

**MINUTES OF STATE LEVEL EXPERT APPRAISAL COMMITTEE, SIKKIM  
HELD ON 14<sup>TH</sup> FEBRUARY 2022.**

**VENUE: Through Physical Mode at Sidkeong Tulku Memorial Hall of Forest & Environment Department and Video Conferencing**

**Date: 14<sup>th</sup> February, 2022**

**PROCEEDINGS**

A meeting of the State Level Expert Appraisal Committee, Sikkim held on 14<sup>th</sup> February, 2022 through dual mode (both physical and video conferencing). One of the members attended through Video Conferencing. Project Proponent and his consultants also attended the meeting. Attendance is as under;

1. Shri H.P Pradhan	Chairman	P
2. Shri B.B Gurung	Member Secretary	P
3. Mrs Urmila Thapa	Joint Director(Environment)	P
4. Shri Tshering Tashi	Member	P
5. Shri Pradhumna Shrestha	Member	P
6. Dr. B.C Basistha	Member	P
7. Shri B.K Chettri	Member	P
8. Dr. Dinesh Agarwal	Member	(Attended through VC)
9. Dr. Satya Deep Chettri	Member	P
10. Shri D.R. Chettri	Member	A
11. Shri Chandan Kumar	Master Trainer	P

- I. **Opening Remarks of the Chairman:** The Chairman welcomed all the members and participants and informed the house about 2<sup>nd</sup> meeting of SEAC for **the Proposed Development of “WEST POINT”- Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim**. The meeting was opened for proceeding as per the agenda of the meeting set on 09<sup>th</sup> February, 2022.
2. The SEAC confirmed the Minutes of earlier meeting held on 24<sup>th</sup> January 2022.

**Agenda Item:**

**Appraisal of the Proposed Development of “WEST POINT”- Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim by MESASO Infrastructure Pvt. Ltd. – Environment Clearance.**

**Proposal No. SIA/SK/MIS/244081/2021**

1. The Committee members after thorough interaction and deliberation in each and every points, observations of MoMs drawn on 24.01.2022 and their reply with clarification and justification given by the Project Proponents, the following specific and general conditions has been laid down to comply within pre & post project implementation stages by Project Proponent.

2. The SEAC also deliberated and discussed on the revised Form – I and Form – IA and ADS submitted by the Project Proponent on 4<sup>th</sup> January 2022.
- i. The official permissible height for building in Sikkim is 5 ½ for domestic and 7 for Commercial purpose as per the existing bye laws in Sikkim. However the Project Proponent has procured Certification from Mr. Majumdar of Jadavpur University for construction of 11 storeys building. The SEAC informed the PP to get this certification to be validated/vetted by Mines & Geology Department, Government of Sikkim.
  - ii. Under point 29:1.8 Structural Engineers from GMC also have to be included in the project.
  - iii. 1.16 of 19, Project Proponent has to follow the labour laws of Sikkim and engage local people.
  - iv. Corporate Environment responsibility to be taken up and Environment measures to be implemented in consultation with Environment sector of the Forest Department, Government of Sikkim.
  - v. Parking/ ventilation structure design to be submitted to SEIAA.
  - vi. Disposal of sludge from STP to be specified till its end point.
  - vii. Rain water harvesting plan, Composting & disposal plan to be submitted with specification till its end point.
  - viii. Dumping of extra excavated muck (unutilisable) should be done at pre identified and approved sites. No muck should be washed away during rainy seasons and cause choking of nallahs, jhoras or water bodies or damage the surrounding environment. Clearances from the concerned department (s) or agency (ies) to be taken for the dumping sites. Rehabilitation of such dumping sites may be done at the cost of PP by providing suitable structures for holding the muck and do plantation with suitable local species.
  - ix. The number of storey of the proposed building should be restricted to 11 storeys only as per the approval of GMC.
  - x. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
  - xi. The extra excavated muck / soil to be disposed at designated sites as stated at sl.no.x above to avoid choking of drains and flooding
  - xii. Utilisation of water from Rain water harvesting structure to be maximized to minimize the load on fresh water demand.
  - xiii. Commitment letter to the effect that no damage is caused to the surrounding areas and habitation as per the stake holders meeting held on 13.11.2021 is insisted.
  - xiv. Environment Management Plan further needs to be prepared to strengthen the existing EMP spell out in the instant proposal to ensure intensive mitigation measure to maintain overall ecological balance.
  - xv. Green Cover Plan needs to be covered 30% of the total areas of proposed MLCP for beautification of the blank areas, creation of hanging garden in all the flyover falling within the Gangtok Municipal Areas (GMC).
  - xvi. Local labours to be employed as far as possible and train them also to get the desired output.

- xvii. Permission from State Pollution Control Board for E-waste, DG set and Hazardous waste to be obtained by the Project proponent.
- xviii. Taxi Driver's Union/Association consent letter copy to be submitted.
- xix. The environment safeguard measures to be monitored by the Multidisciplinary committee to be constituted by Forest Department/Smart City / Project proponent.
- xx. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- xxi. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- xxii. Construction site shall be adequately barricaded before the construction begins.
- xxiii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxiv. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- xxv. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxvi. No sewage or untreated effluent water would be discharged through storm water drains.
- xxvii. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- xxviii. Outdoor and common area lighting shall be LED.
- xxix. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- xxx. Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- xxxi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- xxxii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- xxxiii. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- xxxiv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- xxxv. A First Aid Room shall be provided in the project both during construction and operations of the project.

In view of the above and **considering provisions of EIA Notification 2006 process and Timelines**, the SEAC recommends instant proposal to SEIAA for further examination

and consideration of prior Environment Clearance subject to strict compliance of the observations made by the SEAC in its meeting of 24/01/2022, submission of documents as desired and above mentioned conditions.