

Swarnamani  
4/10/16

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Poura Bhawan, FD-415-A, Sector-III, Salt Lake, Kolkata – 700 106

Web Portal: [www.environmentwb.gov.in](http://www.environmentwb.gov.in)

No. 27/12 / EN / T – II – 1/042 / 2016

Date: 7<sup>th</sup> December, 2016

To

M/s. Bloombuilt Construction Pvt. Ltd. & 16 Others,  
164/1, Maniktala Main Road,  
Kolkata – 700 054.

Sub: Environmental Clearance application for the proposed residential building “Tower Quest” at premises no. 33A, Canal Circular Road, Kolkata – 700 04 by M/s. Bloombuilt Construction Pvt. Ltd. & Others.

Sir,

This has a reference to your application for environmental clearance submitted on 13.05.2016 for the proposed residential building “Tower Quest” at premises no. 33A, Canal Circular Road, Kolkata – 700 04 by M/s. Bloombuilt Construction Pvt. Ltd. & Others, West Bengal, and presentation made by you before SEAC on 25.06.2016.

Based on your application for environmental clearance and presentation made by you, SEAC in its meeting dated 25.06.2016 has recommended a list of stipulated conditions for the project proposal.

SEIAA considered the recommendation of SEAC in its meeting dated 05.12.2016. SEIAA noted from the submission of the project proponent dated 11.11.2016 that the proposed project is independent of ‘Swarnamani’ project in all respect. In addition to the SEAC’s observations, it has been decided by SEIAA that the following issues are to be addressed appropriately while submitting sanctioned building plan for obtaining environmental clearance.

1. Project proponent should delineate the total project boundary in satellite imagery (with accurate latitude and longitude) and also indicate the boundaries of the existing water bodies.
2. Water meter to be installed at every inlet point of fresh water uptake, STP inlet & outlet including discharge point of treated water and regular records to be maintained.
3. Dedicated car washing area to be earmarked and car washing water to be collected and treated in STP as proposed. Provision for backup power for operation of STP during power failure should be made.
4. Recycling of treated waste water to be maximized by way of dual plumbing.
5. Fraction of covered area that can be illuminated by natural lighting to be maximized and reported. Building should be oriented for maximum natural ventilation and day lighting.
6. Microclimatic studies to be completed as per the indicative guidelines for high-rise building.
7. At least 20 KW of solar power to be generated and utilized in addition to the stand alone solar street lights.
8. At least 200 nos. of trees to be planted in addition to the existing 19 nos. of trees.
9. Fire escape, evacuation proposal and means thereof, the refuge areas and floor levels in the building plan to be submitted.
10. Existing water body with its ecological features, within the premises shall be preserved.

You are requested to prepare the construction plan incorporating those conditions before submission of the same for building plan approval. The sanctioned building plan, along with a comparative statement of salient features between those in stipulated conditions and sanctioned plan, may kindly be submitted in the secretariat of SEAC at Paribesh Bhavan, Salt Lake. The SEIAA shall consider the case only when it is ensured that the conditions listed in the enclosure have been properly addressed in the building plan.

  
Member Secretary, SEIAA

No. 27/12 / EN / T – II – 1/042 / 2016

Date: 7<sup>th</sup> December, 2016

Copy forwarded for information to the Secretary, State Level Expert Appraisal Committee.

Sd/-  
Member Secretary, SEIAA



Relevant parts of the Minutes of the 125<sup>th</sup> SEAC Meeting for stipulating conditions for environmental clearance of proposed Residential Complex "Tower Quest" by M/s. Bloombuilt Construction Pvt. Ltd. & 16 Others at 33 A, Canal Circular Road, KMC Ward No. 31, Kolkata-700054.

Name of the Environmental Consultant: M/s Envirotech East Pvt. Ltd.

This has reference to the application for environmental clearance along with FORM I, FORM IA and other documents on the above referred project.

1. This is a proposal for construction of residential complex consisting of 1 tower of G+39 storied with 3 wings and total nos. of flats-117.
2. The above proposal has been considered in the 125<sup>th</sup> SEAC meeting held on 25.06.2016.
3. Salient features of the proposed project are as follows: -

Land Area	7504.80 sq.m (1.85 acres)
Existing Water body	1003.35 sq.m (0.25 acres)
Net land area	6501.45 sq.m (1.61 acres)
Latitude & Longitude	22°34'53.12"N & 88°23'57.09"E
Expected Population	819(permanent-585, temporary-234)
Total Water requirement	151.58 KLD
Fresh Water requirement	95.10 KLD (KMC supply)
Wastewater generated	114.56 KLD (to be treated in STP)
Treated Wastewater reused	56.48 KLD (to be used in dual plumbing, landscaping & car washing)
Treated Wastewater discharged	52.35 KLD (to KMC drain)
Solid waste disposal	0.36 TPD (to be disposed off through on-site compost plant & KMC)
Total Built-up Area	29471.147 sq.m
Ground Coverage	874.40 sq.m (13.45% of net land area)
Total Green area	4159.42 sq.m (63.97% of net land area)
Exclusive tree plantation area	2691.79 sq.m (41.40% of net land area)
Total paved area	1467.63 sq.m (22.57% of net land area)
Plantation proposed	188 nos.
No. of Parking Spaces proposed	236 (open-36, covered-29, MLCP-171) nos.
Total Power requirement	1.8 MVA (At least 1% of total power requirement shall be met from solar power)
Solar street light proposed	10 nos.
Backup Power	1x500 KVA, 1x380 KVA

5. The State Level Expert Appraisal Committee, West Bengal, hereby, **proposes the stipulated conditions for environmental clearance** as per the provision of Environmental Impact Assessment Notification 2006 and the subsequent amendments, on the basis of above mentioned features along with other details submitted to SEIAA, subject to strict compliance of the terms and conditions (whichever applicable at building sanction stage) mentioned below.

#### Part A - SPECIFIC CONDITIONS

##### I. Construction Phase

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

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.

Secretary, State Expert Appraisal Committee, West Bengal

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- 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 crèche facility, if required, particularly for 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 ensuing 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.
- 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-peak 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 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.
- 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.

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Secretary, State Expert Appraisal Committee, West Bengal

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Name of the Environmental Consultant: M/s. Envirotech East Pvt. Ltd.

**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.
- 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-onsite (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. Use of chillers will be CFC & HCFC free.
- xvii. Restrict the use of glazed surface as per National Building Code 2005.

**Water Body Conservation:-**

- i. Water body of area 1003.35 sq.m 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. The location and size of the water body should be shown in the sanctioned building plan.

**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 at least 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 188 nos. of trees as proposed. 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.
- iv. Provision for Roof Top Gardening is mandatory.

**Water supply:-**

- i. Water requirement during construction phase shall be met from KMC. Ground water should not be abstracted without prior permission obtained from the competent authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.

**Sewage Treatment Plant:-**

- i. As per the proposal submitted by the proponent waste water shall be treated in septic tank to soak pit. Construction waste water to be collected in sedimentation trap with adequate retention time and to be reused.



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**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 or 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. 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 construction phase shall be met from KMC supply. Ground water should be abstracted as per prior permission obtained from 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. Use of water efficient devices / fixtures and appliances should be promoted. Installation of dual flushing system should be considered to conserve water.
- iii. The proponent must practice rainwater harvesting on regular basis.



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**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 dual plumbing, landscaping; internal road and pavement cleaning etc. and rest will be discharged to municipal drain.
- ii. Reuse of treated wastewater should be carried out as proposed.
- iii. Back up power for operation of STP should be kept during power failure.

**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.

**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 neighbourhoods. 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 shall install onsite compost plant for treatment of biodegradable part of Municipal Solid Waste. Sufficient space for installation of onsite 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 of respective municipal authorities want to avoid any kind of waste 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 generated and odor control in onsite compost plant should be made.
- vi. Non-recyclable inorganics and rejects will be disposed off through municipal authority as proposed.
- vii. 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.

  
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viii. 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.

ix. 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.
- 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.
- viii. All the recommendation made in the EMP report should be complied with.

**Part-B GENERAL CONDITIONS**

1. The environmental safeguards contained in the EMP Report should be implemented.
2. All the conditions, liabilities and legal provisions contained in the Stipulated conditions for Environmental Clearance (SCEC) 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.
3. All the labourers to be engaged for construction works should be screened for health and adequately treated before issue of work permits. Provision should be made for the supply of kerosene or cooking gas to the labourers during construction phase.
4. The project proponent should make financial provision in the total budget of the project for implementation of the suggested safeguard measures.
5. In case of any violation of the conditions laid down in this SCEC, 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 SEAC, West Bengal.
6. The State Expert Appraisal Committee, West Bengal reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the stipulated conditions for 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.
7. 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.
8. 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.
9. These stipulations would be enforced among others under the provisions of the Water (Prevention & 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 2006 including the amendments and clarification circulars.

LV


Secretary, State Expert Appraisal Committee, West Bengal



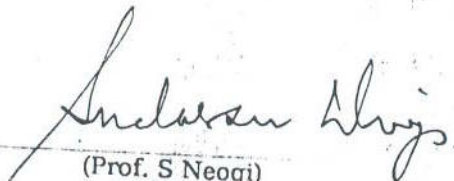
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Name of the Environmental Consultant: M/s. Envirotech East Pvt. Ltd.

10. The final Environmental Clearance shall be accorded by the State Environmental Impact Assessment Authority, West Bengal after submission of master site plan of the whole project sanctioned by the concerned municipality incorporating all the salient features of the stipulated conditions for environmental clearance and necessary documents and consideration of the same by the State Level Expert Appraisal Committee, West Bengal. The area statement as well as detailed building profile, parking spaces etc., as proposed in the salient features, should be clearly mentioned in the sanctioned Master Plan.

  
(Dr. S. Mukherjee)  
Secretary

State Expert Appraisal Committee, West Bengal

  
(Prof. S. Neogi)  
Chairman

State Expert Appraisal Committee, West Bengal

