

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Pranisampad Bhavan, LB-2, 5<sup>th</sup> Floor, Sector III, Salt Lake, Kolkata - 700 106

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

No. 1767 / EN / T - II - 1 / 019 / 2017

Date: 17<sup>th</sup> August, 2017

To

✓ M/s DTC Projects Pvt. Ltd.,  
1, Netaji Subhas Road, 1<sup>st</sup> floor,  
Kolkata - 700 001.

Sub: Environmental Clearance application for the proposed housing complex at Mouza - Daulatpur, Block Bishnupur, JL. No. 79, Diamond Harbour Road, P.O. Joka, P.S. - Bishnupur, under Kulerdari Gram Panchayet, Dist. South 24 Parganas, West Bengal.

Sir,

This has a reference to your application for environmental clearance submitted on 19.04.2017 for the proposed housing complex at Mouza - Daulatpur, Block Bishnupur, JL. No. 79, Diamond Harbour Road, P.O. Joka, P.S. - Bishnupur, under Kulerdari Gram Panchayet, Dist. South 24 Parganas, West Bengal and presentation made by you before SEAC on 13.05.2017.

Based on your application for environmental clearance and presentation made by you, SEAC in its meeting dated 03.07.2017 has recommended a list of stipulated conditions for the project proposal.

In addition to the SEAC's observations, it has been decided by SEIAA in the meeting dated 09.08.2017 that the following issues are to be addressed appropriately while submitting sanctioned building plan for obtaining environmental clearance.

- 1) Conform to the clauses mentioned in the "Manual on Norms and Standards for Environment Clearance of Large Construction Projects" published by MoEF & CC, GoI.
- 2) Incorporate details of all dimensions and functional, positional arrangement of STP, compost plant and rainwater harvesting reservoir in the approved plan.
- 3) Submit final site plan (in conformity with the final approved plan) showing Land use distribution with polyline and corresponding legend mentioning Area and Percentage of each use both in soft (Auto CAD 2010) & hard copy formats.
- 4) The project proponent is requested to submit the microclimatic study of the project area delineating the exclusive tree plantation area ensuring that the plantation area does not fall under shadow zone.

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. 1767 / EN / T - II - 1 / 019 / 2017

Date: 17<sup>th</sup> August, 2017

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

Sd/-  
Member Secretary, SEIAA



Relevant parts of the minutes of the 143<sup>rd</sup> SEAC Meeting for stipulating conditions for environmental clearance of proposed housing complex by M/s. DTC Projects Pvt. Ltd. at Mouza - Doulatpur, Block- Bishnupur1, J.L. No. 79, Daimond Harbour Road, P.O. - Joka, P.S.- Bishnupur, under Kulerdari Gram Panchayet, Dlst. - South 24 Parganas, West Bengal.

Name of Environmental Consultant - M/s. Ultratech Environmental Consultancy and Laboratory

This has reference to the revised application for environmental clearance dated 08.05.2017 along with FORM I, FORM IA and other documents on the above referred project. This also refers to the letter dated 18.05.2017 for submission of clarification.

1. This is a proposal for construction of a residential complex comprising of Block- 1,1A,2,3 (Existing Sanction) G+12, Block- 4 to 23 G+12 (5 nos.), G+14 (7 nos.) & B+G+14 (7 nos.) with club house G+2. Total no. of flats will be 1352 nos. Total land area is 44784.89 sqm and total built up area will be 149115.89 sqm.
2. The project had already received Environmental Clearance for Phase - 1 which had a built up area of 90899.88 sqm. vide Memo No. 728/EN/T - II - 1/010/2015 dated 29.03.2016.
3. The above proposal has been considered in the 143<sup>rd</sup> SEAC meeting held on 30.06.2017. Salient features of the proposed project are -

Description	As per Stipulated condition		According to EC		As per Latest area statement	
Land Area	38196.96	Sq.m.	38196.96	Sq.m.	44784.89	Sq.m.
Expected Population						
Residential	6115	Nos.	4205	Nos.	6084	Nos.
Community hall	461	Nos.	461	Nos.	881	Nos.
Service	2174	Nos.	841	Nos.	1217	Nos.
Floating	579	Nos.	420	Nos.	608	Nos.
No. of Flats	1223	Nos.	841	Nos.	1352	Nos.
No. of storey	Residential Complex Block- 1,1A,2,3 (Existing Sanction)_G+9  Block- 4 to 28 _G+9		Residential Complex Block- 1,1A,2,3 (Existing Sanction)_G+9  Block- 4 to 21 _G+9		Residential Complex Block- 1,1A,2,3: G+12  Block- 4 to 23 : G+12 (5 nos.), G+14 (7 nos.) & B+G+14 (7 nos.) with club house G+2	
Latitude & Longitude	22°26'25.38"N & 88°17'53.94"E		22°26'25.38"N & 88°17'53.94"E		22°26'25.38"N & 88°17'53.94"E	
Total Water requirement	1077	KLD	739	KLD	1079	KLD
Fresh Water requirement	660	KLD	439	KLD	671	KLD
Wastewater generated	807	KLD	537	KLD	793	KLD
Treated Wastewater discharge	390	KLD	268	KLD	385	KLD
Treated Wastewater recycled	417	KLD	269	KLD	408	KLD
Solid Waste disposal	3.34	TPD	2.24	TPD	4.045	TPD



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## 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 crèche 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 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 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.

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**Water Body Conservation:-**

- i. The existing water body of area 242.81sqm. (0.54% of land area) 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 area and location of the water body should be incorporated in the sanctioned building plan of the concerned municipal authority. In case of relocation of existing water body within the project premises permission from the competent authority must be obtained for the same and the area and location of the relocated water body should be incorporated in the sanctioned building plan of the concerned municipal authority.

**Land Character :-**

No construction activity is permitted under any circumstances on any water body or any plot of land characterized as wetland.

**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 650 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 ground water supply. Ground water should not be abstracted without prior permission of 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 during construction phase construction water must be treated and reused. Domestic waste water generated during construction phase must be treated in a septic tank followed by soak pit.

**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.



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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 landscaping; internal road and pavement cleaning etc. and rest will be discharged to municipal sewer line.
- ii. Reuse of treated wastewater should be carried out as proposed.

**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. At least 1% of total demand load to be met from solar power source.

**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 Solid Waste Management Rules, 2016. 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 municipality.
- ii. 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,



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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, 1987, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification 2006 including the amendments and clarification circulars.
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

rt.



(Dr. T.K. Mukherjee)  
Chairman

State Expert Appraisal Committee, West Bengal