

**Minutes of the fifty-fourth meeting of the State Level Expert Appraisal Committee, West Bengal held on October 19, 2022 at 2:00 p.m. at the Conference Room, Paribesh Bhawan, Bidhannagar.**

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The 54<sup>th</sup> meeting of the State Expert Appraisal Committee (SEAC), was held on 19.10.2022 at 2:00 p.m. in the Conference Room at Paribesh Bhawan, Bidhan Nagar. The following members participated:

1)	Dr. Rajesh Kumar, IPS	Secretary, SEAC	Present
2)	Dr. Ashit Kumar Mukherjee	Chairman, SEAC	Present
3)	Dr. Nilangshu Bhusan Basu	Member, SEAC	Present
4)	Prof. (Dr.) Pradip Kumar Sikdar	Member, SEAC	Present
5)	Prof. (Dr.) Anirban Gupta	Member, SEAC	Present
6)	Prof. (Dr.) Aniruddha Mukhopadhyay	Member, SEAC	Present
7)	Prof. (Dr.) Sampa Chakrabarti	Member, SEAC	Present
8)	Prof. (Dr.) Indranath Sinha	Member, SEAC	Present
9)	Prof. (Dr.) Goutam Kumar Saha	Member, SEAC	Present

**1) Note on Technical presentations:-**

**1.1) For Environmental Clearance**

**1.1.1) Construction Sector**

- A. Proposed setting up of Medical Institution and Hospital Building of All India Institute of Medical Sciences (AIIMS), Kalyani at Mouza – Basantpur, JL No. 90, LR Plot No. 83 & Mouza – Ghoragacha, JL No. 91, LR Plot No. 124 & 389, PS – Chakdah, Dist – Nadia, West Bengal. (VIOLATION CASE)**

<b>Proposal No.</b>	<b>SIA/WB/INFRA2/401336/2022</b>
<b>Project Proponent -</b>	<b>M/s. HSCC India Limited.</b>
<b>Environmental Consultant -</b>	<b>M/s. Ultra Tech.</b>

***Activity:***

- This is a proposal for setting up of Medical Institution and Hospital Building of All India Institute of Medical Sciences (AIIMS), Kalyani.

***Salient Features***

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

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Block details	As per Table given below				
	Buildings		Floors	Total Ground Coverage area (Sq.m)	Total Build-up Area (Sq.m)
	Institutional Area				
	1.	OPD Block Phase I	G+5	7685.9	30701.15
	2.	Hospital Block	G+5	22574.16	88548.08
	3.	Ayush Block	G+1	1932.16	3290.39
	4.	Admin	G+1	1461.04	2476.16
	5.	Library	G+2	971.04	2337.26
	6.	Medical College Labs Block	G+6	3208.48	15788.26
	7.	Medical College Offices	G+4	804.86	3858.86
	8.	Connecting Corridor	G	317.00	317.00
	9.	Nursing College	G+4	804.86	3846.78
	10.	Auditorium	G+4	2446.29	6398.14
	Residential Area				
	1	UG Hostel (Male)	G+12	417.00	4910.70
	2	UG Hostel (Female)	G+5	417.00	2334.10
	3	PG Hostel (Male)	G+13	575.30	7012.00
	4	PG Hostel (Female)	G+11	351.50	3427.50
	5	PG Hostel (Married)	G+13	570.80	6640.90
	6	Nursing Hostel (Female)	G+12	569.90	6628.50
	7	Nursing Hostel (Male)	G+12	346.00	3778.30
	8	Amenities Block 1	G	684.20	684.20
	9	Amenities Block 2	G	845.20	845.20
	10	Staff Housing Type 2 (2 Blocks)	G+8	498.50	8736.80
	11	Staff Housing Type 3	G+2	581.30	1686.54
	12	Staff Housing Type 4	G+5	616.90	3196.70
	13	Staff Housing Type 5	G+5	860.30	5047.01
	14	Director's Bungalow	G+1	257.80	436.50
	15	Guest House	G+1	2114.40	3067.77
	16	Dharamshala Block	G+1	1084.67	2138.36

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	<b>Service Area</b>				
	1	STP 1	B	800.00	800.00
	2	UGT 1	B	360.00	360.00
	3	UGT 1	B	360.00	360.00
	4	Electrical Substation 1 cum utility block	G	210.00	210.00
	5	Electrical Substation 2	G	150.00	150.00
	6	Electrical Substation 3	G	150.00	150.00
	7	Electrical Substation 4	G	60.00	60.00
	8	ESS-1 Expansion	G	1866.93	1866.93
	9	STP-2	G	696.72	696.72
	<b>Total</b>			<b>57650.21</b>	<b>222786.81</b>
Expected Population	Outdoor Patients 900 Banglow- 9 Guest House – 28 Staff Housing (Type 2, 3,4 & 5) – 855 Hostel (7 no) – 1397 Fire station – 34 Market place Amenities – 103 Main Utility Block – 209 Hospital Beds – 960 Hospital Staff + Patient Attendants – 5760 Floating Population/Visitor – 960 O & M – 220 Administration -245 Nursing College – 542 medical College – 542 medical College office – 303 Library – 150 Auditorium - 3839 <b>Total – 17056 persons</b>				

Salient Features of the project :-

<b>Features</b>	<b>As per Stipulated Conditions for EC vide No. 2279/EN/T-II-1/002/2018 dated 21.11.2019</b>	<b>As per Sanction Plan</b>
Total Land area for development	727731 sqm (179.82 Acres).	727731 sqm (179.82 Acres).
<b>Total Built-up area</b>	<b>222786.81 sq.m</b>	<b>222786.81 sq.m</b>
Ground coverage with percentage of the total land area	57650.21 sq.m (7.9% of Land Area)	57650.21 sq.m (7.9% of Land Area)
Service area with percentage of the total land area	4653.65 sq.m (0.6% of Land Area)	4653.65 sq.m (0.6% of Land Area)

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Features	As per Stipulated Conditions for EC vide No. 2279/EN/T-II-1/002/2018 dated 21.11.2019	As per Sanction Plan
Exclusive Tree Plantation Area with percentage of the total land area	145546.2 sq.m (20% of Land Area)	145546.2 sq.m (20% of Land Area)
Other green area with percentage of the total land area	94430.5 sq.m (13% of Land Area)	94430.5 sq.m (13% of Land Area)
Total Paved Area with percentage of the total land area	68981 sq.m (9.5% of Land Area)	68981 sq.m (9.5% of Land Area)
Other Open Area with percentage of the total land area	356469.4 sq.m (49.0% of Land Area)	356469.4 sq.m (49.0% of Land Area)
No. of Beds	960 nos.	960 nos.
Total Water requirement	4185 kLD	3500 kLD (from PHE Haringhata, Kalyani supply)
Fresh Water requirement	4185 kLD	2603 kLD
Wastewater generated	2170 kLD	906 kLD
Treated Wastewater Recycled	1960 kLD	897 kLD
Treated Wastewater Discharge	210 KLD will be discharged to common sewer after treatment in the STP	618 KLD will be discharged to nearby canal after treatment from STP only in monsoon season.
Solid Waste disposal	3927.9 kg/day Bio Medical Waste – 1603 kg/day <b>Total 5530 kg/day</b>	Municipal Solid Waste – 3158 kg/day Bio Medical Waste – 360 kg/day <b>Total 3518 kg/day</b>
<b>Total project cost (Rs.)</b>	<b>Rs. 1200 Crores</b>	<b>Rs.1007.15 crores</b>
Electricity Load	14 MVA Source: WBSEDCL	14 MVA Source: WBSEDCL
D.G. Sets for Back Up power	DG Sets 6 (5x 2 MVA & 1x 1 MVA)	DG Sets 6 (5x 2 MVA & 1x 1 MVA)
Total no. of trees	9096 nos.	As per DFO approved plantation plan.
Car Parking Provided	2999 nos.	Required: 2708 Provided: 2999

***Chronology of the event:***

- Earlier the project proponent (PP) had received stipulated conditions for EC vide letter No. 2279/EN/T-II-1/002/2018 dated 21.11.2019.
- The PP applied in prescribed format for Terms of Reference under violation category and uploaded the application in the PARIVESH portal on 19.07.2022.
- The PP presented their Terms of Reference proposal in the 47<sup>th</sup> SEAC meeting held on 27.07.2022. Based on the submission and presentation made by the PP, the committee after careful consideration and detailed deliberation **recommended the proposal for Terms of Reference under violation category** for conducting EIA study as per the provision of EIA Notification, 2006 and its amendments with the following additional conditions -
  - 1) Notary Affidavit as per the enclosed format given.
  - 2) Related documents mentioned in Annexure.

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- 3) Salient features of the project.
- 4) Damage Assessment Plan.
- 5) Remedial Plan.
- 6) Community Augmentation Plan.
- 7) Present status of construction of the project along with photographs.
- 8) Authenticated documents for the total project cost compared to the cost incurred till the date of submission of the EC application along with EIA/EMP.
- 9) Gross turn-over till the date of submission of EC application to be certified by Chartered Accountant.
- 10) Complete land documents along with mutation and conversion in the name of project proponent. Summary of the land schedule to be submitted.
- 11) Permission from the competent authority regarding water supply for the entire water requirement.
- 12) Concurrence for waste water discharge, storm water discharge, solid waste etc. from the competent authority.
- 13) EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 to be submitted. Items like hand washing station, toilet facility with running water, school infrastructure including incinerator for used sanitary napkins in case of girls' schools, provision for sufficient service water supply and treatment of drinking water, training on environmental awareness including MSW segregation etc. in nearby schools to be considered. Restoration and/or maintenance of local water bodies, computer literacy training for the local youth may also be considered. Evidence of collecting data on the need of the locality should be submitted.
- 14) Social part of EMP should be recast as stipulated.
- 15) Plan for installation of digital display board for showing all environmental parameters and EMP data.
- 16) Onsite sanitation and safe drinking water facility during construction phase.
- 17) Details of STP and ETP along with scaled up drawings and flow diagram to be submitted. Effluent analysis for the inlet to equalisation tank and from each individual process / unit operations to be submitted. Complete water balance in this regard should be provided.
- 18) Drainage network of the site. Treated water discharge point to be indicated.
- 19) While submitting the land use plan within the project area, the details (exact width) of underground service lines including fire, electrical, sewerage and drainage should be depicted with a different colour in order to assess that the area required for exclusive tree plantation does not overlap with these underground service lines. The plan should be certified by the project architect.
- 20) Mouza map showing all the dag nos.
- 21) All mandatory documents i.e. all sanction plans, Building Permit, NOC from WBF&ES, AAI Clearance etc. to be uploaded in the PARIVESH portal.
- 22) The provision of water meter with totaliser at freshwater inlets, ETP discharge and recycling lines.
- 23) Subsurface hydro-geological study of the area.
- 24) Arsenic monitoring in wells at different depths.
- 25) Detailed plan of solar power plant including PV array should be submitted. Area of rooftop provided to be shown in the plan. Solar PV and solar heating to be shown separately with grid metering plan.

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- 26) Water Balance with breakup of hospital and domestic fresh and wastewater. Back-up borewell to mention with capacity and pumping schedule. Groundwater quality especially As-content should be monitored. Specifying location and depth of borewell.
  - 27) STP/ETP flowchart and details with disinfection.
  - 28) ETP to be properly designed taking into account pathogens contained in the raw water.
  - 29) Source of total requirement of water from provider.
  - 30) Parking area should be demarcated on the plan with mention of the number of cars. Charging points for the electrical vehicles should be provided. Parking area should not interfere with green area. Parking area may be finished with hollow paver blocks.
  - 31) Facilities should be marked-up on the plan.
  - 32) DFO approved tree plantation plan in 1:100 scale mentioning spacing of the trees and their names and numbers may be furnished.
  - 33) Calculation of total population to be recast as per NBC, 2016.
  - 34) Calculation of carrying capacity of the canal vis-à-vis the storm water discharge connected to canal.
  - 35) Modified water balance to be submitted separately for dry and rainy season.
  - 36) Disposal plan for the radio-active waste generated. The detail to be given in the EIA report.
  - 37) Provide all the following documents related to High Rise Building as per MoEF&CC, vide No. 21-270/2008-IA.III dated 07.02.2012:
    - a) Microclimate (sunshine & shadow analysis and its effect on energy consumption).
    - b) Air circulation (effect on natural ventilation and wind speed).
    - c) Day lighting (how dependence on artificial lighting during daytime is affected).
  - 38) Display board for environmental information during operation stage shall be installed. The following information shall be provided: -
    - Daily consumption and quality of drinking water.
    - Quality & quantity of inlet & outlet effluent from STP.
    - Data from ambient air quality monitoring station.
    - Data from ambient noise monitoring station.
    - Details of solar power utilization.
    - Details of the beneficiary of the EMP-need based activities.
- Now, the PP applied in prescribed format for Environmental Clearance under violation category by submitting Final EIA report and uploaded the application in the PARIVESH portal on 06.10.2022.
  - The PP was called for EIA presentation in 54<sup>th</sup> SEAC meeting held on 19.10.2022 where they presented their case.

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***SEAC observation and recommendations:***

- Based on the submission made by the PP during presentation of the EIA report, the committee accepted the final proposal consisting of various environmental parameters and salient features of the project and **recommended the proposed project for Environmental Clearance under violation category** with the following additional conditions :-
  - a. A pipeline should be provided from the treated water tank to bypass the ultra-filtration membrane unit. Water in all the treated water tanks should be analysed before reuse/discharge. It should be ensured technically that pathogens are removed by 'Oxillite & Chlorination' treatment. Before feeding the treated water from ETP to the STP Equalization tank, water should be analysed to ensure that no pathogens are transferred there.
  - b. Charging point for electrical vehicles should be provided.
  - c. Large quantity of diesel fuel may be required to store. Necessary measures for safety and environmental issues should be ensured.
  - d. Management of Bio-Medical Waste should be ensured that handling, storage and disposal will be as per the Bio-Medical Waste Management (Amendment) Rules, 2018.
  - e. Rain water harvest (not recharge) should be done for fire-fighting.
  - f. Details of the community health services and other social activities done should be provided with respective costs incurred and commitments for continuing such activities during the project period and beyond perpetually should be made with budget.
- It is noted that WBPCB has initiated the process of taking action under Section 15 read with Section 19 of the Environment (Protection) Act, 1986. The total project cost as submitted by the PP in the portal for Phase-1 Rs.35,516.00 Lakhs + Phase-2 Rs.65,199.00 Lakhs = Rs.1,00,715 Lakhs = **Rs.1007.15 Crores**.
- Since the PP had received stipulated conditions for EC vide letter No. 2279/EN/T-II-1/002/2018 dated 21.11.2019, therefore, in line with the direction of the Principal Secretary, Dept. of Env., GoWB vide No. 1312/EN/T-II-1/052/2016 dated 30.05.2018, the expenditure amount for remediation plan, natural and community resource augmentation plan may be fixed at 0.5% of the total project cost i.e. 0.5% of Rs.1007.15 Crores = **Rs.5.03575 crores**.
- As per the O.M. of MoEF&CC vide No.22-21/2020-IA.III[E 138949] dated 28.01.2022, a penalty provision of 1% of the total project cost for violation and 0.25% of the total turnover of the project during the period of violation should be imposed. **The PP has informed that since this is a Govt. Hospital project, no turnover is made against the same.** Therefore, the penalty cost incurred for violation will be 1% of Rs. 1007.15 Crores = **Rs.10.0715 crores**.
- Hence, the total amount (RP&NCRAP + Penalty) to be submitted by the PP may be fixed at **Rs. 5.03575 crores + Rs. 10.0715 crores = Rs.15.10725 crores** (Rupees Fifteen Crores Ten Lakhs Seventy-Two Thousand and Five Hundred) only.
- The budgetary allocation of expenses for the amount of **Rs. 5.03575 crores** (Rupees Five Crores Three Lakhs Fifty Seven Thousand Five Hundred) only, as submitted by the PP is enclosed as **Annexure – 5**.

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- B. Proposed Residential Complex at J.L. No.- 23, RS No. 232, RS & LR Dag No. 2713 & 2714, LR Khatian No. 7835, 7836, 7837, 7838, 9804, 9805, 9806, 9807, 7783, to 7792, 9364, 3547, 4567, 9146, 1710, 4935, 5727, 9955 to 9961, 9596, 9597, 9598, 10223 & 10224, P.S: New Town, Mouza – Ghuni under Jyangra Hatiara 2 No. Gram Panchayat, North 24 Parganas, West Bengal.**

**Proposal No.** SIA/WB/INFRA2/401715/2022  
**Project Proponent -** M/s. Rohra Developers Private Limited.  
**Environmental Consultant -** M/s. Ultra Tech.

**Activity:**

- This is a proposal for to development of a Residential complex with all modern amenities comprising of Unit 1 : Block 1 to 4 (B+G+16) and Unit 2: Block 5 & 6 (G+12). Total Built Up area of the project is 34,062.99 sqm and Total land area is 9,086.171 sqm. Total No. of flats are - 314 nos. (2 BHK = 156, 3 BHK = 154, 4BHK = 4).

**Salient Features**

- Salient features of the proposed expansion project as uploaded in the PARIVESH portal may be summed up as below –

Land Area	9086.171 sqm
Total Built Up Area	34062.99 sqm
Ground Coverage	2242.670 sqm (24.682%)
Extended Basement Area	1458.930 sqm (16.057%)
Road/Paved Area	2904.547 sqm (31.967%)
Tree Plantation Area	1818.714 sqm (20.016%)
Service Area	661.310 sqm (7.278%)
No. of Block & Story	Unit 1 : Block 1 to 4 (B+G+16) Unit 2: Block 5 & 6 (G+12)
No. of Dwelling units	314 nos. (2 BHK = 156, 3 BHK = 154, 4BHK = 4)
Longitude and Latitude of Site	22°35'30.71"N & 88°27'13.99"E
Source of Water	Ground water supply
Total Quantum of Water required	239 KLD
Quantity of Wastewater Generation	177 KLD
Quantity of treated wastewater recycled	64 KLD
Quantity of treated wastewater Discharge	113 KLD
Quantum of Fresh Water required	175 KLD
Quantity of Solid Waste Generation	940 kg/day
Constructional Phase Water Demand	23 KLD (Construction work – 3 KLD, Workers – 20 KLD)
Total Population During Construction	275 persons
Total Population During Operation	2182 persons (Total Fixed – 1758 nos., Total Floating – 406 nos. Service – 18 nos.)
Electricity Load	1164 KW
Electricity Supplied By	WBSEDCL
D. G. Sets	2 nos. 400 KVA
Car Parking provided	206 nos. (Basement : 84, Ground Floor : 122 nos.)
No. of trees provided	172 nos.
Project cost (Rs.)	Rs.6819.7644 lakhs



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***Chronology of the event:***

- The PP applied in prescribed format for EC and uploaded the application in the PARIVESH portal on 29.09.2022.
- The PP was called for EC presentation in 54<sup>th</sup> SEAC meeting held on 19.10.2022 where they presented their case.

***SEAC observation and recommendations:***

- Based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the “PARIVESH” portal by the PP for further consideration :-
  - 1) It appears that the DFO approved plantation and the sanction plan that the exclusive tree plantation area does not match. Fresh plan in this is regard to be submitted.
  - 2) Permission from the competent authority regarding water supply for the entire quantity of water required.
  - 3) Concurrence for waste water discharge, storm water discharge, solid waste etc. from the competent authority.
  - 4) Onsite sanitation and safe drinking water facility during construction phase.
  - 5) Drainage network of the site. Permission of discharge water with quantity to be specified with outfall details.
  - 6) While preparing the land use plan for the project area, the details (exact width and other dimensions) of the underground service lines including fire, electricity, sewerage and drainage may be depicted using different colours; it must be ensured that the area earmarked for exclusive tree plantation does not overlap with these underground service lines. The plan so prepared, may be certified by the project architect.
  - 7) Mouza map showing all the dag nos. within the project area.
  - 8) The provision of water meter with totaliser at freshwater inlets, ETP discharge and recycling lines. Plan in this regard is to be submitted. Water analysis should be done in all such points.
  - 9) Number of rainwater recharge wells should be as per standard guidelines. The wells should be only under the green area – no chemicals / pesticides should be used in the green area so that the recharge water is not contaminated.
  - 10) Impact of basement on the contained underground water flow.
  - 11) Accreditation of the consultant along with names of functional area expert and EIA coordinator should be uploaded in the PARIVESH portal.
  - 12) Plan for charging facilities for e-vehicles.
  - 13) Plan for installation of digital display board for showing environmental parameters and EMP data.
  - 14) Display board for environmental information during operation stage shall be installed. The following information shall be provided: -
    - a. Daily consumption and quality of drinking water.

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- b. Quality & quantity of inlet & outlet effluent from STP.
  - c. Data from ambient air quality monitoring station.
  - d. Data from a mbient noise monitoring station
- 15) Provide High Rise Building related following environmental documents as per MoEF&CC, vide No. 21-270/2008-IA.III dated 07.02.2012:
- a) Microclimate (sunshine & shadow analysis and its effect on energy consumption)
  - b) Air circulation (effect on natural ventilation and wind speed).
  - c) Day lighting (how dependence on artificial lighting during daytime is affected).

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through “PARIVESH” portal.

## **2) Miscellaneous**

### **I. Discussions on DSR of Birbhum district received from the Dept. of Industry, Commerce & Enterprise.**

The matter was considered in the 54<sup>th</sup> SEAC meeting held on 19.10.2022. The consultant of the Dept. of Industry, Commerce & Enterprises presented the DSR of the above-mentioned district. SEAC during appraisal considered the relevant provisions of Sustainable Sand Mining Management Guidelines, 2016 and Enforcement & Monitoring Guidelines for Sand Mining, 2020 along with directives of Hon’ble National Green Tribunal in O.A. No. 40/2020/EZ with O.A. No. 57/2020/EZ dated 14.10.2020 and Hon’ble Supreme Court Civil Appeal No. 3661-3662 of 2020 dated 10.11.2021. Accordingly, SEAC appraised the DSR and recommended to SEIAA, WB for approval with necessary corrections and the condition that replenishment study for river bed sand should be conducted in accordance with the Enforcement & Monitoring Guidelines for Sand Mining, 2020. Soft copy of DSR will be sent to SEIAA for further action.

## **3) Reconsideration cases**

### **3.1) Terms of Reference**

#### **3.1.1) Construction Sector**

- A. Proposed expansion cum modification of Residential cum Commercial Complex “Godrej Prakriti” at 187 F/1 (Old-150), B.T. Road, Sodepur, Mouza - Rambhadrabati & Sukhchar, JL No. 7 & 9, Ward No. 14 of Panihati Municipality, Dist. North 24 Parganas, Kolkata - 700115, West Bengal.

Proposal No.	SIA/WB/MIS/76606/2022
Project Proponent	M/s. Godrej Properties Ltd.
Environmental Consultant	M/s. Ultra-Tech.

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**Activity:**

- The project already received EC vide memo no. 1317/EN/T-II-1/026/2018, dated 07.10.2020.
- Now, the PP has applied for expansion and modification of Q Block (from B+G+19 to B+G+21), R Block (from B+G+19 to B+G+21), new MLCP Block (B+G+4) and a hospital (G+2) instead of day care within B+G+18 building in this project.

**Salient Features :**

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

	As per Environmental Clearance [A]			Expanded/Modified part [B]	Total (As per sanctioned building plan) [A+B]
Land Area as per Deed	108091.98 sqm (26.71 Acres)				
Land Area Vested (Under 14Z Rule),	10157.53 sqm (2.51 Acres)				
Land Transferred to Municipality	5260.93 sqm (1.30 Acres)				
Remaining Total Site Area	92673.39 sqm (22.90 Acres)				
Building Profile	<b>Sl. No.</b>	<b>Block Details</b>	<b>Floor</b>	2 FLOORS ADDED IN BLOCK Q (FROM B+G+19 TO B+G+21)  2 floors added in Block R (From B+G+19 to B+G+21)  1 new MLCP Block – B+G+4  Hospital – G+2 in B+G+18	Club House – G+1, Community Hall – G+2, Retail Block – G+3 Block A,B,C,D,E – G+14 Block F,G,H,I – G+19, Block J & L – G+4 Block K,N,O,P- B+G+19 Block M – B+G+4 Block Q,R – B+G+21 Block S+MLCP – G+19 Hospital cum Residential – B+G+18 MLCP Block – B+G+4
	1.	Club House	G+1		
	2.	Community Hall	G+2		
	3.	Retail Block	G+3		
	4.	Block A	G+14		
	5.	Block B	G+14		
	6.	Block C	G+14		
	7.	Block D	G+14		
	8.	Block E	G+14		
	9.	Block F	G+19		
	10.	Block H	G+19		
	11.	Block I	G+19		
	12.	Block S + MLCP	G+19		
	13.	Block O	B+G+19		
	14.	Block K	B+G+19		
	15.	Block N	B+G+19		
	16.	Block P	B+G+19		
	17.	Block Q	B+G+19		
	18.	Block R	B+G+19		

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	As per Environmental Clearance [A]			Expanded/Modified part [B]	Total (As per sanctioned building plan) [A+B]
	19.	Block M	B+G+4		
	20.	Block L	G+4		
	21.	Block J	G+4		
	22.	Day Care cum Residential	B+G+18		
	23.	Block G	G+19		
Total no of Building	23 Nos.			1 No.	24 Nos.
No. of Residential / Business Units	2618 Flats			57 Flats, No. of beds for hospital - 150	2675 Flats and Hospital beds – 150 nos.
Expected Population	12004 Persons (Fixed), 3929 Persons (Floating)			750 Persons (Fixed), 300 Persons (Floating), 15 Persons (Service)	17592 persons [13342 Persons (Fixed), 4229 Persons (Floating), 21 Persons (Service)]
Total Water Requirement	2298.84 KLD (Operation stage)			168 KLD	2466.84 KLD supplied by Panihati Municipality
Fresh Water requirement	1160 KLD			133 KLD	1293 KLD
Wastewater generated	1506.98 KLD			79 KLD (other than patient unit), 55 KLD (patient unit)	1585.98 KLD (other than patient unit- treated in STP), 55 KLD (patient unit – treated in ETP)
Treated Wastewater Recycled	1139 KLD			35 KLD (other than patient unit)	1174 KLD
Treated Wastewater Discharge	330 KLD			44 KLD (other than patient unit)	374 KLD
Total Solid Waste disposal	7.43 TPD			528 kg/day (MSW), 56.25 kg/day (BMW)	7958 kg/day (MSW), 56.25 kg/day (BMW)
Total Built-up Area (as per FSI)	248037.87 sqm			3397.8 sqm	251435.67 sqm
Non FSI Area	59722.81 sqm			221.19 sqm	59944 sqm
<b>Total Built-up Area (as per Construction)</b>	<b>307760.67 sqm</b>			<b>3619 sqm</b>	<b>311379.67 sqm</b>
Proposed ground coverage	20031.569 sqm (21.62% of Land Area)			--	22076.67 sqm (23.82% of Land Area)
Existing Water Bodies	11116.63 sqm (12.00% of Land Area)			--	11116.63 sqm (12.00% of Land Area)

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	As per Environmental Clearance [A]	Expanded/Modified part [B]	Total (As per sanctioned building plan) [A+B]
Total Paved Area	22515 sqm (24.29% of Land Area)	--	24716.45 sqm (26.67% of Land Area)
Exclusive Green Area	19110.375 sqm (20.62% of Land Area)	--	18945.72 sqm (20.44% of Land Area)
Other Green Area (Semi - Green Area)	10674 sqm (11.52% of Land Area)	--	2785.69 sqm (3.01% of Land Area)
Total Open Parking Area	Not Mentioned	--	10730.16 sqm (11.58% of Land Area)
Service Area	Not Mentioned	--	2302.07 sqm (2.48% of Land Area)
No. of parking spaces proposed	2468 nos.	64 nos.	2532 nos.
No. of Trees proposed	1400 nos.	--	1400 nos.
Daily power requirement	13300 KVA	300KVA	13600 KVA from CESC
Backup Power	DG Sets – 275 KVAX1, 320 KVAX1, 250 KVAX3, 500 KVA X 3 (proposed)	500 KVA X 1 and 125 KVA X 1	DG Sets – 275 KVA X 1, 320 KVAX1, 250 KVA X 3, 500 KVA X 4 and 125 KVA X 1
Total project cost (Rs.)	686.45 crores	--	Rs. 7.55 Crores

***Chronology of the event:***

- The proponent applied in prescribed format for Terms of Reference and uploaded the application in the PARIVESH portal on 05.05.2022.
- The PP presented their ToR proposal in the 42<sup>nd</sup> SEAC meeting held on 01.06.2022.
- Based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the “PARIVESH” portal by the PP for further consideration -
  - i) Credible document like Sale Deed / Agreement etc. with the residents of the complex showing provision for proposed hospital to be provided.
  - ii) Permission from municipality, Health & Family Welfare Dept. for the proposed hospital within the residential complex.
  - iii) Commitment regarding car parking for the hospital of 150 beds.
  - iv) Provision for wastewater treatment from the hospital building. All wastes of the hospital should be complied with the BMW Rules 2016.
  - v) Break up of car parking for hospital and other part of the project. Hospital car parking should not interfere with the residents’ car parking.

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- vi) Digital display board for showing environmental parameters and EMP data.
  - vii) Fire recommendation for the hospital as well as the total project.
  - viii) The hospital waste water and other sewage to be segregated and treated separately. Tertiary treatment for hospital effluent to be provided.
  - ix) Subsurface hydro-geological study of the area.
  - x) Subsurface lithology of the waterbody should be studied. Maintenance of the waterbody with periodical water analysis should be undertaken.
  - xi) Depth of basement and impact on ground water flow should be furnished.
  - xii) Detailed plan of solar power plant including PV array should be submitted. Area of rooftop to be provided. Utilization plan for the solar power with grid net metering to be furnished.
  - xiii) Permission from the competent authority for the total water requirement for the entire project including hospital should be submitted.
  - xiv) Water meter with totaliser at the freshwater inlet, and also inlet, recycle and discharge lines of wastewater. Detailed plan in this regard to be submitted.
  - xv) Adequate charging points may be provided at the parking space to encourage/ facilitate use of electric vehicles.
  - xvi) Distance between the borewells. Pumping hours for the wells.
  - xvii) Detailed layout of the hospital component showing all amenities like BMW storage area, oxygen storage area, dedicated car parking area, entry and exit from main road etc. to be submitted.
  - xviii) An appropriate display board and ambient air, noise monitoring devices may be erected at a conspicuous location. The board may display the status of relevant environmental parameters and should provide the names of the institutions/ organisations benefitted by the schemes mentioned in the CER/EMP. It would be the proponent's (or their successors) responsibility to ensure that the board is maintained during the operation phase of the project. Action plan in this regard to be submitted.
- The PP uploaded their reply in PARIVESH Portal on 25.09.2022.

***SEAC observation and recommendations:***

- It is observed that there are several complaints received from local residents regarding the hospital. Inspection of the project site was conducted by the WBPCB on 21.03.2022 (**Annexure – 1**). Based on the report of inspection and public complaint, SEIAA in its meeting held on 14.10.2022 considered the reply dated 23.08.2022 to the show cause notice submitted by the PP and also the inspection report dated 21.03.2022 submitted by the WBPCB. SEIAA decided to intimate the PP to be present for a hearing before SEIAA.
- Considering the above, the SEAC decided that the matter will be considered after the outcome of the decision of SEIAA in this regard.

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**3.2) Environmental Clearance**

**3.2.1) Construction Sector**

- B. Proposed residential complex at 342, G. T. Road, Golap Bagh More, Mouza – Goda, JL No. 41, RS Dag Nos. - 2194, 2195, LR Dag No. - 2184, LR Khatian No. – 8077, Burdwan Municipality Ward No. 1, Dist – Purba Bardhaman, PIN – 713 101. (Violation case)**  
**Proposal No. SIA/WB/NCP/72216/2018**  
**Project Proponent - M/s. RDB Realty & Infrastructure Limited.**  
**Environmental Consultant - M/s. Centre for Sustainable Development.**

**Activity:**

- This is proposal for residential building comprising of the following :-

Phase I	Phase II	
1 block of G+7 storied building	Residential	
	Block – 3	B + G + 11
	Block – 4	B + G + 11
	Block – 5	B + G + 11
	Block – 6	B + G + 11
	Commercial	
	Block – 2	B + G + 5
	Municipality Block	
	Block – 7	G + 3

- M/s. RDB Realty and Infrastructure Limited has submitted Development Agreement and General Power of Attorney with Burdwan Municipality dated 17.06.2014 regarding construction of the project which is uploaded as **Annexure – 2**.

**Salient Features**

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

	Existing (Phase – I)	Proposed (Phase – II)	
Land area	14,008 sq.m (as per Deed)	14,008 sq.m (as per Deed)	
No. of stories	Residential Block = 1 no. G + 7 storied	Residential	
		Block – 3	B + G + 11
		Block – 4	B + G + 11
		Block – 5	B + G + 11
		Block – 6	B + G + 11
		Commercial	
		Block – 2	B + G + 5
		Municipality Block	
		Block – 7	G + 3
No. of Flats	84	296	
Total Occupants	410 persons	3522 persons	
Latitude & Longitude	23° 15' 21.72" N & 87° 50' 48.87" E		

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	Existing (Phase – I)	Proposed (Phase – II)
<b>Total Built-up area</b>	<b>9248.89 sq.m (including exempted area)</b>	<b>46,634.26 sq.m (including exempted area)</b>
Ground Coverage	1176.712 sq.m (8.40% of Land Area)	5358.186 sq.m (38.25% of Land Area)
Building footprint	--	5392.72 sq.m (38.50% of Land Area)
Exclusive Tree Plantation Area	--	2814.65 sq.m. (20.09% of Land Area)
Service Area	--	640.86 sq.m. (4.58% of Land Area)
Internal Road Area (Paved)	--	3560.50 sq.m. (25.42% of Land Area)
Semi-paved surface incl. open car parking	--	1599.27 sq.m. (11.41% of Land Area)
Water required during operation phase	50 kL/d	248 kL/d
Net Water required	--	206 kL/d
Domestic water requirement	--	298 kL/d
Quantity of Wastewater Generation	--	238 kL/d
Treated Wastewater Recycled	--	110 kL/d
Quantity of Wastewater Discharge	--	116 kL/d
Treated wastewater	--	226 kL/d
Quantity of Solid Waste Generation	209.1 kg/day or 0.21 tonne/day	1001 kg/day or 1.00 tonne/day
Electricity (Demand Load)	400 kW by WBSEDCL	1920 kW by WBSEDCL
D.G. Sets for Back Up power	1 X 280 kVA	2 X 500 kVA + 1 X 1000 kVA + 1 X 250 kVA
Parking Provided	68 (Covered = 34, Open = 34)	267 (Covered = 217, Open = 50)
Total no. of trees	--	175 nos.
Total project cost (Rs.)	56 Crore (for total project)	44 Crore (For expansion project)

***Chronology of the event***

- The PP applied in prescribed format for Environmental Clearance and uploaded the application in the PARIVESH portal on 07.03.2018.
- The case was put up for consideration in the 2<sup>nd</sup> meeting of reconstituted SEAC held on 24.08.2020. After carefully considering the submission by the PP, SEAC noted that the PP had already initiated construction activities for the proposed expansion project without obtaining Environmental Clearance. Therefore, the PP has violated the provisions of EIA Notification, 2006 and its amendments.



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- The PP presented their proposal for Terms of Reference under Violation category in the 6<sup>th</sup> reconstituted SEAC meeting held on 02.12.2020 and the committee recommended standard Terms of Reference under Violation category on 24.12.2020.
- The ToR was issued by SEIAA vide Memo No. 92/EN/T-II-1/013/2018 dated 15.01.2021.
- The PP has requested SEAC on 14.01.2022 for consideration of the project so that they can upload the EIA report in PARIVESH portal.
- The matter was considered in the 30<sup>th</sup> meeting held on 27.01.2022 and it was decided that the PP should upload all relevant documents in PARIVESH portal.
- The PP has upload EIA report in PARIVESH portal.
- The PP presented their EIA report in the 32<sup>nd</sup> reconstituted SEAC meeting held on 16.02.2022 and based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the PARIVESH portal by the PP for further consideration: -
  - i. Tree plantation plan in 1:100 scale including tree list and tree spacing approved by Divisional Forest Officer.
  - ii. Break up of fresh water requirement – ground water / municipal supply.
  - iii. Distance between the borewells. Pumping hours for the wells.
  - iv. Water meter with totaliser at the freshwater inlet, and also inlet, recycle and discharge lines of wastewater. The totaliser readings should be reported with compliance report. Detailed plan in this regard to be submitted.
  - v. Revised EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 to be submitted with total project cost. Items like hand washing station, toilet facility with running water, school infrastructure including incinerator for used sanitary napkins in case of girls' schools, provision for sufficient service water supply and treatment of drinking water, training on environmental awareness including MSW segregation etc. in nearby schools to be considered. Computer literacy training for the local youth may also be considered.
  - vi. The Rain water recharge pits which are yet to be constructed should not be under the driveway or car parking area.
  - vii. Documents for processing of violation cases :-
    - a) Notary Affidavit as per the enclosed format.
    - b) Comparative statement of the salient features, sanctioned building plan and present status of completion of the project.
    - c) Damage Assessment Plan
    - d) Remedial Plan.
    - e) Community Augmentation Plan.
  - viii. STP plan and section showing existing septic tank outlet to STP. The technology of STP, especially the mode of disinfection should be mentioned.
  - ix. Top-soil should be conserved and reused for plantation.
  - x. Details of solar power plant including PV array to be installed. Area of rooftop to be provided.

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- xi. Authenticated project cost incurred till date for which violation is done along-with the total project cost.
- The PP had uploaded their reply on 14.06.2022 in PARIVESH Portal and the same was considered in the 44<sup>th</sup> SEAC meeting held on 29.06.2022.
  - SEAC scrutinized the documents submitted by the PP in the meeting and observed that the PP has not submitted proper authenticated project cost incurred till date for which violation is done along-with the total project cost. Hence, the SEAC recommended that the PP should submit the following clarifications / documents and upload in PARIVESH portal:-
    - a) Proper certified documents for project cost incurred till date for which violation is done along-with the total project cost.
    - b) Certified gross turnover of the project.
    - c) Complete land documents (conversion & mutation) in the name of the PP.
    - d) Clearance from PCCF for the project.
    - e) Clearance of WBF&ES.
    - f) Provide High Rise Building related following environmental documents as per MoEF&CC, vide No. 21-270/2008-IA.III dated 07.02.2012:
      - 1) Microclimate (sunshine & shadow analysis and its effect on energy consumption).
      - 2) Air circulation (effect on natural ventilation and wind speed).
      - 3) Day lighting (how dependence on artificial lighting during daytime is affected).

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

The PP shall deposit one time processing fee as required under Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Department of Environment, Government of West Bengal and upload the paid challan in the PARIVESH Portal. Notification and details can be accessed in the link <http://environmentwb.gov.in/pdf/Notification>.

An inspection of the project site shall be conducted by the WBPCB to assess the present status of compliance.

- An inspection of the project site was conducted by WBPCB on 24.07.2022 (**Annexure – 3**).
- The PP uploaded their reply in PARIVESH Portal on 13.10.2022.

***SEAC Observations and Recommendations:***

- The inspection report and the reply of the PP is considered by the committee in the 54<sup>th</sup> SEAC meeting held on 19.10.2022. It is observed that the PP has submitted documents regarding total project cost and the cost incurred for the violation portion signed by the Chartered Accountant. Based on the submission made by the PP and the inspection report dated 24.07.2022, the committee accepted the final proposal consisting of various environmental parameters and salient features of the project and **recommended the proposed project for Environmental Clearance under violation category** with the following conditions:-

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- 1) The PP shall develop tree plantation as approved by DFO.
  - 2) The capacity of the STP should be of 240 KLD as submitted by the PP.
- It is noted that WBPCB has initiated the process of taking action under Section 15 read with Section 19 of the Environment (Protection) Act, 1986. Since the PP had initiated construction activity without having received EC, but had applied for EC therefore, in line with the direction of the Principal Secretary, Dept. of Env., GoWB vide No. 1312/EN/T-II-1/052/2016 dated 30.05.2018, the expenditure amount for remediation plan, natural and community resource augmentation plan may be fixed at 1.5% of the total project cost attributable to the violation portion i.e. 1.5% of Rs.33.83 crores = Rs.0.50745 crores = **Rs.50.745 Lakhs**(Rupees Fifty lakhs Seventy-Four thousand Five hundred) only.
  - As per the O.M. of MoEF&CC vide No.22-21/2020-IA.III[E 138949] dated 28.01.2022, a penalty provision of 1% of the total project cost for violation should be imposed. The penalty amount may be fixed at 1% of the project cost attributable to the violation portion i.e. 1% of Rs.33.83 crores = Rs.0.3383 crores = **Rs.33.83 lakhs** (Rupees Thirty Three lakhs Eighty-Three thousand) only.
  - Hence, the total amount (RP&NCRAP + Penalty) to be submitted by the PP may be fixed at **Rs. 50.745 Lakhs + Rs.33.83 lakhs = Rs.84.575 Lakhs** (Rupees Eighty-Four lakhs Fifty-Seven thousand Five hundred) only.
  - The budgetary allocation of expenses for the amount of **Rs. 50.745 Lakhs** (Rupees Fifty lakhs Seventy-Four thousand Five hundred) only is enclosed as **Annexure – 4**.
- C. Proposed Residential cum Commercial Complex at L.R. Plot No. – 81, 82, 83, 84, 101, 102, L.R. Khatian No. – 3409, J.L. No. – 72, Mouza – Kawakhari, Pargana – Patharghata, P.S. – Matigara, under Matigara Panchayat Samity, Dist – Darjeeling.**
- Proposal No. SIA/WB/ MIS/261262/2022**
- Project Proponent - M/s. Realm Construction.**
- Environmental Consultant - M/s. ULTRA-TECH.**

**Activity:**

- This is a fresh proposal for construction of One (1) Commercial Block: Block 1: LG+UG+4, One (1) Residential Block with four (4) wings: Block 2 (Wing A, B, C, D): B+G+12.
- Total Built up area of the project is 48024.97sqm. on a land area for this phase is 12484.448 sqm. Total no. of flats 384.

**Salient Features**

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

Land area	12484.45 sqm.
No. of stories	One (1) Commercial Block: Block 1: LG+UG+4 One (1) Residential Block with four (4) wings: Block 2 (Wing A, B, C, D): B+G+12
No. of Flats	384 nos. (2 BHK – 197, 3 BHK – 164 + 4 BHK – 23)
Latitude & Longitude	26° 41' 30.67" N, 88° 22' 3.16" E
<b>Total Built-up area</b>	<b>48024.97 sqm</b>

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Proposed ground coverage	5258.83 sqm (42.12% of Land Area)
Ground Coverage Area (Beyond Basement)	842.15 sqm (6.75% of Land Area)
Ground Coverage Area (Above Basement)	4416.68 sqm (35.38% of Land Area)
Nala Area	161.88 sqm (1.30% of Land Area)
Road/Paved Area	2362.65 sqm (18.92% of Land Area)
Exclusive Tree Plantation Area	2512 sqm (20.12% of Land Area)
Service Area	558.53 sqm (4.47% of Land Area)
Basement Area	1630.56 sqm (13.06% of Land Area)
Road/Paved Area (Above Basement)	1421.87 sqm (11.39% of Land Area)
Service Area (Above Basement)	208.69 sqm (1.67% of Land Area)
Source of Water	Ground water
Quantum of Water required	299 KLD
Quantity of Wastewater Generation	223 KLD
Treated Wastewater Recycled	85 KLD (to be used in landscaping, flushing & car washing)
Quantity of Wastewater Discharge	138KLD
Quantum of Fresh Water required	214 KLD
Quantity of Solid Waste Generation (operational phase)	1230 kg/day
Constructional phase Water Demand	32 KLD (27 KLD for workers and 5 KLD for construction work)
Total Population during Construction	390 persons
Total Population During Operation	3435 (Fixed – 2237 and Floating – 1198) persons
Electricity Load	1988 KVA (1590 KW) by WBSEDCL
D.G. Sets for Back Up power	2 nos. 275 KVA & 1 no. 200 KVA
Parking Provided	350 nos.
Total no. of trees	180 nos.
Total project cost (Rs.)	Rs.8738.15 lakhs

***Chronology of the event:***

- The PP presented their EC proposal in the 38<sup>th</sup> reconstituted SEAC meeting held on 20.04.2022. Based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the PARIVESH portal by the PP for further consideration -
  - a) Concurrence for waste water discharge, solid waste disposal and other services from the Competent Authority.
  - b) Ground water permission from the Competent Authority.
  - c) Power of Attorney in the name of M/s. Realm Construction.
  - d) EMP signed by accredited consultant.
  - e) Necessary clearance from PCCF/Chief Wildlife Warden should be provided.
  - f) Commitment / undertaking regarding shape of 'Nalah' to confirm that the character and physical *shape* of the said Nalah will remain unchanged. Management plan of the *Nalah* during construction phase and also for the post construction phase, along with plan of protection of the micro-flora and fauna at the bank of the *Nalah*.

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The ownership of that particular segment of a continuous *Nalah* should be ensured.

- g) Depth of '*Nalah*' throughout the entire stretch.
  - h) No high-tension electrical line should run across the proposed project site. Communication with WBSEDCL regarding relocation of the pole should be submitted.
  - i) Basement depth. A report on the impact of basement on confined water /groundwater flow to be submitted.
  - j) Subsurface hydro-geological study of the area. Detail Chemical analysis of groundwater from at least nearby five wells along with their geographical location and depth should also be submitted with the hydrogeological report. Detail design of all artificial recharge structures should be submitted based on sub-surface geology.
  - k) Measures taken to control pollution from surface runoff during monsoon.
  - l) Storm water management during construction and post construction phase.
  - m) Flowmeters (including totaliser) with recorders for raw, treated, recycled and discharged wastewater should be installed and the recorded values should be submitted with half-yearly compliance reports.
  - n) Undertaking to be submitted regarding location of recharge pits which should be shifted from driveway.
  - o) A plantation plan to the scale of 1:100 duly approved by the DFO is required to be submitted as per subsection (1) read with subsection (4) of section (9) of WB Trees (Protection and Conservation in Non-Forest Areas) Act, 2006. Certificate from Range-Officer will not be accepted as there is no such provision in the said Act.
  - p) While submitting the land use plan within the project area, the details (exact width) of underground service lines including fire, electrical, sewerage and drainage should be depicted with a different colour in order to assess that the area required for exclusive tree plantation does not overlap with these underground service lines. The plan should be certified by the project architect.
  - q) All sanction drawings, sections.
  - r) All need based EMP proposals should be considered only outside the project area. Undertaking to be submitted in this regard.
  - s) Detailed plan of solar power plant including PV array should be submitted.
  - t) Yard washing may also be considered as an alternative use of harvested rain water and should be shown in water balance diagram.
  - u) Proposal for organic waste composter.
  - v) Glass window and glass façade should be provided in such a way that it should not create hindrances to avifauna.
- The PP uploaded their reply in PARIVESH Portal on 17.10.2022 and the same was considered in 54<sup>th</sup> SEAC meeting held on 19.10.2022.

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***SEAC Observations and Recommendations:***

- The SEAC scrutinized the documents submitted by the PP in the 54<sup>th</sup> meeting held on 19.10.2022 and it was noted that -
  - (1) It is observed from the uploaded KML files that the PP has already initiated construction activity without having received Environmental Clearance.
  - (2) The plot nos. mentioned in the certificate in land conversion and other documents do not match with the land use certificate issued by Matigara Panchayat Samity.
  - (3) The water requirement application to SWID uploaded by the PP does not inform about the quantity of water to be abstracted and also the running hours of the pump for the bore wells.
  - (4) It was decided by the SEAC that no high-tension electrical line should run across the proposed project site. However, the WBSEDCL has only mentioned that they have no objection regarding construction of the project.

After careful consideration and detailed deliberation, the committee recommended that the necessary submission / clarifications should be uploaded in the “PARIVESH” portal by the PP for further consideration.

The SEAC also decided that an inspection of the project site shall be conducted by WBPCB to assess the present status of construction of the project.

**3.1.1) Industry Sector**

- D. Proposed Greenfield Integrated Paint Manufacturing Facility at Plot No. H3, H4, H5, Vidyasagar Industrial Park of WBIDC, Village Baradiha & Gholagere, Taluka Kharagpur, District Paschim Medinipur, West Bengal.**

**Proposal No. SIA/WB/IND3/77270/2022**  
**Project Proponent - M/s. Grasim Industries Ltd.**  
**Environmental Consultant - M/s. Kadam Environmental Consultants.**

***Activity:***

- This is a Greenfield project for Integrated Paint manufacturing facility at Plot No. H3, H4, H5 –Vidyasagar Industrial Park of WBIDC, Village Baradiha & Gholagere, Taluka Kharagpur, District Paschim Medinipur, West Bengal.

***Salient Features***

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

Project	Greenfield project for Integrated Paint manufacturing facility
Location	Plot No. H3, H4, H5 –Vidyasagar Industrial Park of WBIDC, Village Baradiha & Gholagere, Taluka Kharagpur, District Paschim Medinipur, West Bengal.
Latitude & Longitude	22°21'51.39"N & 87°22'26.62"E

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Products and capacities	<table><tr><th colspan="2">Name of the products</th><th colspan="3">Production capacity (KL/A)</th></tr><tr><td colspan="2">Paint</td><td colspan="3">3,60,000</td></tr><tr><td colspan="2">Resin &amp; Emulsion/ Water Based Polymers</td><td colspan="3">1,60,000</td></tr><tr><td colspan="2">Total</td><td colspan="3">5,20,000</td></tr></table>					Name of the products		Production capacity (KL/A)			Paint		3,60,000			Resin & Emulsion/ Water Based Polymers		1,60,000			Total		5,20,000		
Name of the products		Production capacity (KL/A)																							
Paint		3,60,000																							
Resin & Emulsion/ Water Based Polymers		1,60,000																							
Total		5,20,000																							
Land area	3,47,106 sqm. i.e. 85.79 Acres / 34.7 Hectare																								
Area Breakup at Project Site		Title	Area, sqm.	Area in Acre	% of total Area																				
		Manufacturing Area	29,076	7.18	8.38																				
		Storage Area (Raw Material & Finished Goods)	59,226	14.64	17.06																				
		Utilities Area	5,540	1.37	1.60																				
		ETP & STP Area	3,500	0.87	1.01																				
		Parking Area	31,162	7.70	8.98																				
		Roads, Footpath & Drainage area	54,660	13.51	15.75																				
		Rain water Harvesting Area	4,000	0.98	1.15																				
		Greenbelt	1,14,687	28.35	33.04																				
		Ancillary Building	17,957	4.44	5.17																				
		Other Area	27,298	6.75	7.86																				
		Total	3,47,106	85.79	100 %																				
	Raw material		Raw materials	Storage Quantity at a time (MT)																					
		Pigments	4350																						
		Extenders	11000																						
		Solvents	1200																						
		Additives	8000																						
		Monomers	2700																						
		Oils	1800																						
Fresh Water Consumption	1200 KLD from WBIDC (surface water) & SWID (ground water)																								
Solid waste generation	Hazardous waste – 602 Tonnes/annum Non-hazardous waste – 4900 Tonnes/annum																								

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Power requirement	<b>Construction phase</b>		<b>operation phase</b>	
	750 KVA		8200 KVA	
	From West Bengal State Electricity Development Corporation Ltd (WBSEDCL) / West Bengal State Electricity Transmission Company Limited (WBSETCL)			
Power backup (DG Set)		<b>Construction phase</b>	<b>Operation phase</b>	
		5 x 500 KVA	3 x 2000 KVA (2W+1S) & 2 x 1010 KVA (1W+1S)	
Cost of the project	Rs.1000 Crores			

***Chronology of the event:***

- The PP applied in prescribed format for Terms of Reference and uploaded the application in the PARIVESH portal on 25.05.2022.
- The PP had obtained Auto-Terms of References (TORs) issued by SEIAA, West Bengal vide their File no. EN/T-II-1/037/2022 dated 16.06.2022.
- Public hearing was conducted on 04.08.2022 by WBPCB.
- The PP applied for EC in prescribed format and uploaded final EIA report in the PARIVESH portal on 30.08.2022.
- The PP was called for the final EIA presentation in the 52<sup>nd</sup> SEAC meeting held on 14.09.2022 and they presented their Environmental Clearance proposal in the 52<sup>nd</sup> SEAC meeting.
- Based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the PARIVESH portal by the PP for further consideration: -
  - i) Hydrogeological study report to be submitted on the impact on the aquifer due to proposed withdrawal of ground water. Pumping schedule of the 4 nos. proposed bore wells to be submitted.
  - ii) Confirmed layout of plantation area to be submitted ensuring that no roots of the trees should interfere with the underground tanks and building foundations.
  - iii) Retained plants to be numbered. Planting of all saplings to be done at a time.
  - iv) It was indicated in the presentation that the portion of wastewater containing non-biodegradable resin will be separately treated and then the treated effluent from that treatment will be sent to the ETP with the raw wastewater from other segments. It should be indicated in the flow diagram. Also, the stage at which dilution, if any, is being done should be clearly indicated in the flow diagram to clarify whether this is how the COD was decreased from 7500 mg/L to 210 mg/L. Detailed composition of the wastewater (not only BOD and COD) at the inlet and after each stage should also be indicated.
  - v) Toxicity and hazard data i.e. MSDS data of raw materials and all chemicals (including spent catalysts, if discarded) used to be submitted.



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- vi) Plan for installation of display board for displaying information on the following: -
    - a) Daily consumption and quality of fresh water.
    - b) Quality & quantity of effluent from ETP.
    - c) Data from ambient air quality monitoring station.
    - d) Data from ambient noise monitoring station.
  - vii) Water meter with totaliser at the freshwater inlet, and also inlet, recycle and discharge lines of wastewater. Detailed plan in this regard to be submitted. Water balance considering recycled treated water and harvested rainwater to be submitted.
  - viii) Utilization of harvested rainwater should be indicated in the water balance.
  - ix) Layout of rooftop solar PV array to be submitted along-with utilization plan of this solar power.
  - x) The legend as mentioned in the greenbelt plan – ‘Ground Cover’ should be rectified and resubmitted. The numbers of individual tree species should also be added in the tree schedule. Trees may also be planted in the car parking area to reduce heat and glare.
  - xi) Pond restoration and embankment protection may be undertaken as per statutory guidelines instead of ‘beautification’ as proposed under the CER activity under sl. no.2.2, pg 260 of the EIA report.
  - xii) Beneficiary of the social component of the EMP should be identified and notified/displayed. Saplings planted outside the plant area will be considered as CER of EMP. Such saplings should be provided with plant-guards as part of their survival plan. In addition to the suggestions received from the public hearing and the stipulations of the MOEFCC on the social component of the EMP, provision of ambulance car for the local villages may also be considered.
- The PP had submitted reply on 15.10.2022 in PARIVESH Portal and the same was considered in 54<sup>th</sup> SEAC meeting held on 19.10.2022.

***SEAC Observations and Recommendations:***

- The SEAC scrutinized the documents submitted by the PP in the 54<sup>th</sup> meeting held on 19.10.2022 and after careful consideration and detailed deliberation **recommended for Environmental Clearance** for the proposed project.

**E. Proposed drilling of 20 Shale gas Exploratory Wells in Raniganj (South) CBM Block, West Bengal.**

**Proposal No.** SIA/WB/IND2/278404/2022

**Project Proponent -** M/s. Great Eastern Energy Corporation Ltd.

**Environmental Consultant -** M/s. Kadam Environmental Consultants

***Activity:***

- This is a proposal for exploration of Shale Gas in Raniganj (South) CBM Block by proposing to carryout exploratory drilling of 20 Shale Wells.

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***Salient Features***

- Salient features of the proposed project as uploaded in the PARIVESH portal may be summed up as below –

Project	drilling of 20 Shale Gas Exploratory Wells in Raniganj (South) CBM Block
Nature	Exploration of Shale Gas
Location	Raniganj (South) CBM Block
Time of completion	3 years from the date of EC receipt
Depth of wells	3000 meters
Land requirement	5 acres for each shale gas well
Drilling Mud	An environment-friendly water based mud (WBM) system will be used for drilling of the proposed wells.
Power Requirement	DG sets : 4 x 250 KVA and 2 x 125 KVA
Source of Water	The proposed project is to carry out exploratory work in shale beds present below Raniganj formation. Hence the process involves drilling to target Shale beds and take core samples which will further sent to laboratory for petrophysical, geo-chemical and geo-mechanical analysis.
Total Water Requirement	75 m <sup>3</sup> /day/well
Domestic	5 m <sup>3</sup> /day/well
Industrial	70 m <sup>3</sup> /day/well
Waste Water disposal	--
Domestic	4 m <sup>3</sup> /day/well
Industrial	64 m <sup>3</sup> /day/well. The waste drilling fluid will be stored onsite impervious HDPE lined pit for solar evaporation and drying.
Manpower	Total 50 persons
Cost of the project (Rs.)	518 crores for 20 wells

***Chronology of the event:***

- The PP applied in prescribed format for EC and uploaded the application in the PARIVESH portal on 16.06.2022.
- The PP presented their proposal in 45<sup>th</sup> SEAC meeting held on 06.07.2022.
- Based on the submission and presentation made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the PARIVESH portal by the PP for further consideration:
  - Status of land acquisition in terms of the Office Memorandum issued by MoEF&CC vide no. 22-76/2014-IA-III dated 07.10.2014.
  - Project Feasibility Report to be uploaded.
  - Details of water requirement and sources of the same.
  - Project summary in a tabular form covering all the salient features with exact geo-coordinates of the wells should be mentioned.
  - Disposal plan for solid waste and hazardous waste generated.

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- vi. Impact on ground water and surface water during drilling of wells.
- vii. Plan to mitigate the impact of waste water from the well on people, animal and vegetation.
- viii. A baseline study on air pollution [dust (PM10, PM2.5 and Silica), NOx, VOCs] and monitoring of ambient air and workplace air for the same during operational phase.
- ix. Closure and restoration plan including top soil preservation after completion of exploration study.
- x. Blow out prevention plan.
- xi. Noise containment plan during drilling operations. Plan for storage of fuels and pollution due to DG sets to be submitted.
- xii. EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 needs to be submitted. Short-term need of the local people should be explored and fulfilled.
- xiii. Air pollution details from activities like flaring, venting, purging, fugitive gases, etc. and control plan.
- xiv. Waste drilling fluid (64 cum/day/well) is proposed to be stored in impervious HDPE lined pit for solar evaporation and drying. Capacity of the pit with respect to period of evaporation/drying, configuration (depth, area, covered/uncovered) vis-à-vis strategy during wet monsoon season/rainy days may be indicated.

The PP is also requested to deposit one time processing fee as per Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Dept. of Environment, GoWB and upload the paid challan in the PARIVESH Portal. Notification and details can be accessed in the link <http://environmentwb.gov.in/pdf/Notification>.

- The PP uploaded their reply in PARIVESH Portal on 17.08.2022.
- The SEAC scrutinized the documents submitted by the PP in the 49<sup>th</sup> SEAC meeting held on 24.08.2022 and observed the PP has not submitted satisfactory reply to the queries raised. Based on the submission made by the PP, the committee recommended that the following submission / clarifications should be uploaded in the PARIVESH portal by the PP for further consideration:-
  - a) Status of land acquisition in terms of the Office Memorandum issued by MoEF&CC vide no. 22-76/2014-IA-III dated 07.10.2014.
  - b) Project Feasibility Report to be uploaded.
  - c) Comprehensive report to be submitted based on analysis of baseline data.
  - d) EMP should be submitted as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020. Items like hand washing station, toilet facility with running water, school infrastructure including incinerator for used sanitary napkins in case of girls' schools, provision for sufficient service water supply and treatment of drinking water, training on environmental awareness including MSW segregation etc. in nearby schools to be considered.
- The PP had submitted reply on 22.09.2022 in PARIVESH Portal and the same was considered in 53<sup>rd</sup> SEAC meeting held on 28.09.2022.

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- SEAC considered the submission of the PP in the 53<sup>rd</sup> SEAC meeting held on 28.09.2022. After careful consideration and detailed deliberation based on the documents submitted by the PP, the committee observed that the PP has not submitted credible documents from the land owners showing their intention to provide the land as mentioned in the Office Memorandum issued by MoEF&CC vide no. 22-76/2014-IA-III dated 07.10.2014. Therefore, the PP is requested to submit a proper reply in this regard.
- The PP should deposit one time processing fee as per Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Dept. of Environment, GoWB and upload the paid challan in the PARIVESH Portal. Notification and details can be accessed in the link <http://environmentwb.gov.in/pdf/Notification>.
- The PP had submitted reply on 17.10.2022 in PARIVESH Portal and the same was considered in 54<sup>th</sup> SEAC meeting held on 19.10.2022.

**SEAC Observations and Recommendations:**

- The SEAC scrutinized the documents submitted by the PP in the 54<sup>th</sup> meeting held on 19.10.2022 and after careful consideration and detailed deliberation **recommended for Environmental Clearance** for the proposed project.

**Table-1 : List of the projects which were placed before the reconstituted SEAC in the fifty-fourth meeting held on 19.10.2022 and the Summary Decisions thereof:**

Sl. No.	Name of the unit & Project address	Summary Decision
1)	<b>Cases for Technical Presentation</b>	
1.1)	<b>Environmental Clearance</b>	
1.1.1)	<b>Construction Sector</b>	
A.	<b>M/s. HSCC India Limited.</b> Proposed setting up of Medical Institution and Hospital Building of All India Institute of Medical Sciences (AIIMS), Kalyani at Mouza – Basantpur, JL No. 90, LR Plot No. 83 & Mouza – Ghoragacha, JL No. 91, LR Plot No. 124, 389, PS – Chakdah, Dist – Nadia, West Bengal. ( <b>VIOLATION CASE</b> ). (Proposal No. SIA/WB/INFRA2/401336/2022).	Recommended for Environmental Clearance with additional conditions under violation category
B.	<b>M/s. Rohra Developers Private Limited.</b> Proposed Residential Complex at J.L. No.- 23, RS No. 232, RS & LR Dag No. 2713 & 2714, LR Khatian No. 7835, 7836, 7837, 7838, 9804, 9805, 9806, 9807, 7783, to 7792, 9364, 3547, 4567, 9146, 1710, 4935, 5727, 9955 to 9961, 9596, 9597, 9598, 10223 & 10224, P.S: New Town, Mouza – Ghuni under Jyangra Hatiara 2 No. G.P, 24 Pgns (N) (Proposal No. SIA/WB/ INFRA2/401715/2022)	Additional Details Sought

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<b>Sl. No.</b>	<b>Name of the unit &amp; Project address</b>	<b>Summary Decision</b>
<b>2)</b>	<b>Miscellaneous</b>	
1.	Discussions on District Survey Report (DSR) of Birbhum district received from the Dept. of Industry, Commerce & Enterprise and forwarded by the Member Secretary, SEIAA, WB.	DSR recommended to SEIAA for approval
<b>3)</b>	<b>Cases placed for reconsideration</b>	
<b>3.1)</b>	<b>Terms of Reference</b>	
<b>3.1.1)</b>	<b>Construction Sector</b>	
A.	<b>M/s. Godrej Properties Ltd.</b> Proposed expansion cum modification of Residential cum Commercial Complex "Godrej Prakriti" at 187 F/1 (Old-150), B.T. Road, Sodepur, Mouza - Rambhadrabati & Sukhchar, JL No. 7 & 9, Ward No. 14 of Panihati Municipality, Dist. 24 Pdns(N), Kolkata – 700 115. (Proposal No. SIA/WB/MIS/76606/2022)	Necessary action to be taken based on the outcome of the hearing to be conducted by SEIAA.
<b>3.2)</b>	<b>Environmental Clearance</b>	
<b>3.2.1)</b>	<b>Construction Sector</b>	
B.	<b>M/s. RDB Realty &amp; Infrastructure Limited.</b> Proposed residential complex at 342, G. T. Road, Golap Bagh More, Mouza – Goda, JL No. 41, RS Dag Nos. - 2194, 2195, LR Dag No. - 2184, LR Khatian No. – 8077, Burdwan Municipality Ward No. 1, Dist – Purba Bardhaman, PIN – 713 101. <b>(VIOLATION CASE)</b> (Proposal No. SIA/WB/NCP/72216/2018)	Recommended for Environmental Clearance under violation category.
C.	<b>M/s. Realm Construction</b> Proposed Residential cum Commercial Complex at L.R. Plot No. – 81, 82, 83, 84, 101, 102, L.R. Khatian No. – 3409, J.L. No. – 72, Mouza – Kawakhari, Pargana – Patharghata, P.S. – Matigara, under Matigara Panchayat Samity, Dist – Darjeeling. (Proposal No. SIA/WB/ MIS/261262/2022)	Site inspection to be conducted. Additional Details Sought
<b>3.2.2)</b>	<b>Industry Sector</b>	
D.	<b>M/s. Grasim Industries Ltd.</b> Proposed Greenfield Integrated Paint Manufacturing Facility at Plot No. H3, H4, H5, Vidyasagar Industrial Park of WBIDC, Village Baradiha & Gholagere, Taluka Kharagpur, District Paschim Medinipur, West Bengal. (Proposal No. SIA/WB/IND3/77270/2022)	Recommended for Environmental Clearance
E.	<b>M/s. Great Eastern Energy Corporation Ltd.</b> Proposed drilling of 20 Shale gas Exploratory Wells in Raniganj (South) CBM Block, West Bengal. (Proposal No. SIA/WB/IND2/278404/2022)	Recommended for Environmental Clearance

The meeting ended with a vote of thanks to and from the Chair.

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**Sd/-**

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(Dr. Ashit Kumar Mukherjee)  
Chairman  
State Expert Appraisal Committee, West Bengal

**Sd/-**

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(Dr. Nilangshu Bhusan Basu)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

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(Dr. Pradip Kumar Sikdar)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

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(Prof. (Dr.) Aniruddha Mukhopadhyay)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

---

(Prof. (Dr.) Anirban Gupta)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

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(Prof. (Dr.) Sampa Chakrabarti)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

---

(Prof. (Dr.) Indranath Sinha)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

---

(Dr. Goutam Kumar Saha)  
Member  
State Expert Appraisal Committee, West Bengal

**Sd/-**

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(Dr. Rajesh Kumar, IPS)  
Secretary  
State Expert Appraisal Committee, West Bengal

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Annexure – 1



**Inspection Report  
West Bengal Pollution Control Board  
Barrackpore Regional Office**

Ref	:	<b>Letter of Chief Engineer (O&amp;E Cell) with Subject 'Inspection of a hospital at Godrej Prakriti.' and complaint lodged by the residents of Godrej Prakriti regarding establishment of the hospital instead of a day care residential unit.</b>
Name of the industry	:	<b>M/s Godrej Properties (P) Ltd</b>
Address	:	187, B. T. Road, Sodepur, Ward No. 14
P.O. & Pin code	:	Panihati, Pin- 700115
P.S.	:	Khardah
District	:	North 24 Paraganas
Local body/authority	:	Panihati Municipality
Power supply agency/authority	:	WBSEDCL
Category of industry	:	RED
Date of inspection	:	21.03.2022
Inspecting officers	:	Mr. N. Mandal (AEE), Mr. S. Garai (AEE) of Barrackpore Regional Office
Persons met during inspection	:	Mr. Abhikendra Saha (Project In-charge)
Observation:		
A) Sources of generation of liquid waste.		It is a residential housing complex. The sources of liquid wastes are water from kitchen and bathroom.
B) Facility available for treatment		The waste-water is sent to STP.
C) Generation of sewage and its treatment/ disposal		The sources of sewage wastes are water from toilets. The sewage wastes are first treated by means of STP and the reusable water is sent for gardening and car-washing purposes.
D) Observation & comments on performance of treatment facility of liquid waste.		Two nos. of sample were collected from STP inlet and outlet respectively. The values of parameters are within permissible limits.
E) Sources of generation of gaseous emission.		DG set.
F) Facility available for treatment of gaseous emission.		Acoustic Enclosure and Exhaust Muffler



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G) Observation & comments on performance of treatment facility for gaseous emission.	DG is used occasionally at the time of load shedding only.
H) Information regarding solid waste generation and disposal/ storing facility.	It is equipped with on-site solid waste segregation after collection from each flat and waste-to-compost converter machine. Although the solid waste segregation is being done at the compost converter plant itself and not at source. Segregated waste should be collected from the residential units.
I) Information regarding Hazardous waste generation and onsite storing facility.	NA
J) Status of Hazardous waste (M & H ) authorization.	NA Yes No The unit has applied for the same on -----
K) Status of consent to establish.	Possess Valid NOC <input checked="" type="checkbox"/> Yes No Valid up to CTO has been issued by EIM Cell of WBPCB vide Memo No. 63-2N-41/2009 (E) dated 18/01/2021.
L) Status of consent	The unit has obtained completion certificates for several blocks/towers, but has not yet obtained Consent to Operate from WBPCB.
M) Status of Environmental Clearance	The unit has obtained Environmental Clearance from SEIAA, West Bengal vide Letter No. 1317/EN/T-II-I/026/2018 dated 07/10/2020
M) Any other relevant information 1. <b>The unit is a residential complex with Club House, Community Hall, Retail Block, Multi-level Car Parking, Day Care Centre.</b> 2. <b>The buildings in the unit are already handed over to owners and being resided by them.</b> 3. <b>A compliant was received regarding establishment of a hospital instead of a day care centre.</b>	
Remarks: 1. During inspection, it was observed that the unit is indeed establishing a full-fledged bedded hospital with the name ' <b>Joint and Brain Care Hospital (A Unit of JCB Healthcare and Research Pvt. Ltd)</b> ' instead of a day care centre. It has obtained license from <b>Department of Health and Family Welfare, GoWB</b> under The West Bengal Clinical Establishments (R, R&T) Act, 2017 with License No. 33732157 dated 05-03-2022 and validity upto 04-03-2023. 2. The unit has not obtained the Consent to Operate. But based on the current status of the project, it should have obtained the same. 3. The unit should obtain necessary permissions from the competent authority to establish a full-fledged bedded hospital in place of a day care centre. It must follow the terms of environmental Clearance awarded to it.	



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Photographs taken during inspection on 21.03.2022 of

**Godrej Prakriti Housing Project at 187, B. T. Road, Sodepur, North 24 Paraganas,  
Pin - 700115**



Pic. 1(Joint and Brain Care Hospital at Godrej Prakriti Housing Complex).



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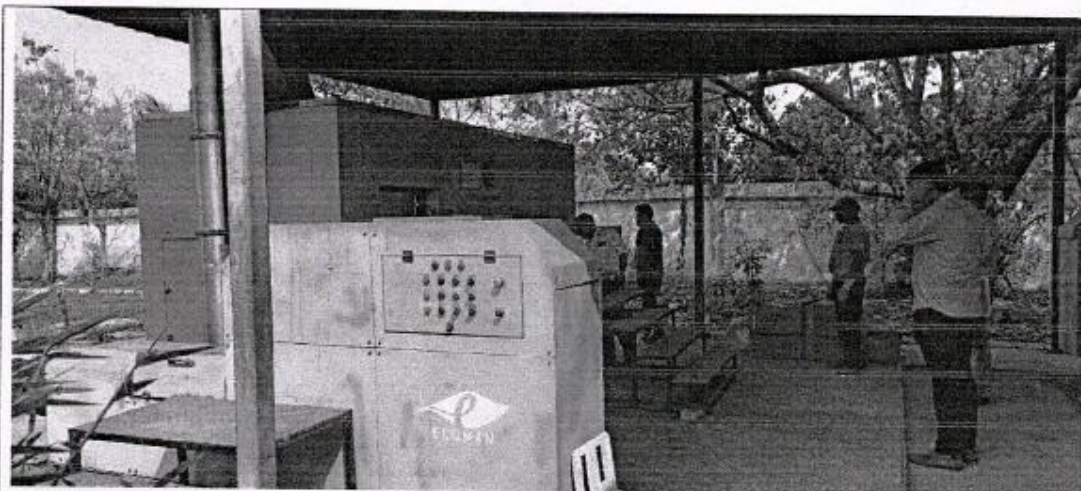
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Pic. 2 (Retail Block with Retail Shops)



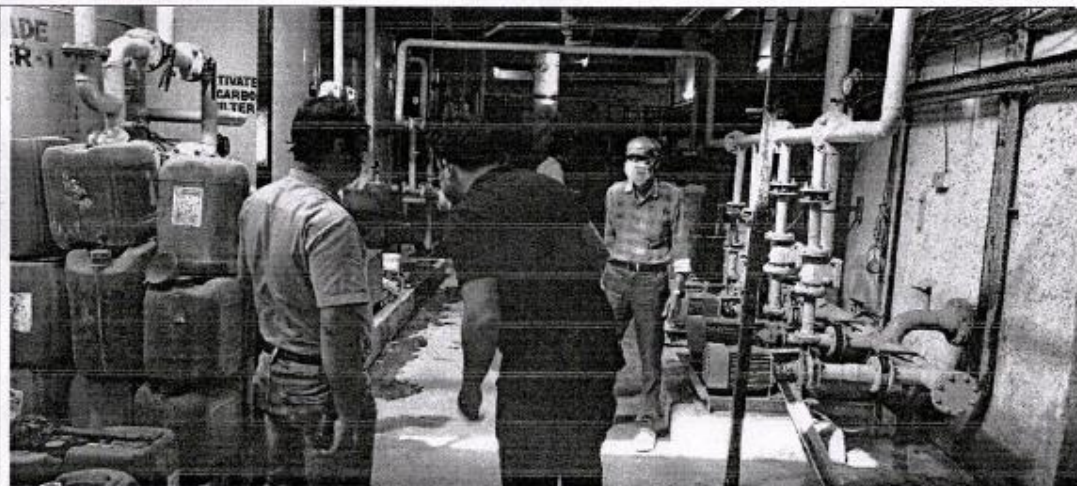
Pic. 3 (Solid Waste Segregation Plant)



Pic. 4 (Waste to Compost Converter Plant)

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Pic. 5 (STP for the Godrej Prakriti Housing Complex)

*N. Mandal*  
29/04/2022  
N. Mandal,

(AEE, BRO)

*S. Garai*  
29/04/2022  
S. Garai

(AEE, BRO)



## Annexure – 2



**Minutes of the fifty-fourth meeting of the State Level Expert Appraisal Committee, West Bengal held on October 19, 2022 at 2:00 p.m. at the Conference Room, Paribesh Bhawan, Bidhannagar.**

37927

Anup Kumar Dey. An

*Rudrap Ingolia.*

2885

Realty & Infrastructure Ltd.

*Rudrap Ingolia*

Director

16 JUN 2014

16 JUN 2014

2885

*Chandra Pritha*

Chairman

Burdwan Municipality

*(Chandra Pritha)*

Identified by me

by Ranjan Sen

(JOY RANJAN SEN)

40 SAILIL RANJAN SEN

B, PINKHANA LANE

POSDIST BURDWAN

PAU-T13101

SERVICE

THE CITY TRANSPORT DEPARTMENT

CALCUTTA

Additional Registrar/Assistant

Kolkata

17 JUN 2014

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**BETWEEN**

**BURDWAN MUNICIPALITY** having its office at GT Road, Burdwan - 713101 represented by its Chairman Dr. Swarup Dutta hereinafter jointly referred to as "the **LANDOWNER** " (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest) of the **ONE PART**

**AND**

**RDB REALTY AND INFRASTRUCTURE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at the premises no. 8/1, Lalbazar Street, Police Station Hare Street, Kolkata 700001, represented by Pradip Kumar Pughalia son of Sumar Mal Pughalia by faith Hindu, by occupation Business, by Nationality Indian, working for gain at Bikaner Building, 8B, Lalbazar Street, 3<sup>rd</sup> Floor, Kolkata 700001, P.S. Hare Street, hereinafter referred to as "the **DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and successors in interest and/or permitted assigns) of the **OTHER PART**:

**PART-I - DEFINITIONS:**

- I. In this agreement, unless there be something contrary or repugnant to the subject or context:
  - (a) **"SAID PROPERTY"** shall mean **ALL THAT** piece and parcel of Bastu Land containing by measurement area more or less 3.42 acres, Mouza Goda, District Burdwan, JL No 41 Khatian No 45, LR Khatian No 8077, RS Plot No 2194, 2195, LR 2184, 2239 Police Station Burdwan, Dist Burdwan, Holding No 342, Burdwan Municipality morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
  - (b) **"NEW BUILDING/S"** shall mean one or more new residential and /or commercial buildings to be constructed by the Developer at the said property and include any other structure that may be erected by the Developer thereat.
  - (c) **"UNITS"** shall mean residential flats and/or commercial spaces and other built-up spaces in the New Building capable of being independently held and enjoyed.

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- (d) **"PARKING SPACES"** shall mean the open and covered spaces in the Building Complex to be used only for parking of motor cars and two wheelers on such terms and conditions and payment of charges as may be decided by the Developer.
- (e) **"COMMON AREAS AND INSTALLATIONS"** shall mean the areas, installations and facilities in and for the New Buildings and the said premises expressed or intended by the Developer for common use of the transferees of Units and the Landowner.
- (f) **"BUILDING COMPLEX"** shall mean the said property with the New Building thereon including the Units, Parking Spaces (both open and covered) and the Common Areas and Installations.
- (g) **"TRANSFEREES"** shall mean and include all persons to whom any Unit, with or without Parking Space, is transferred on leasehold basis or agreed to be so done and possession whereof has been delivered to them.
- (h) **"LANDOWNER ALLOCATION"** shall mean 13000 sq.ft. built up area in a single stand alone Ground plus three storied building facing OT Road to be comprised in the Project together with the right to use the Common Areas and Installations and other built-up spaces in the Building Complex TOGETHER WITH the undivided proportionate share in the land and such other entitlements as mutually agreed. The landowners allocation shall also include an amount of Rs 16,92,00,00,000/- (Rupees Sixteen Crores Ninety Two Lakhs) Only.
- (i) **"DEVELOPER'S ALLOCATION"** shall mean the remaining allocation to be comprised in the form of Flats/Units, Commercial Spaces, Parking Spaces, Common Areas and Installations and other built-up spaces in the Building Complex TOGETHER WITH the undivided proportionate share in the land and the remaining Car Parking spaces and all other saleable areas capable of fetching revenue.
- (j) **"PLANS"** shall mean the plans to be caused to be sanctioned from the Burdwan Municipality and other concerned authorities for construction of the New Building at the said property and include all sanctionable



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modifications made thereof and/or alterations made thereto from time to time.

- (k) **ENTIRE ALLOCATION** shall mean the entire constructed space in the Units, Parking Spaces, Common Areas and Installations and other built-up spaces in the Building Complex and the undivided share in the land of the said property.
- (l) **"SAID AGREEMENT"** shall mean the Agreement dated 20<sup>th</sup> march 2006.
- (m) **"COMMON PURPOSES"** shall mean and include the purpose of maintaining, managing and up-keeping of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees of the Units in the Building Complex; collection and disbursement of the common expenses; the purpose of regulating mutual rights obligations and liabilities of the Transferees of the Units; and dealing with all matters of common interest of the Transferees of the Units.
- (n) **"FORCE MAJEURE"** shall mean delays in construction of the Building Complex or in compliance of any obligation by the Developer hereunder due to flood, earthquakes, riot, war, storm, tempest, civil commotion or any legal dispute restraining construction or development of the said property not occasioned at the instance of or due to any default on the part of the Developer.
- (o) **ADVOCATES"** shall mean A K Chowdhury & Co., Advocates of 19 Old Post Office Street, Room No. 21, First Floor, Kolkata-700001 as the Advocates for drafting the Agreement for Sale, Deed of Conveyance and all other documents and papers as may be required from time to time.
- (p) **"Parties"** shall collectively mean the LANDOWNER and the Developer and **"Party"** according to the context shall mean either the Landowner jointly on the one hand or the Developer on the other hand.

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**II. INTERPRETATION:**

- (i) Reference to any clause shall mean such clause of this agreement and include any sub-clauses thereof.
- (ii) Headings, clause titles, capitalized expressions and bold expressions are given for convenience purpose only.

**PART - II & RECITALS:**

**WHEREAS:-**

- a) The Landowner herein is the absolute owner of the Schedule Premises having acquired absolute right, title and interest in respect of the said properties after acquisition of the same under the provisions of the Land Acquisition Act and upon due compliance of payment of award of the compensation to each persons from whom the said properties were acquired.
- b) The LANDOWNER is seized and possessed of the said Property and have since caused its name to be mutated their respective names in the records of Burdwan Municipality and in the records of the Block Land & Land Reforms Office as the Owner thereof..
- c) The LANDOWNER being desirous of developing the said Property into a Building Complex were in a look out to appoint a real estate developer for the same and published an advertisement vide Notice no. B.M.E/01-690/XII-6 invited expression of interest by way of two part competitive bidding.
- d) The Developer herein then known as RDB Industries Limited was declared to be the successful bidder by the Landowner herein by its letter dated 21<sup>st</sup> May, 2006 being Memo No.394/XII-6.
- e) In pursuance of an Order dated 12th April 2010 passed by the Hon'ble High Court, Calcutta in Company Petition No.447 of 2009 connected with Company Application NO. 554 of 2009 (in the matter of RDB Industries Limited and in the matter of RDB Realty & Infrastructure Ltd) the entirety of the Real Estate Division of RDB Industries Limited including the benefit of the said letter dated 21<sup>st</sup> May, 2006 being Memo No.394/XII-6 has stood vested and/or transferred in favour of RDB Realty & Infrastructure Limited the Agreement Holder/Confirming Party on and with effect from 1st April 2009.

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f) The Landowner declares and covenants with the Developer as follows :

- i. The said Property is free from encumbrances, mortgages, charges, liens, dependents, attachments, acquisitions, requisitions, claims and demands.
- ii. The land is fit for development and in the event any rectification with regard to the nature and character of the land is required the Landowner shall comply with the same.
- iii. There is no suit or litigation pending against the Landowner in any court of law or before any other authority with regard to the said Property.
- iv. The Landowner handed over possession of the said property to the Developer by a letter dated 12.06.2007 being Memo No- 196/E/XII-6 and the Developer commenced work of construction thereat.
- v. The Landowner have not entered into any agreement or contract with any person or persons/company or companies in connection with the said Property or any part thereof or its development/transfer prior to the execution of this agreement save and except the Agreement dated 20<sup>th</sup> March 2008 (hereinafter the said Agreement) executed between the Parties herein and thereby having the mutually agreed terms and conditions recorded.

g) The Developer has assured the LANDOWNER that it has adequate funds, know-how, expertise and all means to undertake development of the Building Complex in the manner agreed hereunder.

h) The Landowner in terms of the said agreement was required to have the said land freed of encroachments and trespassers to enable the company to execute the work which was not complied with. Consequent to whereupon the Developer could not proceed with the work. The landowner has since complied with the said obligations thereupon and after discussions it was decided that the time to construct and complete the project work shall stand effectively extended and the date of commencement shall for all purposes be the date of execution of this Agreement. It being clarified that the landowner shall always remain



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responsible to keep the project land freed from encroachers/occupiers and provide unhindered access to the Developer to and from the project land in accordance with the building plan.

- B) It has been further discussed and decided that to facilitate the work of development and particularly and clearly record the respective entitlements the Landowner and the Developer shall enter into a Development Agreement whereby the Developer shall be entitled to commence and complete the work of construction and shall be entitled to transfer by way of lease the Developer's allocation as contained herein and the Landowner shall be entitled to deal with its allocation in any manner as may be deemed fit and proper by the Landowner and any term and condition as set forth in the said Agreement contrary to the terms and conditions of this Agreement shall stand accordingly superseded by the terms and conditions of this Agreement..

- B) The parties do hereby record into writing the terms and conditions agreed by and between them in connection with the development of the said property and commercial exploitation of their respective allocations in the Building Complex and their respective rights and obligations in respect of the same as hereinafter contained:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:**

**1. AGREEMENT, CONSIDERATION AND ALLOCATIONS:**

- 1.1 In the premises aforesaid, the Parties have agreed and contracted with each other for development and commercial exploitation of the Building Complex at the said property for their mutual benefit and for the consideration and on the terms and conditions hereinafter contained.
- 1.2 In consideration of the mutual promises and obligations of the Parties contained herein, the Landowner hereby permits the said land to be used for the purpose of development by the Developer and accordingly do hereby grant the Developer the right and authority to construct the New Building at the said property and the right and entitlement to own, use

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and/or commercially exploit the Developer's Allocation subject to and on the terms and conditions hereinafter contained.

- 1.3 In consideration of the Landowner providing land of the said property as aforesaid, the Developer hereby agrees to develop the Building Complex and construct the New Building solely at its own costs and expenses and deliver the Landowner Allocation to the Landowner within the period as agreed and in the manner mentioned herein and comply with its obligations and liabilities herein contained.
- 1.4 It is agreed by and between the parties hereto that in the Building Complex, the Landowner shall be entitled to the sale proceed out of the Landowners Allocation and the Developer shall be entitled to the Developer's Allocation.
- 1.5 The remaining areas shall be treated as part of the Developer's allocation and in the event any of such areas is capable of being used for further construction and capable of fetching revenue the Developer shall be entitled to the same exclusively.

The Developer has assured to handover the Landowner's allocation in accordance with the terms and conditions as set forth in this Agreement and in consideration of the same the Landowner has duly authorised the Developer to deal with the Developer's allocation without any objection from the Landowner.

- 1.6 The Developer agrees to develop the said property by constructing the New Building thereat, which includes, inter alia, the Landowner ' Allocation, solely at its own costs and expenses in the manner hereinafter mentioned and to provide all requisite workmanship, materials, technical knowhow and finances for the same in the manner and on the terms and conditions hereinafter contained.
- 1.7 It is made clear that all and entire costs and expenses for construction and completion of the Landowner Allocation shall be borne and paid by the Developer and the Landowner shall not be liable to bear any expenses in respect thereof, save the Extras and Deposits expressly

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mentioned herein and agreed to be paid by the Transferees at the time of delivery of possession of any part of the Landowner's Allocation in case the Landowner chooses to transfer its allocation and/or any part thereof. The Extras and Deposits charged by the Developer shall be uniform for the Landowner's Allocation as well as the Developer's Allocation.

1.8 Without prejudice to the generality of the foregoing provisions and notwithstanding and in addition thereto it is agreed and made clear that the consideration for the assignment and transfer of the Developer's allocation shall be deemed to be the cost of construction of the Landowner's Allocation.

1.9 The Parties shall be entitled to commercially exploit their respective allocations in the manner mentioned in this Agreement.

## **2. HANDING OVER OF LANDOWNERS'S ALLOCATION**

2.1 The Landowner's Allocation shall be handed over by the Developer in the following manner:

- a) 13000 Sq.ft. built up area in a single stand alone Ground plus three storied building facing GT Road within the time frame as mutually agreed.
- b) Rs.4.92 Crores on or before signing of this Agreement
- c) Rs.2 Crores upon recommencement of work
- d) Rs.2.00 Crores after six(6) months from the time mentioned in Clause (c) above.
- e) Rs. 2.00 Crores after six(6) months from the time mentioned in Clause (d) above
- f) Rs. 2.00 Crores after six(6) months from the time mentioned in Clause (e) above
- g) Rs. 2.00 Crores after six(6) months from the time mentioned in Clause (f) above
- h) Rs. 2.00 Crores after six(6) months from the time mentioned in Clause (g) above
- i) Rs. 2.00 Crores after six(6) months from the time mentioned in Clause (h) above



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**3. MUNICIPAL TAXES AND KHAJANA:**

- 3.1** The Landowner shall pay and clear all arrears municipal, panchayet taxes and khajana (including any interest or penalty applicable thereon) in respect of the said property, if any remaining due till the date hereof

**4. TITLE DEEDS:**

- 4.1** The original title deeds and/or other documents evidencing title of the said property in the name of the Landowner in respect of the Scheduled Property shall be provided by the Landowner as and when called upon to do so by the Developer from time to time.
- 4.2** Upon formation of the association/society/company of the Transferees of the Units in the Building Complex for taking over the acts relating to the Common Purposes, the Landowner shall allow inspection and provide extracts and copies of the original documents of title duly certified by it as and when may be required. It is expressly agreed upon and made clear that the intending transferees shall be permitted to obtain loan in the manner as generally applicable for the purpose.
- 4.3** That the Developer on and from the date hereof is authorised to raise necessary finances including finance from HUDCO or any other authority or authorities or Financial Institution/s and/or Banks for development of the Project as per the approval scheme and for that purpose the Landowner hereby permits the Developer and authorises the Developer to that extent to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender, subject to the conditions that the Developer shall repay such liabilities on the agreed terms with the lender or at the earliest opportunity and shall at all times keep the Landowner saved and harmless against any claims loss or damages arising out of such mortgage and the same will not jeopardise the interest of the Developer in any way. The developer will remain full responsible for the finances/loans/mortgages availed for the project whatsoever it may be. The landowner will execute all such documents relating to raising of finance from time to time as may be required by the company without making the landowner liable for repayment of the same. The landowner agrees to create an equitable charge and/or mortgage over and in respect of the said property for the

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purpose of obtaining such financial assistance agrees and undertakes to sign and execute all deeds documents instruments and papers for the purpose of creating an equitable charge and/or mortgage of the said property to enable the company obtain such financial accommodation IT BEING EXPRESSLY AGREED AND DECLARED that in no event the landowner shall assume the responsibility and obligation for repayment of the amounts so availed together with interest accrued due thereon.

- 4.4 It is expressly agreed and made clear that save and excepting creation of mortgage for the purpose of Project Loan neither party shall create any encumbrance, mortgage, charge etc., in respect of the said property or any part thereof PROVIDED HOWEVER their respective transferees to take finance from banks and financial institutions for acquiring the Units and/or Parking Spaces in the Building Complex.

**5. SANCTION OF BUILDING PLANS**

- 5.1 The Developer shall be responsible to obtain sanction plan/revised sanctioned plan/ revalidated plan/ and /or any amendment modifications thereto at its own costs and expenses and the landowner shall extend its cooperation for the purpose. In case of any modifications or alterations are intended or required to be made to the Building Plans the developers shall undertake the same and the Landowner shall extend its cooperation as may be required for the purpose.

**6. CONSTRUCTION OF THE BUILDING COMPLEX:**

- 6.1 The Developer shall construct and build the Building Complex at the said property in accordance with the Plan sanctioned by the Burdwan Municipality and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Burdwan Municipality in force at the relevant time and in accordance with the terms and conditions of the said Agreement.
- 6.2 The Developer shall construct erect and complete the Building Complex (including the Landowner' Allocation) in a good and workman like manner and specifications as suggested by the architect and shall use



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building materials as per I.S. specifications as included in the latest edition of the B.S.C. of India.

- 6.3** All persons employed by the Developer for the purpose of construction including Architects, Contractors, caretaker, staff, labourers, security guards, etc. shall be under employment of the Developer.
- 6.4** The Developer shall construct and complete the New Building at its own cost, risk and responsibility and shall alone be responsible and liable to Government, Burdwan Municipality and other authorities concerned for any loss, damage or compensation or for any claims arising from or relating to such construction.

**7. TIME FOR DELIVERY OF LANDOWNER 'S ALLOCATION**

- 7.1 A. Time for Completion:** The Developer shall construct and complete the construction of the Building Complex in phases and shall hand over the Landowner's allocation to the Landowner within 4 years from the date of the sanctioned plan and /or date of revised sanction. In case the Developer fails to do so within the said time, the Developer shall be entitled to a grace period as may be mutually decided and agreed between the parties considering the facts and circumstances for such delay and the time as may be required for curing such delay.
- B.** In case the developer fails to complete even after the grace period, as mutually agreed, this agreement shall stand as cancelled and the parties herein shall enter into and execute a fresh agreement.

- 7.2 Completion/Occupancy Certificate:** The Landowner shall provide completion/occupancy certificate to the Developer from time to time as may be required and/or requested for by the Developer for each phase and/or portion of the construction so completed.

**8. TRANSFER OF RESPECTIVE AREAS:**

- 8.1** The Developer shall, without requiring any further consent of the Landowner be entitled to deal with and dispose of the Developer's allocations at such price/consideration as they may deem fit and proper.

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- 8.2 The Developer shall have the right to enter into agreements or contracts for sub-lease, letting out, gift, assignment or otherwise transfer of the Developer's allocation on such terms and conditions for a period as detailed in the said Agreement and at such consideration as the Developer may deem fit and proper.
- 8.3 The Developer shall be entitled to execute and register deed(s) of assignment, sub-lease, gift or otherwise transfer of the Developer's allocation in the Building Complex for the residuary period of 99 years subject to further renewal by the landowner on the same terms and conditions excluding the payment of premium but including the right to renewal, subject to fulfilment of the terms and conditions of the lease **PROVIDED THAT** the Developer shall make over Landowners Allocation to the Landowner on the terms and conditions as hereby agreed, It being clarified that All amounts and consideration receivable by the Developer under such agreements and contracts in respect of the Developer's Allocation (including towards the proportionate undivided share in the land comprised in the said property and in the common areas and installations) shall be to the account of and shall be received realised and appropriated by and to the benefit of the Developer exclusively and the Landowner shall have no concern therewith and similarly transfer of the Landowner Allocation all amounts and consideration receivable by the Landowner in respect of the Landowner Allocation (including towards the proportionate undivided share in the land comprised in the said property and in the common areas and installations) shall be to the account of and shall be received realised by the Landowner exclusively and the Developer shall have no concern therewith.
- 8.4 The transferees shall pay annual lease rent to the Owner proportionately calculated at the rate of Rs 1.00 per square meter of land in case of residential use and Rs 10.00 per sq meter of land occupied in case of non residential use.
- 8.5 The Transferees shall be under an obligation to pay all such costs and charges as may be required for the transfer by way of lease the respective Flats/Units and /or commercial spaces and/or car parking spaces

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and/or any other constructed space or other space capable of fetching revenue.

- 8.6 The landowner shall have the right to inspect the progress of construction.

**9. COMMON PURPOSES:**

- 9.1 As a matter of necessity, the Landowner and the Developer and all persons deriving right title or interest from them or any of them, in using and enjoying their respective allocations would be bound and obliged to pay the common expenses, municipal rates and taxes, maintenance charges and other outgoings and comply with the obligations restrictions conditions and covenants as may be framed by the Developer for or relating to the Common Purposes.

- 9.2 The Developer and/or the nominees of the Landowner and/or other respective Transferees shall be liable to bear and pay to the Developer the Extras on account of cost of procurement of electricity, generator, etc. in and for the Building Complex and to Deposit the amounts on account of common expenses, sinking fund, etc., at the same rate as applicable for all the Transferees of the Units of the Building Complex before taking possession of their respective Units.

- 9.3 While dealing with and/or entering into any agreements and other documents of transfer and/or commitments relating to transfer of their respective allocations or any part thereof, the Developer shall incorporate and ensure the payment of the aforementioned, Lease Rent, Extras and Deposits and fulfillment and compliance of all such payments restrictions obligations conditions and covenants by the buyers/transferees of their respective allocations.

- 9.4 The Developer shall upon completion of the Building Complex prepare the necessary documents for formation of the Association (which may be a Society or Company or Association as may be deemed proper and expedient) for the Common Purposes and till such time Association is formed the Developer shall be in charge for the Common Purposes. The Landowner shall extend the necessary cooperation as may be required in this regard.



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**10. COVENANTS OF THE LANDOWNER :**

**10.1** The LANDOWNER do hereby agree and covenant with the Developer as follows:

- (a) to extend full co-operation to the Developer to enable it to undertake development of the Building Complex in terms hereof;
- (b) not to let out, grant lease, mortgage, charge or otherwise encumber the said property or any part thereof as from the date hereof.
- (c) not to cause any obstruction or interference in the construction activities undertaken by the Developer and/or its agents at the said property.
- (d) To extend the terms of the lease directly favour of the lessee after expiry of the initial period of lease.
- (e) To execute a Power of Attorney in favour of the Developer for the purposes of the project and sale, lease or for dealing with the developer's allocation in terms, of this agreement.

**11. POWERS OF ATTORNEY AND OTHER POWERS:**

**11.1** The Landowner has simultaneously with the execution of these presents executed and/or registered a Powers of Attorney in favour of the Developer and /or its nominated persons thereby granting necessary powers and authorities with regard to the Developer complying with its obligations as contained hereinabove and hereunder.

**11.2** While exercising the powers and authorities under the Power or Powers of Attorney granted by the Landowner in terms hereof, the Developer shall not do any such act, deed, matter or thing which would in any way infringe the rights of the Landowner and/or go against the spirit of this Agreement and/or impose any financial or other liability upon the upon the Landowner.

**11.3** The said power or powers of attorney granted by the Landowner to the Developer and/or its nominated persons shall form a part of this agreement and are as set forth hereunder

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TO ALL TO WHOM THESE PRESENTS SHALL COME, Burdwan Municipality having its office at GT Road, Burdwan -713101 represented by its Chairman Dr. Swarup Datta (hereinafter referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

**WHEREAS** the Principals are seized and possessed of **ALL THAT** piece and parcel of Bastu Land containing by measurement area more or less 3.42 acres, Mouza Geda, District Burdwan, JL No 41 Khatian No 45, LR Khatian No 8077, RS Plot No 2194, 2195, LR 2184, 2239 Police Station Burdwan, Dist Burdwan, Holding No 342, Burdwan Municipality more or hereinafter jointly referred to as "**THE SAID PROPERTY**".

**AND WHEREAS** by an Agreement entered on this day (hereinafter referred to as "the said **Development Agreement**") by and between the Principals herein as Lessor/Assignor and the Lessee/Assignee therein and the Attorney as developer therein (and hereinafter also referred to as "the **Developer**"), the Principals have appointed the Developer to develop the said Property into a building complex (hereinafter referred to as "the **Project**") and the commercial exploitation of the Developer's Allocation in the Project as defined and described therein on the terms and conditions therein contained.

**AND WHEREAS** as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of the Developer, **RDB REALTY AND INFRASTRUCTURE LIMITED**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at the premises no. 8/1, Lalbazar Street, Police Station Hare Street, Kolkata 700 001 for the purposes concerning the said Property as hereinafter contained:

**NOW KNOW YE BY THESE PRESENTS**, We, the Principals, above named do hereby nominate constitute and appoint the said **RDB REALTY AND INFRASTRUCTURE LIMITED** represented by Mr. Sundar Lal Dugar, son of Late Moti Lal Dugar by faith Hindu, by occupation Business, by Nationality Indian, working for gain at Bikaner Building, 8B, Lalbazar Street, 3<sup>rd</sup> Floor, Kolkata 700001, P.S. Hare Street and Pradip Kumar Pagulia son of Samer Mal Pagulia by faith Hindu, by occupation Business, by Nationality Indian, working for gain at Bikaner Building, 8B, Lalbazar Street, 3<sup>rd</sup> Floor, Kolkata 700001, P.S. Hare Street, as our true and lawful attorney to do execute exercise and

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perform all or any of the following acts deeds and things concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanctions, plans, revised plans, revalidated plans, new plans, site plan as may be required from the Bardwan Municipality and to sign and endorse such plans on behalf of the Principal.
3. To appear before the competent and/or any other concerned authority for any purpose not particularly and specifically stated herein.
4. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Bardwan Municipality the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, Airport Authority of India and other concerned authorities.
5. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
6. To apply for and obtain all utilities and facilities in the Project at the said Property.
7. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.



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8. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities against any third party whomsoever in connection with the powers and authorities hereby granted
9. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said property on our behalf against any third party as it could be done on personal representation.
10. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
11. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done if may be represented physically.
12. To advertise in the newspapers for the transfer of residential flats public commercial spaces in the Project
13. To receive all amounts as lease premium, maintenance charges, extras and deposits from the intending purchasers for sale, transfer, lease, sublease of the Developer's allocation
14. To receive all amounts as maintenance charges, extras and deposits from the Transferees of the Owner's allocation.
15. To let out commercial spaces, car parking spaces and/or residential apartments, flats, units of the Developer's allocation on such terms and conditions as the Attorney may deem fit and proper and to collect receive and realise the rents, charges and costs for the same

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16. To enter into, sign, execute, register and deliver for in the name and on behalf of the Principals necessary agreements of lease, sublease, assignment, transfer of the residential and/or commercial spaces together with the undivided part or share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Developer's Allocation in the said Project.
17. To present for registration with the registering authority the necessary agreements of lease, sublease, assignment, transfer of the residential and/or commercial spaces together with the undivided part or share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Developer's Allocation in the said Project by virtue of the powers conferred and to admit the execution thereof before the Registrar, Sub Registrar, Registrar of Assurances as if we are personally present to admit the execution and registration thereof.
18. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institution/s and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.
19. To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the Burdwan Municipality, or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principals.

AND it is hereby agreed and undertaken that we shall ratify and confirm all and whatsoever our said attorney, under the powers hereinbefore contained, shall lawfully do execute or perform in exercise of the powers and authorities hereby conferred upon, under and by virtue of this instrument.



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**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(said property)**

**ALL THAT** the developers Allocation to be comprised in the piece and parcel of land **ALL THAT** piece and parcel of Bastu Land containing by measurement area more or less 3.42 acres , Mouza Goda, District Burdwan, JL No 41 Khatian No 45, LR Khatian No 8077, RS Plot No 2194, 2195, LR 2184, 2239 Police Station Burdwan , Dist Burdwan, Holding No 342 , Burdwan Municipality butted and bounded in the manner as follows :-

ON THE EAST	:	Plot No.2196, 6145
ON THE WEST	:	Plot No.2148, 2209
ON THE NORTH	:	Plot No. 2152, 2153, 2193, 2192
ON THE SOUTH	:	G.T.Road, Plot No.2219, 2210

**12. EXTRAS, DEPOSITS & TAXES:**

**12.1** The Landowner agree to ensure that the nominees of the Landowner and or the Developer and /or its nominees who may acquire any part or portion of the Landowner's Allocation and /or Developers Allocation shall be required to pay such amounts to the Developer, the amounts that may be fixed by the Developer for providing amenities and facilities in the Building Complex including those mentioned in **SECOND SCHEDULE** hereunder written, on or before delivery of possession of each Unit in the respective Allocation to the intending transferees.

**12.2** The Developer shall be entitled to realise all statutory taxes including works contract tax, service tax, VAT from its Transferees of Units.

**13. DEFAULTS:**

**13.1** In case the Developer fails and/or neglects to comply with its obligation of making payment of the balance amount of the Developers Allocation as contained in the said Agreement and/or as contained herein the Developer shall pay interest on the amount in default to the Landowner at the cumulative lending rate of Nationalised commercial bank.

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13.2 The Parties have acted upon the said Agreement and considering the same neither party hereto can unilaterally cancel or rescind this agreement at any time.

**14. FORCE MAJEURE:**

14.1 The parties hereto shall not be considered to be in default of complying with their respective obligations hereunder in case their performance of the same is prevented due to force majeure and it shall be deemed that their respective obligations stood suspended during the subsistence of force majeure.

**15. MISCELLANEOUS:**

15.1 The Developer (with the cooperation of the Landowner) shall be entitled to get the Building Complex at the said property approved from any of the Banks and/or Financial Institutions to enable the Transferees acquiring any Unit or other portion in the Building Complex to take loans from any such Banks or Financial Institutions. However, such approval shall not prevent the Developer to mortgage, create charge or fasten any liability upon the other's allocation in any manner. In case owing to any loans or finances obtained by the Transferees, the Landowner or the Developer suffer any loss or damage due to any non-payment or delay in payment of interest or principal amount by any Transferee, such defaulting Transferee shall indemnify and keep the Landowner and the Developer saved harmless and indemnified in respect thereof.

15.2 With effect from the date of construction of the New Building at the said property and delivery to the transferees all outgoings (including but not limited to maintenance charges, municipal rates and taxes, khajana, electricity charges etc.) the Transferees shall be liable to pay all such outgoing in respect of the respective Units on and from the date of possession and the Landowner shall realise the same directly from the said transferees by apportioning the said Units and effecting mutation of the name of the Transferees/Unit Purchasers in its records.

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In the event the Developer is required to make any payment to any third party under instruction from and /or with the consent of the landowner such payment shall be accordingly adjusted deducted out of the landowners Allocation.

**16. NOTICES:**

16.1 All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4<sup>th</sup> day from the date of despatch of such notice by prepaid registered post or speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post or speed post without the same being served.

**17. ARBITRATION:**

17.1 All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said property or determination of any liability shall be referred to the arbitration in the manner as contained in the said Agreement but under the Provisions of the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force

**18. JURISDICTION:**

18.1 Only the Courts within the District of Burdwan having territorial jurisdiction over the said property and the Hon'ble High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(said property)**

**ALL THAT** piece and parcel of Bastu Land containing by measurement area more or less 3.42 acres , Mouza Guda, District Burdawan, JL No 41 Khatian No 45, LR Khatian No 8077, RS Plot No 2194, 2195, LR 2184, 2239 Police Station



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Burdawan, Dist Burdwan, Holding No 342, Burdawan Municipality butted and bounded in the manner as follows :-

ON THE EAST	:	Plot No.2196, 6145
ON THE WEST	:	Plot No.2148, 2209
ON THE NORTH	:	Plot No. 2152, 2153, 2193, 2192
ON THE SOUTH	:	G.T.Road, Plot No.2219, 2210

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Extras & Deposits)**

**EXTRAS shall include:**

- (a) all expenses, deposits, security deposits, etc. on account of obtaining power from the electricity service provider in and for the Building Complex;
- (b) all costs, charges and expenses on account of purchase and installations of generator and its accessories (including cables, panels and the like) for power back-up for the Units and Common Areas and Installations;
- (c) Cost of formation of service maintenance company/society;
- (d) Service tax, Value Added Tax (VAT) or any other statutory charges/levies that may be charged on the said property or the buildings or the Units or on their transfer or construction partially or wholly, as the case may be.

**DEPOSITS (which shall be interest free) shall include:**

- (a) Deposit on account of maintenance charges and municipal rates and taxes;
- (b) Deposit on account of sinking fund.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED  
by the LANDOWNER in the presence  
of:

WITNESSES:

1.

Mr. Ranjan Sen  
S/o. Sati Ranjan Sen  
B. Pithehara Road  
Burdwan



2. Tapas Kumar Mahto  
S/o Sukumar Mahto  
Maghad Saha Pathy  
Rajbati, Burdwan

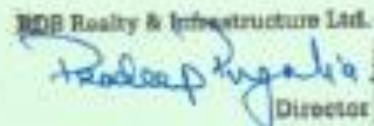
Signature of the Land Owner

SIGNED SEALED AND DELIVERED  
by the DEVELOPER in the presence  
of:

WITNESSES:

1.

Mr. Ranjan Sen

























2. Tapas Kumar Mahto


Signature of the Developer

Drafted by me  
Satyendra Ray Pal  
Advocate  
Calcutta, High Court

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SPECIMEN FORM FOR TEN FINGERS PRINT											
	Radheep Singh						Little	Ring	Middle	Fore	Thumb
		(Left Hand)									
							Thumb	Fore	Middle	Ring	Little
		(Right Hand)									
	Radheep Singh						Little	Ring	Middle	Fore	Thumb
		(Left Hand)									
							Thumb	Fore	Middle	Ring	Little
		(Right Hand)									
PHOTO											
	(Left Hand)										
	(Right Hand)										
PHOTO											
	(Left Hand)										
	(Right Hand)										

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**Government Of West Bengal**  
**Office Of the A.R.A. - III KOLKATA**  
**District-Kolkata**

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**Endorsement For Deed Number : I - 02299 of 2014**  
**(Serial No. 07516 of 2014 and Query No. 1903L000010043 of 2014)**

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**On 17/06/2014**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19.40 hrs on :17/06/2014, at the Private residence by Pradip Pugalia  
Claimant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 17/06/2014 by

1. Swarnap Dutta  
Chairman, Burdwan Municipality, G T Road, District-Burdwan, WEST BENGAL, India.  
By Profession : Others
2. Pradip Pugalia  
Director, R D B Realty And Infrastructure Limited, 8 B, Lal Bazar St., Kolkata, District -, WEST BENGAL, India. Pin :- 700001.  
By Profession : Others

Identified By Joy Ranjan Sen, son of. Sati Ranjan Sen, 8, Pikhana Lane, District-Burdwan, WEST BENGAL, India. By Caste: Hindu, By Profession: Service.

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 18/06/2014**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -43,02,17,095/-

Certified that the required stamp duty of this document is Rs. - 75071 /- and the Stamp duty paid as: Impresive Rs. - 50/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III


**On 23/06/2014**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B(d), 5, 5(f), 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft


  
Additional Registrar of Assurance - III  
Kolkata  
( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

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23/06/2014 14:29:00 EndorsementPage 1 of 2



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**Government Of West Bengal**  
**Office Of the A.R.A. - III KOLKATA**  
**District:-Kolkata**

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**Endorsement For Deed Number : I - 02299 of 2014**  
**(Serial No. 07516 of 2014 and Query No. 1903L000010043 of 2014)**

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Rs. 541301/- is paid , by the draft number 193398, Draft Date 17/06/2014, Bank Name State Bank of India, Specialised Instl B K G Kolkata, received on 23/06/2014  
(Under Article : B = 541189/- , E = 28/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 23/06/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 75171/- is paid , by the draft number 193397, Draft Date 17/06/2014, Bank : State Bank of India, Specialised Instl B K G Kolkata, received on 23/06/2014

( Sanatan Maitty )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

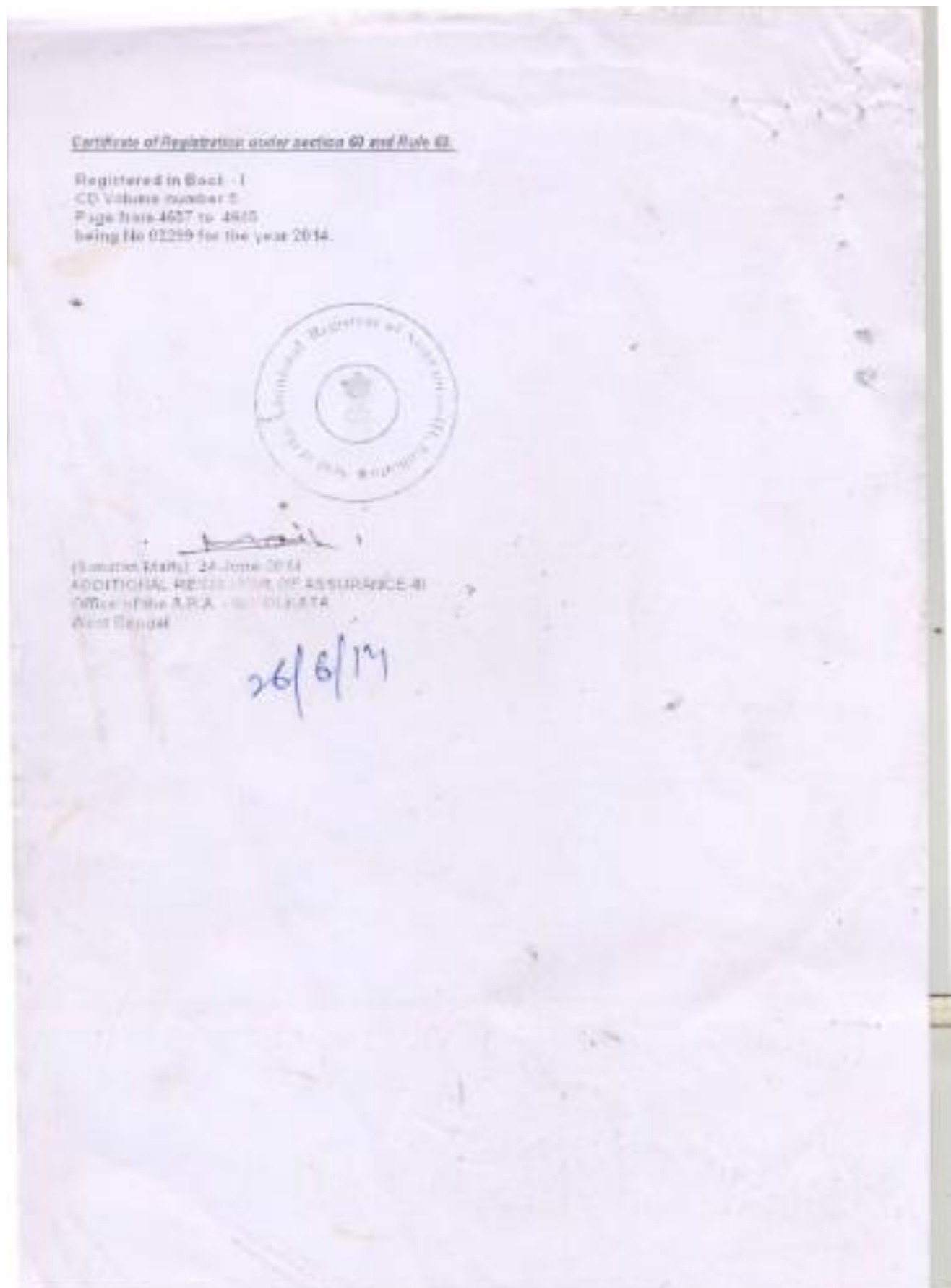
  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Kolkata  
**23 JUN 2014**  
( Sanatan Maitty )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

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23/06/2014 14:29:00 EndorsementPage 2 of 2



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DATED THIS *17<sup>th</sup>* DAY OF *JUNE* 2014.  
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BETWEEN

BURDWAN MUNICIPALITY.

..... LANDOWNER

AND

RDB REALTY AND  
INFRASTRUCTURE LIMITED

..... DEVELOPER

**DEVELOPMENT AGREEMENT  
AND GENERAL POWER OF  
ATTORNEY**

**A. K. CHOWDHARY & CO.**

Advocates,  
Room no. 21, 1<sup>st</sup> Floor,  
10, Old Post Office Street  
Kolkata - 700 001

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**Annexure – 3**

**Inspection Report**

<b>Name &amp; Address of the project</b>	Residential cum commercial complex by M/s. RDB Realty & Infrastructure Ltd. at Holding No. – 342, G.T. Road, Golap Bagh More, Mouza – Goda, LR Dag No. – 2184, JL No. 41, under Burdwan Municipality, PS – Burdwan, Dist – Burdwan, PIN – 713101, West Bengal.
<b>Date &amp; time of inspection</b>	24.07.2022 at 13:00 Hrs.
<b>Name of the inspecting official(s)</b>	Shri Debashis Sarkar, Chief Engineer, EIM Cell, WBPCB
<b>Person(s) met during inspection</b>	Shri Pradip Pugalia, Director
<b>Reasons for inspection</b>	As per decision of SEAC 44 <sup>th</sup> meeting held on 29.06.2022.

**Introduction:**

- The PP (PP) applied in prescribed format for Environmental Clearance and uploaded the application in the PARIVESH portal on 07.03.2018.
- The case was put up for consideration in the 2<sup>nd</sup> meeting of reconstituted SEAC held on 24.08.2020. After carefully considering the submission by the PP, SEAC noted that the PP had already initiated construction activities for the proposed expansion project without obtaining Environmental Clearance. Therefore, the PP has violated the provisions of EIA Notification, 2006 and its amendments.
- The PP presented their proposal for Terms of Reference under Violation category in the 6<sup>th</sup> reconstituted SEAC meeting held on 02.12.2020 and the committee recommended standard Terms of Reference under Violation category on 15.01.2021.
- The PP has upload EIA report in PARIVESH portal.
- The PP presented their EIA report in the 32<sup>nd</sup> reconstituted SEAC meeting held on 16.02.2022.
- This is a proposal for expansion of a residential cum commercial complex comprises of five (5) Residential and two (2) Commercial Complex. The project is being developed in two phases as per sanction plan DRG No. AC-202-AR/S-31-10-17-01 dated 01.02.2018 from Office of the Burdwan Municipality :  
Phase – I – 1 no. of G+7 Residential Block  
Phase – II – 4 nos. of B+G+11 Residential Blocks  
                    1 no. of G+3 Municipality Block  
                    1 no. of B+G+5 Commercial Block

The other features of the project are :

- MSW Generation – 1.0 Tonne/day, OWC capacity – 400 kg/day.
- Rainwater Harvesting tanks – 206 KL with 8 recharge pits. (fresh water demand for the project 206 KLD).

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- STP capacity – 240 KL (Waste water discharge for the project 116 KLD).
- Total built-up area is 46634.26 sqm. (Phase I : 9248.89 sqm. + Phase II : 37385.37 sqm.)
- Total No. of flats – 380 nos. (Phase – I : 84 nos. + Phase II : 296 nos.)
- Total land area – 14008 sqm., Building Footprint – 5392.72 sqm.

**Observation:**

- During inspection it was found that existing block G+7 has been completed long back for which Completion Certificate obtained and already occupied by flat owners.
- 4 nos. B+G+11 Blocks construction completed, finishing work under progress.
- 1 no. G+3 commercial block completed.
- 1 no. B+G+5 commercial block under construction. Superstructure upto B+G+2 is under construction.
- STP is under construction in Basement. Waste Treatment Plant already constructed.
- 3 nos. borewell exists within the project.
- Few trees have been planted (approx. 4% of total land area). Since construction is still going on 20% tree plantation is yet to achieve.
- No solar power unit yet installed. However, the PP informed the same will be installed within next 6 (six) months.
- Photographs of the site are enclosed herewith.

**Sd/-**

(Debashis Sarkar)  
Chief Engineer, EIM Cell, WBPCB

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Photographs taken during the inspection:

	
WTP	Block 1 for Phase I
	
Tree plantation	Completed Tower in Phase - II
	
Under Construction Commercial Block	STP Area

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Basement area



Towers in Phase - II

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Annexure – 4

**Remediation Plan of M/s. RDB Realty & Infrastructure Limited for residential complex**

**Total budgeted Amount – Rs. 5600 Lakhs**

**Total incurred Amount – Rs. 3383 Lakhs**

<b>Total Amount of Remediation Plan (Rs. In lakhs)</b>	<b>Fund Allocation for greening activity (Rs. In lakhs)</b>	<b>Amount of Other fund allocated (Rs. In lakhs)</b>
<b>50.745</b>	<b>5.0745</b>	<b>45.6705</b>

<b>Sl. No.</b>	<b>Items of work to be executed</b>	<b>Total fund allotment (Rs. In lakhs)</b>
<b>1.</b>	<b>Water sprinkling activity</b>	<b>45.6705</b>
	<b>Road Sweeping Machine</b>	
	<b>Model Waste Bin (With Segregation)</b>	
	<b>Plastic Recyclable Counter</b>	
	<b>E-Rickshaw</b>	
<b>2.</b>	<b>For Greening activity</b>	<b>5.0745</b>
<b>Grand Total</b>		<b>50.745</b>



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Annexure – 5

**Remediation Plan of M/s. HSCC India Limited for Medical Institution and Hospital Building of All India Institute of Medical Sciences (AIIMS), Kalyani**

**Total budgeted Amount – Rs. 1007.15 Crores**

**Total incurred Amount – Rs. 1007.15 Crores**

<b>Total Amount of Remediation Plan (Rs. in crores)</b>	<b>Fund Allocation for greening activity (Rs. in crores)</b>	<b>Amount of Other fund allocated (Rs. in crores)</b>
<b>5.03575</b>	<b>0.503575</b>	<b>4.532175</b>

<b>Sl. No.</b>	<b>Items of work to be executed</b>	<b>Total fund allotment (Rs. in crores)</b>
<b>1.</b>	<b>Improvement of local solid waste management facilities e.g. installation of composters for municipal/panchayet market areas with specific consent letters from the respective municipalities/panchayet body</b>	<b>4.532175</b>
	<b>Installation of solar lighting in public building/streets/parks in the surrounding community area</b>	
	<b>Improvement and maintenance of water bodies</b>	
	<b>Rainwater harvesting projects with definite consent letters from concerned authorities</b>	
	<b>Plantation in surrounding areas/development of parks/playground</b>	
	<b>Drinking water, sanitation or solid waste management facilities for the local community</b>	
	<b>Any other project for improving environment</b>	
<b>2.</b>	<b>For Greening activity</b>	<b>0.503575</b>
<b>Grand Total</b>		<b>5.03575</b>