be generated and utilized in addition to stand alone solar street lights.

**Transport Management:-**

- i. Use of public mode of transportation should be promoted. Use of the least polluting type of transportation should be promoted. Adequate parking space should be provided as per norms.
- ii. Pathways should be covered or shadowed by tree canopy as far as practicable. Transport system should be such that traffic will be calm in neighborhoods. Traffic within the project site should be restricted by regulation. Adequate vertical and horizontal clearances of overhead electric power and telecommunication lines should be provided.

**Solid Waste Management:-**

- i. The proponent should abide by the Municipal Solid Wastes (Management and Handling) Rules, 2000. The proponent must develop the Solid Waste Management and Disposal Scheme ensuring storage and segregation of biodegradable and non-biodegradable wastes. The solid waste is to be disposed off in consultation with concerned authority.
- ii. The proponent must install on-site compost plant for treatment of biodegradable fraction of Municipal Solid Waste and will be incorporated in the building layout plan. Sufficient space for installation of on-site compost plant should be provided and operation of the compost plant considering full occupancy of the apartments i.e. the capacity of garbage disposal unit should be selected accordingly.
- iii. The handling agency should also take care of the recyclable wastes like plastic, paper board, glass etc. and also inert materials in case the respective municipal authorities want to avoid any kind of wastes from the housing complex.
- iv. The proponent should have sufficient area for horticulture where the compost generated can be used as fertilizer and soil supplement and also have arrangement for sale of excess quantity of compost.
- v. Provision for treatment of leachate generation and odour control in on-site compost plant should be made.
- vi. The proponent should provide different coloured bins for different categories of waste and ensure complete segregation of biodegradable and non-biodegradable wastes. The solid waste from different collection and storage bins should be finally collected at transfer stations. Further segregation will be done at transfer stations to collect recyclables such as plastic, polythene, glass, metals, textiles, rubbers, leathers, paper etc. Separate compartments shall be provided for each type of recyclables.
- vii. The proponent should abide by the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Collection and storage of hazardous wastes during Pre-construction and Post-construction activity should be planned properly. The expected hazardous wastes should be disposed off separately as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008.
- viii. Spent oil from DG Sets should be stored in HDPE drums in isolated covered facility and disposed off as per the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008. Spent oil from DG Sets should be disposed off through registered recyclers only.

**Others :-**

- i. The implementation of Environmental Management Plan should be carried out, as proposed. Regular monitoring should be carried out during construction and operation phases.
- ii. The project proponent should provide guidelines to the users to ensure conservation of energy and water. In-house environmental awareness campaigns should be carried out at regular intervals to ensure environmental protection.



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- iii. Fire fighting systems should be designed in compliance with the WBFS and NBC norms. Preventive measures should be adopted for Risk & Disaster Management as per the provisions of the National Building Code 2005.
- iv. The Corporate Social Responsibility Plan with specific financial commitment should be implemented for the proposed project. At least 2% of the total project cost should be utilized for Corporate Social Responsibility programmes.
- v. 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.
- vi. Environmental Management Information System shall be maintained properly.
- vii. The proponent should restrict the use of glazed surface as per National Building Code, 2005

#### **Part-B GENERAL CONDITIONS**

- i. The environmental clearance accorded shall be valid for a period of 7 years for the proposed project.
- ii. Prior Consent-to-Establish (NOC) for the proposed project must be obtained from WBPCB by the proponent. All other statutory clearances should be obtained by project proponent from the competent authorities.
- iii. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
- iv. The environmental safeguards contained in the EIA/EMP report should be implemented in letter and spirit.
- v. 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 of management of the project to any other entity.
- vi. Provision should be made for the supply of kerosene or cooking gas to the labourers during construction phase. All the labourers to be engaged for construction works should be screened for health and adequately treated before issue of work permits.
- vii. The project proponent should make financial provision in the total budget of the project for implementation of the suggested safeguard measures.
- viii. Six monthly monitoring reports should be submitted to the West Bengal Pollution Control Board, who would be monitoring the implementation of environmental safeguards and should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents should also be forwarded to the State Level Environment Impact Assessment Authority, West Bengal.
- ix. In case of any violation of the conditions laid down in this Environmental Clearance, Section 16 of The Environment (Protection) Act, 1986, will be applicable. In case of any change(s) in the scope of the project, the project would require a fresh appraisal by the SEIAA, West Bengal.
- x. The State Level Environment Impact Assessment Authority, West Bengal 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.
- xi. The Project Proponent should inform the public that the proposed project has been accorded environmental clearance by the SEIAA, West Bengal and copies of the clearance letter are available with the State Pollution Control Board / Committee and may also be seen at website of the SEIAA, West Bengal. (<http://environmentwb.gov.in>). This should be advertised within seven days from the date of issue of the clearance letter, atleast in two local newspapers that are widely circulated in the region of which one shall be in the vernacular language of the locality concerned.

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- xii. 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.
- xiii. Provision for incorporation of appropriate conditions in the Sale Agreement / Deed, for ensuring sustained Operation and Maintenance (O&M) of the common facilities (STP, Rainwater harvesting system, Solid waste management system, Solar street lights etc.) even after transfer of ownership of the project, should be made in explicit and transparent manner.
- xiv. The above stipulations would be enforced along with those under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008, the Public Liability Insurance Act, 1991, the Environment Impact Assessment Notification 2006 and their amendments.
- xv. The contact details of the proponent and the name of the consultant are given below –

Name of the Contact person with	Mr. Rajendra Kumar Jain, Director
Address	99A, Park Street, Siddha Park, room no.-5B, 5 <sup>th</sup> floor, Kol-700016.
Email	info@arehgroup.co.in
Telephone Number, Fax Number	Ph no. 3322275411, Fax no-913322275410
Name of the Consultant	Mr. Partho Pratim Dutta

( Sandipan Mukherjee, IFS )  
Chief Environment Officer &  
Member Secretary, SEIAA

No. 1471 / ENT-II-1/074/2014 /1(3)

Date : 05 / 07 /2016

Copy forwarded to :-

1. Secretary, SEAC & M.S. WBPCB
2. Officer-in-Charge, Regional Office (Eastern Zone), Ministry of Environment & Forests, Government of India, A-3, Chandrasekharpur, Bhubaneswar – 751 023, Orissa.
3. Guard file / Record file.

Sd/-  
Chief Environment Officer &  
Member Secretary, SEIAA

Conditions for environmental clearance for the Residential Complex by M/s. Arch Infra Properties Pvt. Ltd. at RS  
 dag no. 139,140,143,144,534, Mouza - Teghonia & Akhara, JE No. 9 & 10, PS - Rajarhat Rajarhat-Gopalpur  
 Municipality Ward No. 9, Dist - 24 Parganas (North), West Bengal.

Annexure - I

LIST OF TREES PROPOSED FOR PLANTATION

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
1.	<i>Polyalthia longifolia</i>	Debbaru	20
2.	<i>Michelia champaca</i>	Champa	20
3.	<i>Delonix regia</i>	Gulmohor	25
4.	<i>Ficus elastica</i>	Rubber	10
5.	<i>Mimusops elengi</i>	Bakul	50
6.	<i>Azadirachta indica</i>	Neem	20
7.	<i>Cassia fistula</i>	Bandarlathi	25
8.	<i>Jacaranda mimosifolia</i>	Jacaranda	25
9.	<i>Alstonia scholaris</i>	Chhatim	25
10.	<i>Lagerstroemia speciosa</i>	Jarul	25
11.	<i>Bauhinia variegata</i>	Raktakanchan	25
15.	<i>Artocarpus heterophyllus</i>	Kanthal	10
		Total	280

List of Existing Trees to be retained

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
1.	<i>Cocos nucifera</i>	Narikel	01
2.	<i>Mangifera indica</i>	Aam	03
3.	<i>Syzygium cumini</i>	Jāmūn	01
4.	<i>Azadirachta indica</i>	Neem	01
			06

*for*

To,  
The Director,  
Arch Infra Properties Pvt. Ltd.,  
99A, Park Street, Siddha Park,  
5<sup>th</sup> Floor, Kolkata – 700 017.

Sub : NOC to the proposed (B+G+X) storied residential housing complex at Dag No. – 140, 141 of Mouza – Atghara, Ward No. – 09, Chinar Park, Kolkata - 136 under Rajarhat-Gopalpur Municipality.


Ref. : Your letter no. – NIL dt. – 12.06.2014.

Sir,

With reference to the above it is to inform you that for potable water you may avail supply from the existing pipe line as per as capacity available and you can also install the deep tubewell after having necessary permission from SWID. The Municipality may take the solid waste from your project provided the cost for strengthening the infrastructure for primary and secondary transfer of municipal solid waste from the project to the dumping ground will be borne by you.

You are also advised to install STP followed by tertiary treatment to reduce the BOD level less than 5mg/ltr. and to use the major part of the treated waste water in the development of utilities like car wash, landscape and flushing. The surplus of treated waste water may be discharged to municipal drain.

Yours faithfully,

  
(CHAIRMAN)  
Rajarhat-Gopalpur Municipality

Copy to :-  
1. Assistant Engineer, R.G.M.

(CHAIRMAN)  
Rajarhat-Gopalpur Municipality

# MOONSTONE ENTERPRISES PRIVATE LIMITED

Head Office : 5, KAGUT ROAD, KOLKATA - 700 026, INDIA  
Phone : 466-2245-12603476/5064  
Fax : 0133-463-6004

Date: 05.08.2004

To  
The Chairman  
Rajbatal Gopabpur Municipality  
Rajbatalnagar,  
Tejpuria  
Kolkata - 700 059

Re. : Permission for erection of Boundary Wall and Filling of Land.

Dear Sir,

We have purchased Dag No. 139 and 140, Mouza Adali Ghara and portions of Dag No. 141, Mouza-Tejpuria measuring about 2.18 cottals.

We propose to construct a housing-sum-commercial complex of the said land. For the purpose of security, we want to construct a Boundary Wall around the said premises and for this purpose, we are enclosing herewith a Plan wherein the boundaries of the premises are marked by 'Red' colour and we also propose to construct boundary wall as such 'Red' marked line as shown in the Plan.

Please note, we also want to fill up few of the areas which have taken below the trees due to construction of the new VIP-PAJARIAT connector.

Kindly accord us permission of the above work.

Thanking you,

Yours faithfully,

For Moonstone Enterprises Private Limited

For MOONSTONE ENTERPRISES PVT. LTD.

(Director)

Encl: Plan

The legal heirs of late Mr. ...  
 have agreed to sell the land ...  
 to the Government ...  
 for the purpose of ...  
 and the proceeds ...  
 to be used for ...  
 the benefit of ...  
 the community ...  
 and the Government ...  
 has agreed to purchase ...  
 the land for the purpose ...  
 of ... and the proceeds ...  
 to be used for ...  
 the benefit of ...  
 the community ...  
 and the Government ...

THE ABOVE STATE EXPENSES PAY TO  
*[Signature]*

Director

SRI PATEL S.S. DDC NO.140, R.S. BHEDE NO. 91,  
 4E, RD. 10, BORI/A, ACHIMVA AND R.S. DDC NO. 144,  
 355, KUMBAR NO. 55, 1E, RD. 9, M. BORI/A, BHEDE  
 P.S. BANGLORE, DIST. 24, INDIA.

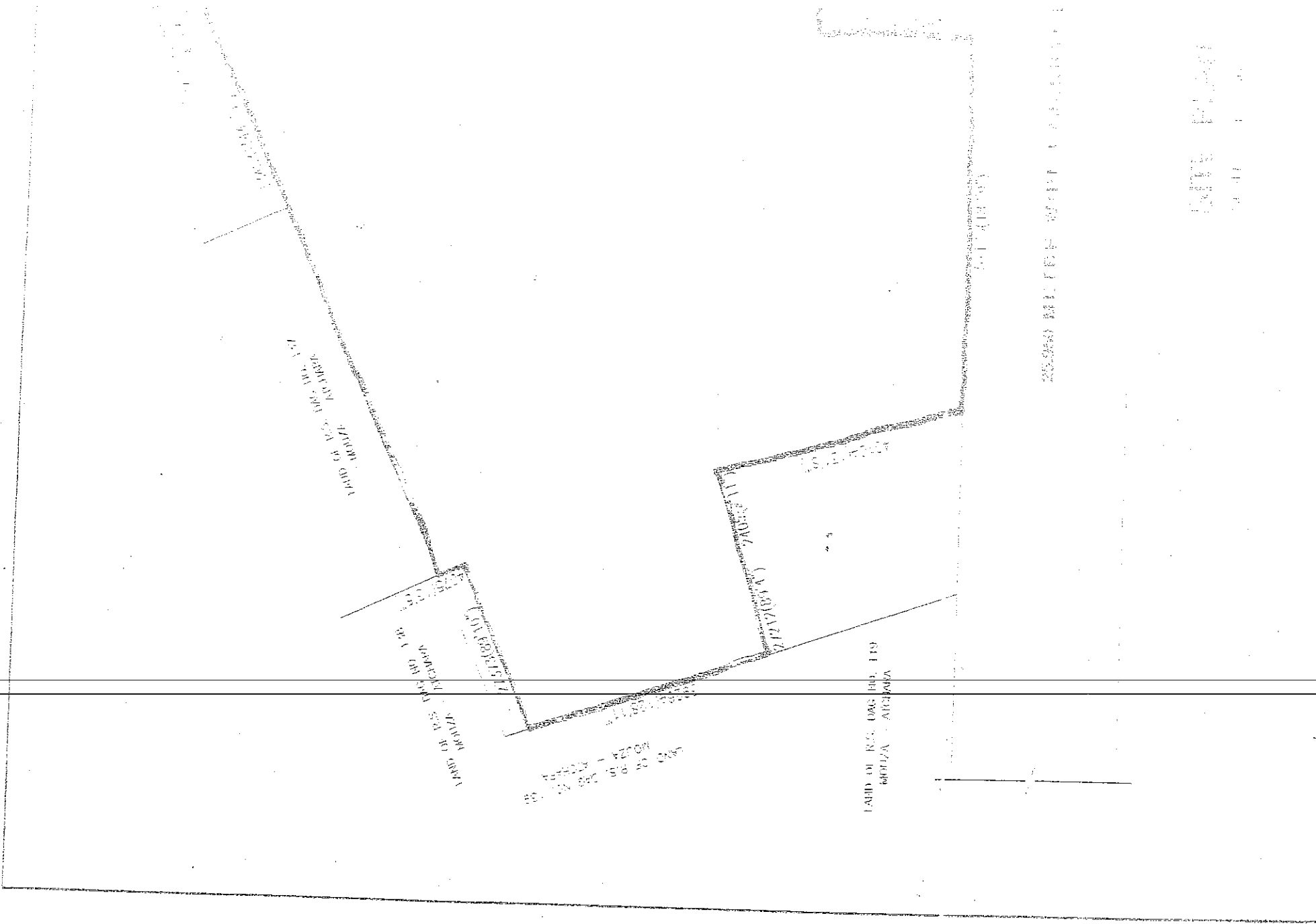
AGENT:  
 ACHRA WALI & ACHRA WALI,  
 BARODA CALCUTTA

53007/10879  
 14/11/57

LAND OF ...  
 TO ...  
 53007/10879  
 14/11/57

LAND OF ...  
 TO ...  
 53007/10879  
 14/11/57

53007/10879  
 14/11/57



LAND OF R.C.C. OMS HQ. 119  
MOLTA - AGRICOLA

25000 MILLI METRI

100000

LAND OF R.C.C. OMS HQ. 119  
MOLTA - AGRICOLA

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LAND OF R.C.C. OMS HQ. 119  
MOLTA - AGRICOLA



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DIRECTOR GENERAL  
WEST BENGAL FIRE & EMERGENCY SERVICES  
13-D, Mirza Galib Street, Kolkata - 700 016.

Memo. No. : WBFES/ 4725/14 /Kol-RB/05/14 (05/14) Date :...15/10/14

From : The Director in Charge (Fire Prevention Wing)  
West Bengal Fire & Emergency Services.

To : Mr. Rajendra Kumar Sarongi,  
Arch Infra Properties Pvt. Ltd.,  
Tegharia Rajarhat,  
Kolkata.

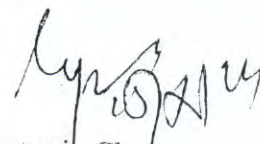
Sub : Fire Safety Recommendation for Proposed construction of B+G+X storied (Tower-1 to 7) & B+G+VII Storied (Tower-8) Under Group Residential Building at premises No.- Dag No-534 of Mouza-Tegharia, J.L. No-9 & 10, Dag No-139, 140, 143 & 144 of Mouza-Atgharia, L.R. Khatian No-1654, 1643, 1662, 1639, 1640, 707, 707, 1642, 1645, 1637, 1663, 1666, 1656, 1663, 1650, 1657, 1637, 1646827/653/1850, 2072, 1657, 1664, 1651, 1654, 1666, 1649, 470, 1653, 1675, 1662, 707, 1651, 781/1, 782/2, 1658, 55, 1689/1765, 1639, 1643, 1649, 1640, 1658, P.S.-Baguiati, Dist.-24Pgs(N), under Rajarhat Gopalpur Municipality.

This is in reference to your letter No. Nil dated 14.03.2013 regarding Fire Safety Recommendation for proposed Construction of B+G+X storied (Tower-1 to 7) & B+G+VII Storied (Tower-8) Under Group Residential Building at premises No.- Dag No-534 of Mouza-Tegharia, J.L. No-9 & 10, Dag No-139, 140, 143 & 144 of Mouza-Atgharia, L.R. Khatian No-1654, 1643, 1662, 1639, 1640, 707, 707, 1642, 1645, 1637, 1663, 1666, 1656, 1663, 1650, 1657, 1637, 1646827/653/1850, 2072, 1657, 1664, 1651, 1654, 1666, 1649, 470, 1653, 1675, 1662, 707, 1651, 781/1, 782/2, 1658, 55, 1689/1765, 1639, 1643, 1649, 1640, 1658, P.S.-Baguiati, Dist.-24Pgs(N), under Rajarhat Gopalpur Municipality.

The revised plan submitted by you was scrutinized and marked as found necessary from fire safety point of view. In returning one set of plan, this office is approved **Revised Plan Drawing** in favour of the aforesaid building subject to the compliance of the fire safety measure as recommendation issued earlier vide this office memo no.-WBFES/7943/14/24Pgs(N)-RB/05/14 (05/14) dt.-13/01/14 remain same & strictly to be followed. Along with Fire Fighting Water shall be 5,00,000 Ltrs & Wet Riser shall be 150mm internal diameter pipe line.

Encl. :

i. One set of plan.



Director in Charge  
Fire Prevention Wing

WEST BENGAL FIRE & EMERGENCY SERVICES

## RECOMMENDATION

### A. CONSTRUCTION :

1. The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
2. The floor area exceeds 750m<sup>2</sup> shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
3. The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
5. Arrangements shall have to be made for sealing all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.

### B. OPEN SPACE & APPROACH :

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
3. The width and height of the access gates into the premises shall not be less than 4.5 – 5 M respecting abutting the road.

### C. STAIRCASE :

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules with up-to-date amendments.
4. All the staircase shall be extended up to terrace of the building and shall be negotiable to each floor.
5. Fire and smoke doors at the entrances of all the Staircase enclosures as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self-closing type openable in the direction of escape.

### D. LIFT :

1. The walls of the lift enclosure shall be at least two hours Fire resisting type. Collapsible gate shall not be permitted.
2. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT". Shall conspicuously written at ground floor.
3. Alternate Source of power supply shall be provided for all lifts through Manually operated change over switch.
4. In case of failure normal electric supply it shall automatically trip over to alter supply.
5. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.



6. Lift and Lift Lobby communicate to the basement shall have to be pressurized as in C-1.5 (g) and (h) of N.B.C.-IV, Annex -C,

**E. HALL:**

1. The doors/aisles/gangway/cross gangways/seating arrangement/corridors in Hall etc. shall be made as per good practices of national building code, Part-IV Fire protection as well as the conforming norms of cinematograph Act with upto date Amendment.
2. N.O.C. in connection to the Cinema, Video, Restaurant etc shall be obtained from appropriate authority.
3. The safety arrangement for the projection rooms shall be complied with as specified in the Cinematograph Act with upto date amendment.

**F. BASEMENT:**

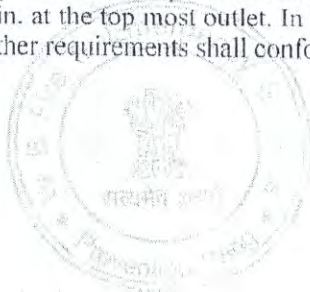
1. The Basement shall be adequately ventilated with aggregate cross sectional area of not less than 2.5% of the area spread evenly round the perimeter of the basement shall be provided in the form of grills.
2. Mechanical smoke venting arrangements shall be provided to the entire basement conforming the I.S. Specification. The system shall be of such design as to operate on actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.
3. The exit from the basement shall be form open Air and form any points the travel distance shall not exceeds 18.5 M to reach any exit.
4. All the basement shall be protected with Automatic Sprinkler/Hose Reel Hose System conforming to I.S. 3844-1989.
5. The staircase of basement shall be of enclosed type having Fire resistance of not less than 4 hrs. and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any Fire in the basement shall not obstruct any exit having the ground upper floor of the building.
6. Mechanical extractors shall have an alternative source of supply.
7. Mechanical extractor shall have an internal locking arrangement so that extracting shall continue to operate and supply fans shall stop automatically with the actuation of Fire Detectors.
8. Mechanical extractors shall be designed to permit 30 Air changes per hour in case of Fire or distress call.
9. Basement shall never be used other than car parking area and Fire pump room.
10. All side cut out openings in the basement shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

**G. FIRE FIGHTING WATER :**

Underground water reservoir having water capacity of 3,00,000 ltrs. and overhead reservoir of 15,000 ltrs. capacity exclusively for Fire fighting purpose with replenishing arrangements @ 1000 ltrs./min. Preferably from two different sources of water supply shall be provided. The water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

**H. HYDRANT SYSTEM :**

- 1 The building shall be provided with Wet Riser at 100mm. internal diameter Pipe Line at the rate of one such riser for 1000 Sq.m. of floor area. The system shall be so designed that shall be kept charged with Water all the time under pressure and capable to discharge 2280 ltrs/min. at the ground floor level outlet and minimum 900lts/min. at the top most outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 - 1989.



- 2 Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level. Conforming the relevant I. S. Specifications.
- 3 Yard Hydrant/Ring Main Hydrant with provision of 12(Twelve) numbers Hydrant shall be installed along with 3Nos. Fire Service inlet surrounding the building in accordance with relevant I.S. specifications.

**I. SPRINKLER INSTALLATION:**

1. The automatic Sprinkler installation shall be provided in Basement areas, Show room, Community hall of the building as per I.S. 9972. Alarm gang to be incorporated along with the sprinkler system.

**J. FIRE PUMP :**

Provision of the Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge into the Water based system, which shall be installed in the building. One such pump shall always be kept on stand-by preferably be of diesel driven type.

A Separate Fire pump shall preferably be made for the total Sprinkler Installation of the Building. Provision of Jockey Pump shall also have to be made to keep the Water based system under pressurized condition at all the time. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser-cum-down comer with suitable terrace pump with overhead tank. A separate Fire pump shall be provided for the total sprinkler installation of the project area.

**K. ELECTRICAL INSTALLATION & DISTRIBUTION :**

- 1 The electrical installation including transformers, Switch Gears, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in I.S. specification 1946 – 1982.
- 2 The vertical ducts shall be supply sealed at alternative floor level.
- 3 The electrical installation shall be adequately protected with CO<sub>2</sub>/D.C.P.
- 4 Alternative Power Supply :

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, Fire Alarm System, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building incase of normal power failure.

**L. INTELLIGENCE ANALOGUE SYSTEM :**

1. Auto Fire Alarm System with analogue addressable smoke / Heat detector as per suitability shall be installed in all floor area of show rooms, club, community hall, Gymnasium area
2. Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area of community hall, club, Gymnasium, showrooms of the building in such a manner that maximum travel distance shall not be more than 22.5 mtrs. in order to reach any of the call point.
3. Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises having direct dialing facility to the local fire service unit.
4. Both way public address systems shall be made available in all floors including basement of the building. The system shall be connected to the Main Control Room.
5. All the installations shall also be satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV.



M. AIR CONDITIONING SYSTEM (If any) :

1. The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
3. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.
4. The air handling units room shall not be used for storage of any combustible materials.

N. FIRST AID FIRE FIGHTING SYSTEM :

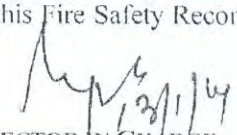
First Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190 – 1992.

O. GENERAL RECOMMENDATIONS :

- 1 Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
- 2 Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
- 3 Floor numbers and directional sign of escape route shall be displayed prominently.
- 4 The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
- 5 Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.
- 6 A crew of trained Fireman under the experienced Officer shall be maintained round the clock for safety of the building.
- 7 Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
- 8 Each year a certificate is to be obtained from the **Director General, West Bengal Fire & Emergency Services** certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the building.

On compliance of all the above Fire and Life safety recommendations, the **Director General, West Bengal Fire & Emergency Services** shall be approached for necessary inspection and testing of the installation, Final N.O.C. in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

N.B. : Any deviation and changes the nature of use of the building in respect of the approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

  
DIRECTOR IN CHARGE  
FIRE PREVENTION WING  
WEST BENGAL FIRE & EMERGENCY SERVICES

