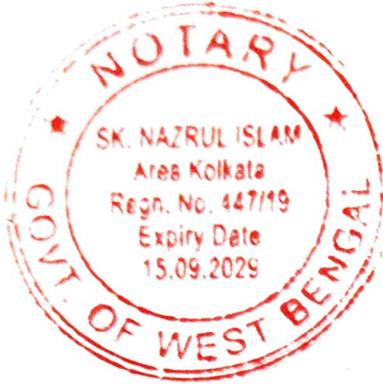


S.L. No. 59



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
ORIGINAL APPLICATION NO.84/2025/EZ**



In The Matter of:-

Ravi Shankar Yadav

..... Applicant

- Versus-

The West Bengal Pollution
Control Board & Ors.

...Respondents

**COUNTER AFFIDAVIT WITH ACTION TAKEN REPORT IN THE
FORM OF AFFIDAVIT ON BEHALF OF RESPONDENT NUMBERS 03
& 04, KOLKATA MUNICIPAL CORPORATION**

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Filed by:

Subhojyoti Chakrabarti

Mr. SIBOJYOTI CHAKRABARTI,

Advocate,

Kolkata Municipal Corporation

(M): 9007035534

Email: subho.advocate@gmail.com

07 AUG 2025



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
ORIGINAL APPLICATION NO.84/2025/EZ**

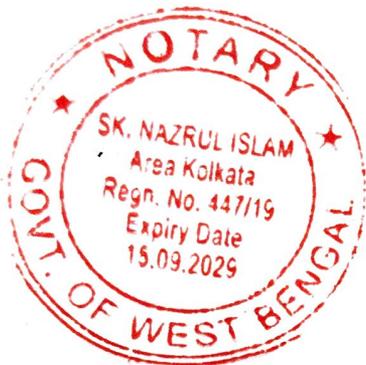
In The Matter of:-

Ravi Shankar Yadav

Applicant
- Versus-

The West Bengal Pollution
Control Board & Ors.

...Respondents



**COUNTER AFFIDAVIT WITH ACTION TAKEN REPORT IN THE
FORM OF AFFIDAVIT ON BEHALF OF RESPONDENT NUMBERS 03
& 04, KOLKATA MUNICIPAL CORPORATION**

I, Sri Prabir Dutta, S/o Late Gurubandhu Dutta, aged about 57 years, by faith-Hindu, by occupation- service and presently posted as Executive Engineer (Civil), Building department Borough-V, Kolkata Municipal Corporation, having office at 22, Surya Sen Street, Kolkata: 700012, West Bengal, do hereby solemnly affirm and declare as follows: -

1. That I am presently posted as Executive Engineer (Civil), Building department Borough-V, Kolkata Municipal Corporation, having office at 22, Surya Sen Street, Kolkata: 700012 and I am well acquainted with the facts and circumstances of the case and I have been duly authorized to swear, sign and affirm this affidavit.

07 AUG 2025

2. That this Counter Affidavit with Action Taken Report in the form of affidavit is being filed in compliance to the Solemn Order dated 14.05.2025 passed by the Hon'ble National Green Tribunal, Eastern Zone Bench, Kolkata.

3. That in the said Solemn Order in paragraph 12, the Kolkata Municipal Corporation has been interalia directed by the Hon'ble Tribunal to file Counter Affidavit with Action Taken Report.

4. That as per Solemn Order passed by the Hon'ble Tribunal a Committee has been constituted and the said Committee visited the site in question on 26.05.2025 comprising of the following officials:

(i) Mr. Souvik Ganguly, Assistant Environmental Engineer In-Charge, Kolkata regional office, WBPCB;

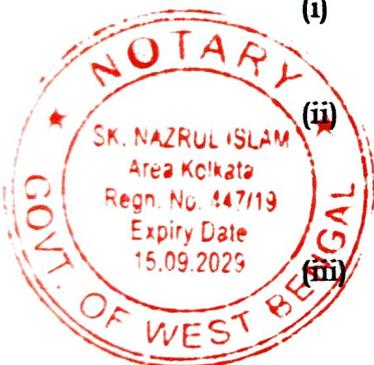
(ii) Mr. Saddam Navas, Additional District Magistrate and District Land & Land Reforms Officer, as representative of the District Magistrate, South (24) Parganas;

(iii) Mr. Prabir Dutta, Executive Engineer (Civil), Building department Borough-V, Kolkata Municipal Corporation.

5. That this deponent representing the respondent numbers 3 and 4 was a member of the Committee constituted by the Hon'ble Tribunal and humbly seeks leave of the Hon'ble Tribunal to adopt the said report of the committee.

6. That the following observations have been made by the Committee :

- i. The project site is entirely enclosed by a boundary wall.
- ii. No construction materials were stored on-site.



iii. No Ready-Mix Concrete (RMC) plant was found within the project premises.

iv. The Project Proponent (PP) has stated the following points during inspection,

a. The piling and diaphragm wall construction have been completed, while work on the Weller beams of the diaphragm wall is currently underway.

b. All concrete used is procured from external RMC suppliers.

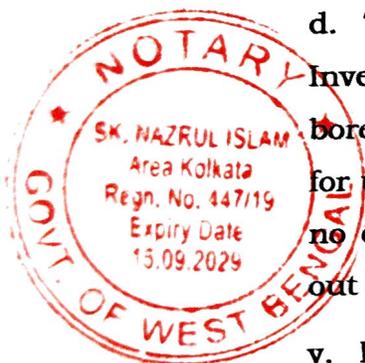
c. All casting activities are carried out at night, for which prior approval has been obtained from the Kolkata Municipal Corporation (KMC).

d. The permission has been secured from the State Water Investigation Directorate (SWID), West Bengal, to operate a single bore well with a water withdrawal limit of 5 cubic meters per hour for up to 4 hours per day. However, during the said visit there was no operation of any pump or bore well which indicates pumping out of ground water from the said premises.

v. During the visit there was no indication or exposure of environmental pollution due to dust and noise from the site.

vi. The Senior Environmental Engineer in-charge, Kolkata Regional Office, during the inspection submitted that, the alleged unit has obtained Environmental Clearance from State Environment Impact Assessment Authority (SEIAA), West Bengal and Consent to Establish from West Bengal Pollution Control Board (WBPCB).

vii. During the visit the Executive Engineer (Building), Borough - V, Building Department, KMC submitted that, a building sanction/ permit to raise G+32 (127.00 Meter Height) High-Rise Building



followed by further sanction to raise G+39 (155.00 meter height, was granted in the name of 'Bengal Bonded Warehouse Limited', the Project Proponent.

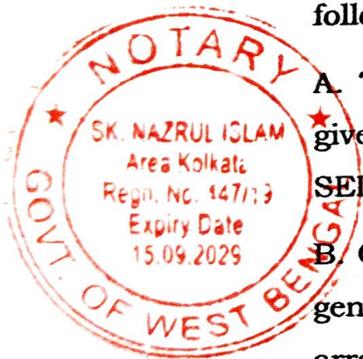
viii. One old mango tree was observed near the boundary wall on the northern side of the project. The unit has proposed to plant further 160 nos. of trees of different local species within the project area.

Further, from the report of Senior Environmental Engineer in-charge of Kolkata Regional Office, it has been confirmed that, the Environmental Clearance from State Environment Impact Assessment Authority (SEIAA) has issued the clearance vide EC Identification no. EC23B038WB110954 dated 13/12/2023, vide CTE No.: WBPCB/4578694/2023 dated 22/01/2024 and made the following recommendations,

- A. The Project Proponent should strictly abide by the conditions given in the above mentioned Environmental clearance issued by SEIAA, West Bengal and Consent to Establish issued by WBPCB.
- B. Construction area should be adequately barricaded to minimize generation of dust and noise. C. Regular water sprinkling arrangements.

(Copy of the report along with all other documents are attached and collectively marked as Annexure A)

5. Later the Executive Engineer (Building), Borough - V, Building Department, K.M.C has submitted the following in his report to support his observation:



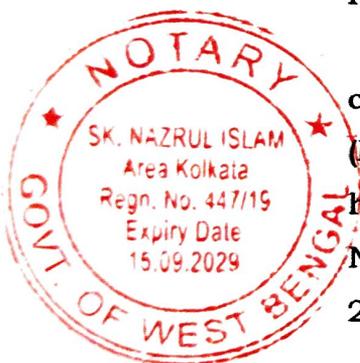
a. the building sanction/ permit vide B.P. No.2023050011 date 21/07/2023 for raising G+32 (127.00 Meter Height) High-Rise Building followed by further sanction vide B.P. No. 2024050012 dated 28/09/2024 for raising G+39 (155.00 meter height) was granted to the project proponent.

b. permission was granted from the State Water Investigation Directorate (SWID) vide permit no.- P1337060450000 00002501TSE dated 29/09/2024, for sinking of new well (Abstraction of ground water for Industrial/ Infrastructural/ commercial use) at plot no. 00000/00025, Assessee No- 110453300262 in favour of Bengal Bonded Warehouse Limited'. Such permission is granted u/s7 (3)(6)/7(4)(b)/7(5)(6) of the West Bengal Water Resources (Management Control and Regulation) Act, 2005.

c. permission is granted from the erstwhile Executive Engineer (Building)/ Br-V for carrying out constructional works between hours of Sunset to Sunrise at premises no-25 N.S. Road, Ward No045, Borough -V under rule 34(1) of the KMC Building Rules 2009.

(Copy of the report along with all other documents are attached and collectively marked as Annexure B)

In light of the aforementioned facts and observations, it is evident that the builder of the said site has obtained all necessary approvals and has complied with the conditions stipulated therein. However, a constant vigil by the Building



Department of KMC and the WBPCB must be maintained to ensure that the surrounding neighbourhood does not face any environmental hazards or disruption to public life.

Photocopy of the Committee Report along with all enclosures are collectively annexed herewith and marked with the letter 'R-1'.

7. That apart from the above observations the Kolkata Municipal Corporation has prepared a report dated 28.05.2025 in connection with the original application for submission before the Hon'ble Tribunal which states as follows:

In view of the said above order/direction Municipal Commissioner vide letter no. con/com/13/NGT/2025-26 Date 21/05/2025 directed undersigned- Prabir Dutta, Executive Engineer (Building/Borough-V) being nominated as a representative of the Municipal Commissioner, KMC.

Accordingly in view of the said solemn direction, as per telephonic communication from Additional District Magistrate (ADM) south 24 Parganas, where undersigned along with Senior Environmental Officer Mr. Sunam Addya along with Additional District Magistrate visited the site on 26.05.2025 at 12:00 Noon.

During visit it was observed that only waler beams of diaphragm wall is under construction at ground floor level, but all other works are currently stopped.

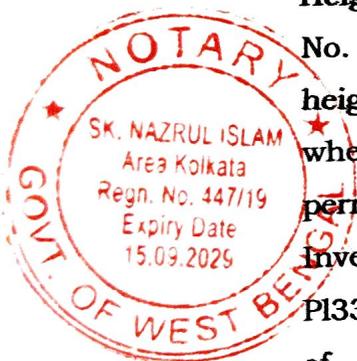
There is no such indication/ exposure of environmental pollution due to dust and noise from the site at 25 Netaji Subhas Road, P.S.,- Hare Street, Ward no-045, Kolkata-700001.



Moreover during the said visited there was no operation of any pump or bore well which indicates pumping out of ground water from said premises.

After the visit undersigned was requested to submit a report in respect of the permissions granted from the appropriate authority for raising high-rise construction building at the site.

That from the office record of Borough-V/Building Department Sanctioned file regarding above mentioned premises it can be visualized that the applicant "Bengal Bonded Warehouse Limited" was granted a building sanctioned/ permit vide B.P. No. 2023050011 date 21/07/2023 for raising G+32 (127.00 Meter Height) High-Rise Building followed by further sanctioned vide B.P. No. 2024050012 dated 28/09/2024 for raising G+39 (155.00 meter height) being the final sanctioned plan at the said premises /site, where as from the said sanctioned plan file it can be noticed that a permission was granted from the authority, State Water Investigation Directorate (SWID) vide permit no.-PI33706045000000002501TSE dt. 29/09/2024, permit for sinking of new well (Abstraction of ground water for Industrial/ Infrastructural/ commercial use) at plot no. 00000/00025, Assesses No-110453300262 in favour of "Bengal Bonded Warehouse Limited". Such permission is granted u/s 7(3)(6)/7(4)(b)/7(5)(6) of the West Bengal Water Resources (Management Control and Regulation) Act, 2005.



Moreover a permission being granted from the erstwhile Executive Engineer (Building)/ Br-V for granting permission for carrying out constructional works between hours of Sunset to Sunrise at premises no-25 N.S. Road, Ward No-045, Borough -V under rule 34(1) of the KMC Building Rules 2009.

Photocopy of the report submitted by the KMC dated 28.05.2025 is annexed herewith and marked with the letter 'R-2'.

8. That the statements made in paragraph 1 is true to my knowledge and paragraphs 2 to 7, are based on information derived from the record and which I believe to be true and rest thereof are my humble submission before this Hon'ble Tribunal.

Identified by me

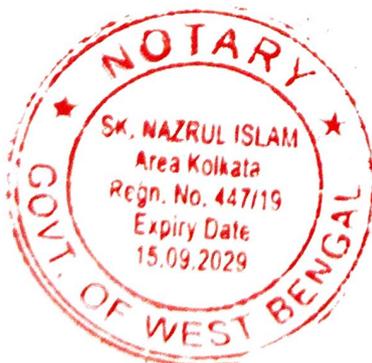
~~Deponent~~

Sibojyoti Chakrabarti
Advocate 07.08.2025
KMC

Pralim Dutta

Executive Engineer Civil (Bldg.)
Borough No.-V
Building Department
K.M.C

07/08/2025



Solely Affirmed and
Declared before me on the
Identification of the Advocate

SK
Notary
SK. Nazrul Islam
Notary, Govt. of W.B
Govt. No. 447/19
City Civil Court, Calcutta

07 AUG 2025

9



Verification

I, the deponent within named, do hereby solemnly affirm and verify that the contents of the statements made in the above paragraphs of the affidavit are true and correct to the best of my knowledge and belief. No part of the same is false and nothing material has been concealed therefrom.

Verified at Kolkata on this the 7th Day of August, 2025.

Identified by me

Sibajyoti Chakraborty

Advocate
KMC

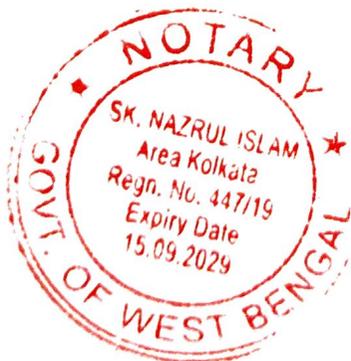
07.08.2025

Rahul Dutta

Deponent

Executive Engineer Civil (Bldg.)
Borough No.-V
Building Department
K.M.C

07/08/2025



10

Answer-R-1

Minutes of Field Inspection caused by Fact Finding Committee in compliance to the solemn order Passed by Hon'ble National Green Tribunal dated 14.05.2025 in the matter of RAVI SHANKAR YADAV Vs. THE WEST BENGAL STATE POLLUTION CONTROL BOARD bearing O.A Case no. 84/2025/EZ

1. In compliance with the solemn order of Hon'ble National Green Tribunal, Eastern Zone Bench dated 14.05.2025, in the matter of RAVI SHANKAR YADAV Vs. THE WEST BENGAL STATE POLLUTION CONTROL BOARD bearing O.A Case no. 84/2025/EZ in which the Hon'ble Court has directed,

"13. Considering the allegations made, we deem it appropriate to constitute a Fact Finding Committee comprising of the following Members:-

- i. *Senior Scientist, West Bengal Pollution Control Board;*
- ii. *Municipal Commissioner, Kolkata Municipal Corporation, or his representative; and*
- iii. *District Magistrate, District- Kolkata or his representative not below the rank of Additional District Magistrate (ADM).*

14. The Committee shall visit the site in question...

15. The District Magistrate, District - Kolkata shall be the Nodal office for all logistic purposes and for filing the Fact finding Report on affidavit."

2. To comply with the direction of the Hon'ble Tribunal (quoted above) the date of enquiry has been fixed on 26thMay, 2025 at 12:00 noon.

On the date of inspection, following officials were present:

- i. Mr. Shouvik Ganguly, Assistant Environmental Engineer in-charge, Kolkata Regional Office, WBPCB,
- ii. Mr. Saddam Navas, IAS, Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas as a representative of District Magistrate, South 24 Parganas,
- iii. Mr. Prabir Dutta, Executive Engineer (Building), Borough - V, Building Department, KMC as representative of Municipal Commissioner, Kolkata Municipal Corporation, were present at the alleged site 25, Netaji Subhas Road, P.Share Street, Kolkata-700001.

3. During the visit, it was observed that,

- i. The project site is entirely enclosed by a boundary wall.
- ii. No construction materials were stored on-site.
- iii. No Ready-Mix Concrete (RMC) plant was found within the project premises.
- iv. The Project Proponent (PP) has stated the following points during inspection,
 - a. The piling and diaphragm wall construction have been completed, while work on the Weller beams of the diaphragm wall is currently underway.
 - b. All concrete used is procured from external RMC suppliers.
 - c. All casting activities are carried out at night, for which prior approval has been obtained from the Kolkata Municipal Corporation (KMC).
 - d. The permission has been secured from the State Water Investigation Directorate (SWID), West Bengal, to operate a single bore well with a water withdrawal limit of 5 cubic meters per hour for up to 4 hours per day. However, during the said visit there was no operation of any pump or bore well which indicates pumping out of ground water from the said premises.
- v. During the visit there was no indication or exposure of environmental pollution due to dust and noise from the site.
- vi. The Senior Environmental Engineer in-charge, Kolkata Regional Office, during the inspection submitted that, the alleged unit has obtained Environmental Clearance from State Environment Impact Assessment Authority (SEIAA), West Bengal and Consent to Establish from West Bengal Pollution Control Board (WBPCB).
- vii. During the visit the Executive Engineer (Building), Borough - V, Building Department, KMC submitted that, a building sanction/ permit to raise G+32 (127.00 Meter Height) High-Rise Building followed by further sanction to raise G+39 (155.00 meter height, was granted in the name of 'Bengal Bonded Warehouse Limited', the Project Proponent.

viii. One old mango tree was observed near the boundary wall on the northern side of the project. The unit has proposed to plant further 160 nos. of trees of different local species within the project area.

4. Further, from the report of Senior Environmental Engineer in-charge of Kolkata Regional Office, it has been confirmed that, the Environmental Clearance from State Environment Impact Assessment Authority (SEIAA) has issued the clearance vide EC Identification, no. EC23B038WB110954 dated 13/12/2023, vide CTE No.: WBPCB/4578694/2023 dated 22/01/2024 and made the following recommendations,
- A. The Project Proponent should strictly abide by the conditions given in the above mentioned Environmental clearance issued by SEIAA, West Bengal and Consent to Establish issued by WBPCB.
 - B. Construction area should be adequately barricaded to minimize generation of dust and noise.
 - C. Regular water sprinkling arrangement to be provided in order to mitigate fugitive emission."

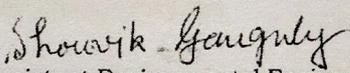
(Copy of the report along with all other documents are attached and collectively marked as Annexure A)

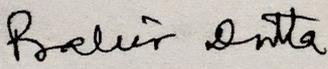
5. Later the Executive Engineer (Building), Borough - V, Building Department, K.M.C has submitted the following in his report to support his observation,
- a. the building sanction/ permit vide B.P. No.2023050011 date 21/07/2023 for raising G+32 (127.00 Meter Height) High-Rise Building followed by further sanction vide B.P. No. 2024050012 dated 28/09/2024 for raising G+39 (155.00 meter height) was granted to the project proponent.
 - b. permission was granted from the State Water Investigation Directorate (SWID) vide permit no.- P133706045000000002501TSE dated 29/09/2024, for sinking of new well (Abstraction of ground water for Industrial/ Infrastructural/commercial use) at plot no. 00000/00025, Assessee No-110453300262 in favour of 'Bengal Bonded Warehouse Limited'. Such permission is granted u/s7 (3)(6)/7(4)(b)/7(5)(6) of the West Bengal Water Resources (Management Control and Regulation) Act, 2005.

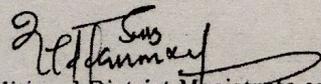
c. permission is granted from the erstwhile Executive Engineer (Building)/ Br-V for carrying out constructional works between hours of Sunset to Sunrise at premises no-25 N.S. Road, Ward No-045, Borough -V under rule 34(1) of the KMC Building Rules 2009.

(Copy of the report along with all other documents are attached and collectively marked as Annexure B)

6. In light of the aforementioned facts and observations, it is evident that the builder of the said site has obtained all necessary approvals and has complied with the conditions stipulated therein. However, a constant vigil by the Building Department of KMC and the WBPCB must be maintained to ensure that the surrounding neighbourhood does not face any environmental hazards or disruption to public life.


Assistant Environmental Engineer,
Kolkata Regional Office, WBPCB


Executive Engineer (Building), Borough
- V, Building Department, KMC


Additional District Magistrate and
District Land and Land Reforms Officer,
South 24 Parganas



WEST BENGAL POLLUTION CONTROL BOARD
 (Department of Environment, Govt. of West Bengal)
 Kolkata Regional Office, Mani Square, 8th floor
 Block / Space-8IT on Western Side,
 164 / 1, Maniktala Main Road, Kolkata-700054.
 Ph- 033-2202-3122, Website : www.wbpcb.gov.in

Memo No: **242**/WBPCB-RO-I/ GEN/121/2023

Dated: **26**/ 05 /2025

To
 The Additional District Magistrate (LR), South 24 Parganas
 New Administrative Building,
 Alipore, Kolkata – 700027,
 Email id – dllro.s24pgs@gmail.com

Sub: Inspection Report of M/s Bengal Bonded Warehouse Limited (Mega Commercial Project) dated 26/05/2025

Ref: Order of Hon'ble NGT in the matter OA 84/2025/ EZ dated 14/05/2025

Sir,

With reference to the above, inspection report of M/s Bengal Bonded Warehouse Limited (Mega Commercial Project) carried out with your good self on 26/05/2025 is enclosed for your perusal and necessary action please.

Thanking you,

Yours faithfully,

Senior Environmental Engineer
 In-Charge, Kolkata Regional Office

Sr Environmental Engineer
 Kolkata Regional Office
 W. B. Pollution Control Board

Encl: 1. Inspection Report
 2. Copy of Environmental Clearance
 3. Copy of Consent to Establish

INSPECTION REPORT

Inspection reference	Order of Hon'ble NGT in the matter OA 84/2025/ EZ dated 14/05/2025
Name of the unit	M/s Bengal Bonded Warehouse Limited (Mega Commercial Project)
Address	25, Netaji Subhas Road
P.O.: & Pin Code	Kolkata GPO, 700001
P.S.:	Hare Street
District	Kolkata
Local Body/Authority	KMC; Ward No. 45, Borough V
Date & Time of inspection	26/05/2025; 11:45 AM to 12:30 PM
Date of previous visit	--
Inspecting officers	Sri S. Navas, IAS, ADM (LR), Dist – South 24 Pgs Sri S Mardi, SEE, Kolkata RO, WBPCB Sri P.Dutta, EE, Building, Borough V, KMC Sri S Ganguly, AEE, Kolkata RO, WBPCB Sri S.Garai, AEE, Building, Borough V, KMC
Persons met during inspection	Sri S. Bose, VP, Projects

Observation :

This is a complaint against a proposed commercial building comprising of 01 no. G+23 storied and 01 no. G+32 storied towers (both towers connected till 8th floor) located at 25, Netaji Subhas Road, Kolkata – 700001. The area is predominantly commercial in nature. The unit has obtained Environmental Clearance from SEIAA, West Bengal vide EC Identification no. – EC23B038WB110954 Dated 13/12/2023 (copy attached) and Consent to Establish from WBPCB vide CTE No.: WBPCB/4578694/2023 dated 22/01/2024 (copy attached).

During the visit, it was observed that the whole project is located within a boundary wall. According to project proponent (PP) piling work has been completed, construction of diaphragm wall has also been completed and construction of weller beams of diaphragm wall was under progress. No construction material was stored within the project site, no Ready Mix Concrete (RMC) plant was installed within the project premises. PP informed that all construction is done with Ready Mix Concrete (RMC) procured from outside; he further stated that all casting work is done during the night and necessary permission for the same has been obtained from KMC. PP further informed that permission for one bore well with rate of withdrawal 5 m³ per hour with maximum pumping hours of 04 hours/day has been obtained from SWID, West Bengal.

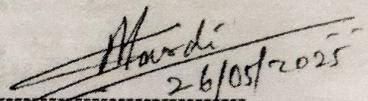
One old mango tree was observed near the boundary wall on the northern side of the project. The unit has proposed to plant further 160 nos. of trees of different local species within the project area.

Recommendations:

1. The Project Proponent should strictly abide by the conditions given in the above-mentioned Environmental clearance issued by SEIAA, West Bengal and Consent to Establish issued by WBPCB.
2. Construction area should be adequately barricaded to minimize generation of dust and noise.
3. Regular water sprinkling arrangement to be provided in order to mitigate fugitive emission.

 26.05.2025

S.Ganguly, AEE, WBPCB

 26/05/2025

S.Mardi, SEE, WBPCB

ENVIRONMENTAL
CLEARANCE**PARIVESH***(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)*

17

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), WEST BENGAL)

To,

The Director
BENGAL BONDED WAREHOUSE LIMITED
Sagar Estate, 2, Clive Ghat Street, 4th Floor. -700001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/WB/INFRA2/445168/2023 dated 21 Sep 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038WB110954 |
| 2. File No. | EN/T-II-1/531/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Mega Commercial Project by Bengal Bonded Warehouse Limited. |
| 7. Name of Company/Organization | BENGAL BONDED WAREHOUSE LIMITED |
| 8. Location of Project | WEST BENGAL |
| 9. TOR Date | N/A |

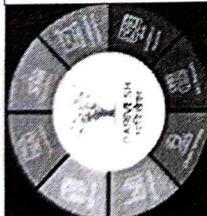
The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 13/12/2023

(e-signed)
DHARMDEO RAI, I.F.S.
Member Secretary
SEIAA - (WEST BENGAL)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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Environmental Clearance for the proposed Mega Commercial Project at Premises No. – 25, Netaji Subhas Road, Ward No. – 45, Borough – V, under Kolkata Municipal Corporation, P.S. – Hare Street, Kolkata – 700001 by M/s. Bengal Bonded Warehouse Limited.

Background of the project

The proponent made online application vide proposal no. SIA/WB/INFRA2/445168/2023 dated 21 September 2023 seeking Environmental Clearance (EC) under the provisions of the EIA Notification, 2006 for the proposed Mega Commercial Project at Premises No. – 25, Netaji Subhas Road, Ward No. – 45, Borough – V, under Kolkata Municipal Corporation, P.S. – Hare Street, Kolkata – 700001 by M/s. Bengal Bonded Warehouse Limited.

The proposal is for 'Mega Commercial Project' comprising of North Tower: G+23 storied; South Tower: G+32 storied (both towers connected till 8th floor). Total land area of the project is 11197.52 sqm. and total built up area is 82920.698 sqm.

The project proponent obtained Building Permit No. 2023050011 dated 21.07.2023 from KMC.

Salient features of the proposed project as per PARIVESH Portal are as follows –

Land Area as per Boundary Declaration	11197.52 sqm (100%)
Ground Coverage Area	3890.94 sqm (34.748%)
Road /Paved Area	3346.32 sqm (29.884%)
Tree Plantation Area	2250.80 sqm (20.101%)
Open Parking Area	712.52 sqm (6.363%)
Service Area	996.94 sqm (8.904%)
No. of stories	Commercial Building North Tower: G+23 storied; South Tower: G+32 storied (both towers connected till 8th floor).
Total Built-up area	82920.698 sqm
Total Population During Operation	5544 (Fixed – 3303, Floating – 2208, Service – 33) persons
Total Population During Construction	670 persons
Source of Water	Kolkata Municipal Corporation
Quantum of Water required	474 KLD
Quantity of Wastewater Generation	210 KLD
Treated Wastewater Recycled	197 KLD (to be used in landscaping, flushing, yard washing & HVAC)
Quantity of Wastewater Discharge	13 KLD
Quantum of Fresh Water required	277 KLD
Quantity of Solid Waste Generation	1005 kg/day (operational phase) 134 kg/day (construction phase)
Constructional phase Water Demand	55 KLD (47 KLD for workers and 8 KLD for construction work)
Electrical Load	5159 KVA (4127 KW) by CESC
D.G. Sets	2 nos. 2000 KVA
Parking Required	510 nos.
Parking Provided	629 nos. [Covered Car Parking: Ground Floor– 11 nos., 2 nd Floor– 59 nos., 3 rd Floor– 98 nos., 4 th , 5 th , 6 th & 7 th Floor – 102 nos. on

Environmental Clearance for the proposed Mega Commercial Project at Premises No. - 25, Netaji Subhas Road, Ward No. - 45, Borough - V, under Kolkata Municipal Corporation, P.S - Hare Street, Kolkata - 700001 by M/s. Bengal Bonded Warehouse Limited.

	each floor = 408 nos. and Open Car Parking: Ground Level – 53 Nos.]
Total no. of Trees	161 nos. (Proposed trees – 160 nos. & Existing tree – 1 no.)
Latitude & Longitude of site	22°34'35.27"N, 88°20'51.19"E
Max. Height of the Building	127.200 m
Project cost (Rs.)	Rs.68283.91 lakhs

State Level Environment Impact Assessment Authority (SEIAA), West Bengal examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and after considering the recommendations of the State Level Expert Appraisal Committee (SEAC), the State Level Environment Impact Assessment Authority accords Environmental Clearance to the project as per provisions of the EIA notification no. S.O. 1533 (E) dated 14th September, 2006 of Ministry of Environment & Forests, GOI and the subsequent amendments, on the basis of above mentioned features along with other details submitted to SEIAA subject to strict compliance of the terms and conditions mentioned below.

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. 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.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.

II. Air quality monitoring and preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

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- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel is mandatory. The location of the DG sets may be decided in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meters height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. 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 Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drainage system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supply of recycled water and other for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. and for supplying fresh water for drinking, cooking and bathing etc. shall to be done.

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Environmental Clearance for the proposed Mega Commercial Project at Premises No. - 25, Netaji Subhas Road, Ward No. - 45, Borough - V, under Kolkata Municipal Corporation, P.S. - Hare Street, Kolkata - 700001 by M/s. Bengal Bonded Warehouse Limited.

- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. Ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. 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.
- xv. No sewage or untreated effluent water would be discharged through storm water drains.
- xvi. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by MoEF&CC. Natural treatment systems shall be promoted.
- xvii. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xviii. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried out as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the MoEF&CC along with SEIAA and WBPCB as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

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- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. 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.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
- xi. **Construction and demolition activities should be equipped with adequate dust emission measures including installation of anti-smog guns.**

VII. Water Body Conservation:-

- i. Existing water body (if any) should not be lined and their embankments should not be cemented. The water body is to be kept in natural conditions without disturbing the ecological habitat.

VIII. Green Cover

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

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- iii. In addition to existing 1 no. tree the proponent should plant at least **160 nos.** trees. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The project proponent should follow plantation plan approved by DFO, Forest Utilisation Division vide Memo no. 2011/17T dated 14.08.2023.
- iv. Where the trees need to be cut with prior permission from the concerned Local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- v. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

IX. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii. 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 and to be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv. **Electrical charging points for e-vehicles for at least 5% of the total parking capacity to be provided.**

X. Human health issues

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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 (Photographic evidence to be included in 6 monthly compliance report).
- v. Occupational health surveillance of the workers shall be done on a regular basis (Photographic evidence to be included in 6 monthly compliance report).

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- vi. A First Aid Room shall be provided in the project both during construction and operations of the project (Photographic evidence to be included in 6 monthly compliance report).

XI. Environment Management Plan (EMP)

- i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.
- ii. Need based activities for local people is part of the EMP. Details of such activities submitted by the project proponent is given in Annexure-1.
- iii. The project proponent shall install display board for display of all the environmental parameters including sensor-based air, water and noise quality monitoring stations within their premises.
- iv. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /conditions. The company shall have defined system of reporting infringements /deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.
- v. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.
- vi. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.
- vii. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six-Monthly Compliance Report.

XII. Additional conditions

1. Installation of pay and use toilet and drinking water stations should be included as a part of the need-based EMP. All attempts should be taken so that there will be no harm to the heritage buildings around. The above documents should be submitted along with the six monthly compliance report.
2. The PP shall install the following :-
 - a) Solar smart meter for recording generation.
 - b) Smart flow water meter with totalizer at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater with provision for water quality monitoring at all such points.
 - c) Water-efficient fixtures and faucets to be used.
 - d) Piezometer with automatic water level recorder.
 - e) STP with the digital data for inlet / outlet flow and quality.
 - f) Ambient air quality monitoring station. Mist cannon to be provided for dust control in the locality.
 - g) Ambient noise quality monitoring station.
 - h) The building is glass-cladded on all sides. PP shall adopt a bird-safe façade treatment with bird-friendly glass solution.

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- i) With so much of glass use (esp. with full exposure on south and west), appropriate shading devices should be adopted for the facades, especially on the south and the western sides. Greening of the facades with natural plants may also be explored to reduce solar heat gain and aid passive cooling.
- j) C & D waste must be handled as per the relevant rules.
- k) Solar Thermal of appropriate capacity must be used after due assessment of hot water demand in the proposed hotel.
- l) Display board for display of all the environmental parameters and beneficiaries of the social part of EMP.

XIII. Miscellaneous

- i. The environmental clearance accorded shall be valid for a period of 10 years for the proposed project.
- ii. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iv. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions (along with relevant photographs wherever applicable) on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).
- x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.
- xi. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional

Environmental Clearance for the proposed Mega Commercial Project at Premises No. - 25, Netaji Subhas Road, Ward No. - 45, Borough - V, under Kolkata Municipal Corporation, P.S. - Hare Street, Kolkata - 700001 by M/s. Bengal Bonded Warehouse Limited.

Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.

- xv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xvii. The contact details of the proponent and the name of the consultant are given below -

Name of the Contact person with Designation	Mr. Radheshyam Khetan, Director
Address	Sagar Estate, 4 th Floor, 2 Clive Ghat Street, Kolkata- 700001.
Email	rkhetan2023@gmail.com bbwl@keventer.com
Telephone Number Fax No.	033 22304571/ 9836269069
Name of the Environmental Consultant	M/s. Ultra-Tech.



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Annexure-1**NEED BASED ACTIVITIES FOR LOCAL PEOPLE**

Sl. No.	Proposed need based activities	Investment (in lakhs)						Total (in lakhs)	Indicative name of the Beneficiary
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6		
1	Providing funds for drinking water supply, drains, MSW management to the surrounding habitat.	7	8	8	8	9	9	49	Tiljala- 6.89km (SE), Topsia-5.75km(E)
2	Tree plantation in consultation with different Govt. agencies/NGO's	7	7	8	9	9	9	49	Forest Dept. Govt. of West Bengal
3	Providing funds to the nearby girls' school for sanitary napkin vending machines and proper disposal mechanism for the same through NGO's.	10	11	11	12	12	13	69	Entally Hindu Balika Vidyamandir - 2.86 km (SE), Kailash Chandra Hindu Girls' High School - 3.27 km(SE)
4	Donations for construction and maintenance of toilets with running water facility, infrastructural support, hand washing stations, drinking water supply, MSW management, providing educational tools like computers, internet connection, etc. to the nearby schools through NGO's.	10	10	11	11	12	13	67	Howrah Hat Hindi Primary School - 1.52km(W), Primary School Bhawanipur - 4.55km (S), Hare School - 1.58km(E), Karaya Govt. School - 3.96 km(S)
5	Initiating programme with KMC for vector control	7	8	9	9	10	10	53	Kolkata Municipal Corporation
6	Water Body restoration and management in association with KMC / NGO's	7	8	9	9	10	10	53	
TOTAL		48	52	56	58	62	64	340	

Above mentioned activities will be executed in collaboration with ULB/Govt. agency/WBPCB/ Registered society and /or Trust.

Signature Not Verified

Digitally signed by: SHRI DHARMDEO
RAI, I.F.S.
Designation: Member Secretary
Date and Time: 12/11/2023 3:34:38 PM



WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan, 10A, Block LA, Sector III
Salt Lake City, Bidhan Nagar, Kolkata – 700 106, INDIA

Website : www.wbpcb.gov.in, e-mail : wbpcbnet@wbpcb.gov.in

Validity Period : 22/01/2024 To 31/01/2031

Category: RED

Application Type: CTE

CTE No.: WBPCB/4578694/2023

Date: 22/01/2024

Sub : Consent to Establish (CTE) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Ref.: Application No. 4578694

To,

**M/s Bengal Bonded Warehouse Limited
Sagar Estate, 4th Floor, 2, Clive Ghat Street, Kolkata - 700001**

The West Bengal Pollution Control Board (hereinafter referred to as the State Board) hereby grants Consent to Establish (CTE) from environmental point under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended and rules and orders made thereunder for proposed new unit of **Bengal Bonded Warehouse Limited at Premises No. – 25, Netaji Subhas Road, Ward No.-45, Borough – V, under Kolkata Municipal Corporation, P.S. - Hare Street, Kolkata - 700001** for the following activities :

Sl.No.	Name of Activity, Product and/or By-Product	Production Capacity
1	North Tower: G+23 storied, South Tower: G+32 storied of commercial complex having BUA	82920.698 Meter Square

Total cost of the Project (in Lakhs)	68283.91
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(A) General Conditions :

- (1) The quality of sewage and industrial effluent to be discharged from the factory shall satisfy the permissible limits as per norms and Environment (Protection) Rules 1986.
- (2) The unit shall apply to the State Board for Consent to operate according to the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as amended and the Air (Prevention & Control Pollution) Act, 1981 as amended prior to commencement of activities of the unit.
- (3) The unit shall comply with the following Environmental Acts and Rules and its amendment as applicable
 - (i) The Water (Prevention and Control of Pollution) Act, 1974 .
 - (ii) The Air (Prevention and Control of Pollution) Act, 1981
 - (iii) The Environment (Protection) Act, 1986
 - (iv) The Public Liability Insurance Act, 1991
 - (v) The Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989
 - (vi) The Ozone Depleting Substances (Regulation and Control) Rules, 2000
 - (vii) The Batteries (Management and Handling) Rules, 2022
 - (viii) The Noise Pollution (Regulation and Control) Rules, 2000
 - (ix) The Bio-medical Wastes Management Rules, 2016
 - (x) The Hazardous Wastes (Management and Transboundary Movement) Rules, 2016
 - (xi) The Plastic Waste Management Rules, 2016

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WBPCB/4578694/2023

Page 1

(xii) The Solid Waste Management Rules, 2016

(xiii) The E-Waste (Management Rules), 2022

(xiv) The Construction and Demolition Waste Management Rules, 2016

(4) The State Board reserves the right to review, amend, suspend, revoke etc. this consent for establishment and the same shall be binding on the unit.

(5) The unit shall obtain permission/clearance from the other competent authorities, as applicable and such permissions may be required at the time of submitting application for Consent to operate.

(6) The unit shall abide by the stipulations as may be prescribed by any authority / local body / government departments etc.

(7) Suitable measures to treat the effluent and emission shall be adopted in order to reduce the pollution load so that the quality of the effluent and emission from the unit always conforms to the relevant permissible standards.

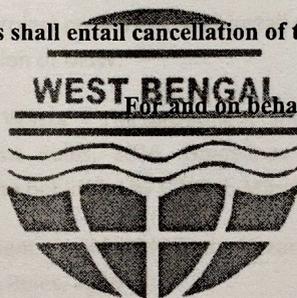
(8) No equipment/machinery, emission and effluent generation/discharge source etc. shall be installed/modified without prior approval of the State Board.

(B) Special Conditions:

1. Refer to annexure attached herewith.

2. This CTE is valid for M/s. BENGAL BONDED WAREHOUSE LIMITED at Premises No. – 25, Netaji Subhas Road, Ward No. – 45, Borough – V, under Kolkata Municipal Corporation, P.S. – Hare Street, Kolkata – 700001, West Bengal for construction of 'Mega Commercial Project' comprising of North Tower: G+23 storied; South Tower: G+32 storied (both towers connected till 8th floor). Total Built Up area of the project is 82920.698 sqm. Total land area is 11197.52 sqm.

Any Violation of the aforesaid Conditions shall entail cancellation of this Consent to Establish



22/01/2024

**Chief Engineer
Environment Impact Management Cell**

Annexure - I to CTE No.: WBPCB/4578694/2023

Issued to: M/s. BENGAL BONDED WAREHOUSE LIMITED at Premises No. – 25, Netaji Subhas Road, Ward No. – 45, Borough – V, under Kolkata Municipal Corporation, P.S. – Hare Street, Kolkata – 700001, West Bengal.

A. Emission: -

1. DG Sets - 2x2000 KVA.
 - i. Stacks of adequate height to be provided with acoustic enclosures and residential silencer.
 - ii. Stacks to have sampling port, platform and ladder as per the Emission Regulation Part – III of CPCB.
 - iii. Emission standards, Fuel specification and Stack height should comply with the prescribed limits under the notification of Ministry of Environment & Forest, Govt. of India, G.S.R. 489(E) [09.07.2002] and subsequent amendments.

- B. Effluent: -** To be treated in STP with tertiary treatment. Treated waste water shall be reused on site for landscaping, flushing, cooling tower and other end-uses. Excess treated water shall be discharged as per statutory norms notified by MoEF&CC. STP should be monitored on a regular basis for compliance with the norms and records should be maintained properly.

C. Solid Waste: -

Municipal solid waste- to be collected and disposed off regularly as per the Solid Waste Management Rules, 2016. The project proponent shall install on-site compost plant for treatment & disposal of bio-degradable fraction of MSW.

Construction and Demolition Waste - The proponent should abide by the Construction and Demolition Waste Management Rules, 2016. Guidelines on Environmental Management of Construction & Demolition Waste published by CPCB in March, 2017 should be followed.

Hazardous Wastes - The proponent should abide by the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016

D. General: -

1. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
2. Ground water should not be abstracted without the permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
3. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
4. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003, S.O. 2804(E) dated 03.11.2009 and S.O.254(E) dated 25.01.2016 of the Ministry of Environment & Forests, Govt. of India.
5. The proponent should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. No trees can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. Adequate green belt is to be developed within the project site. Water intensive and/or invasive species should not be used for landscaping.
6. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.

Special Conditions issued for the proposed Residential Complex at 2, Kona Expressway, Borough No. 7, J.L. No. – 110, Mouza – Unsani, Howrah Municipal Corporation Ward No. 46, P.S. – Jagachha Howrah - 711112, West Bengal by M/s Park Realcon Pvt. Ltd. (Application No. 2884989)

7. Adequate firefighting storage should be provided as per Rules.
8. Adequate parking space should be provided within the project site as per Rules.
9. Road design should be done with due consideration for environment and safety of users. The entry and exit points should be designed properly without disturbing the existing traffic.
10. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
11. The proponent shall undertake awareness programmes for the residents to promote water and energy conservation and to ensure environmental protection.
12. No expansion of the project should be undertaken without prior permission of the State Board.
13. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
14. The proponent should maintain a display board at the site, providing detailed information on the salient features and environmental parameters of the proposed project.
15. The proponent should abide by the Direction issued by the Department of Environment, Government of West Bengal, vide No. EN/3170/T-IV-7/001/2009 dated 10.12.2009 (**Annexure II**).
16. The proponent should strictly abide by the conditions stipulated in the Environmental Clearance accorded by the State Environment Impact Assessment Authority (SEIAA), West Bengal, vide EC Identification No. EC23B038WB110954, File No. EN/T-II-1/531/2023 dated 13.12.2023.
17. The proponent should install and use anti-smog guns as per the following guidelines. (**Annexure III**)
18. Existing water bodies (if any) should not be lined and their embankments should not be cemented. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.
19. Statutory licenses/permission, as applicable, should be obtained from the Competent Authority.
20. This NOC is valid up to **31.01.2031** for construction of 'Mega Commercial Project' comprising of North Tower: G+23 storied; South Tower: G+32 storied (both towers connected till 8th floor). Total Built Up area of the project is 82920.698 sqm. Total land area is 11197.52 sqm.

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Annexure - II to CTE No.: WBPCB/4578694/2023



Department of Environment
Government of West Bengal
Writers' Buildings, "G" Block, (2nd. Floor),
Kolkata-700 001.

No. EN/3170/T-IV-7/001/2009

Dated: December 10th, 2009.

DIRECTION

WHEREAS, Department of Environment, Govt. of West Bengal is entrusted to look after the execution of the different environmental laws within the territorial jurisdiction of West Bengal and also responsible for maintaining pollution free environment and also responsible for restraining different environment hazardous activities which are causing serious impact on human beings, other living creatures, plant, micro-organism, property or the environment :

AND WHEREAS, Department of Environment has already taken different steps for controlling air pollution in the atmosphere generated from the different sources i.e. industrial source, vehicular source and burning of bio-mass;

AND WHEREAS, Department of Environment in exercising the power conferred under section 19 of the Air (Prevention & Control of Pollution) Act, 1981, has already declared entire West Bengal as 'Air Pollution Control Area' :

AND WHEREAS, West Bengal Pollution Control Board conducted a study with the help of the Asian Development Bank and it is revealed that the contribution of the construction activities is one of the source of air pollution in Kolkata and its surroundings :

AND WHEREAS, it is further revealed that burning of old tyres in hot mix plant as a fuel during construction and repairs of road for melting coal tar contributes significant obnoxious element into the air which cause a serious problem of the human beings :

HENCE, in view of the above and in consultation with the West Bengal Pollution Control Board and in exercise of the power conferred under Air (Prevention & Control of Pollution) Act, 1981 and Environment (Protection) Act, 1986, all the municipalities, local authorities and all other concerned Govt. Departments within the State of West Bengal, are now directed to take immediate steps to implement the following norms which need to be strictly followed by the developers, contractors or any other infrastructure developers :

-2-

- Preventive measures need to be taken: -
 - a) Wrap construction area/buildings with geotextile fabric, installing dust barriers, or other actions, as appropriate for the location.
 - b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
 - c) Apply water prior to levelling or any other earth moving activity to keep the soil moist throughout the process;
 - d) Limit vehicle speeds to 15 mph on the work site.
 - e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
 - f) Apply and maintain dust suppressant on haul routes.
 - g) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles;
 - h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;
 - i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
 - j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
 - k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
 - l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
 - m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

-3-

- Practices to be discarded: -
 - a) Don't dispose of debris indiscriminately.
 - b) Don't allow the vehicles to run at high speed within the work site.
 - c) Don't cut materials without proper dust control/noise control facility.
 - d) Don't keep materials without effective cover.
 - e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
 - f) Don't leave the soil, sand and cement stack uncovered.
 - g) Don't keep materials or debris on the roads or pavements.
 - h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coal tar should be discarded ;

NOW THEREFORE, it is made clear that any developers, contractors or infrastructure developers either Govt. or Private failed to comply with the aforementioned statutory norms, Department of Environment and West Bengal Pollution Control Board will take necessary action under Air (Prevention & Control of pollution) Act, 1981 and Environment (Protection) Act, 1986 which may lead to stoppage and prohibition of the work including closure and other legal action as warranted under the law including imposition of the 'Pollution Cost'.

It is further directed that all Municipal Corporations, Municipalities and Panchayats should also be at liberty to take necessary action against the violators under the Municipal Laws and Panchayat Law.

But it is made clear that Local Authorities i.e. Municipal Corporations, Municipalities and Panchayats are responsible to implement the aforementioned guidelines meticulously for the purpose of curbing air pollution and other environmental hazards of their respective jurisdiction.

Local Police Station is also directed to render all necessary help to the Local Authorities to implement the aforementioned direction in a befitting manner.

This order will take effect from 01-01-2010 through out the State of West Bengal.

By Order,
Sd/-
(M. L. Meena)
Principal Secretary to the Govt. of West Bengal.
Department of Environment.

Annexure – III to CTE No.: WBPCB/4578694/2023

Advisory for use of Anti-Smog Guns

Issues	Guidelines
Capacity and nos. of ASG to be used	<ul style="list-style-type: none"> ■ Construction and Demolition sites having area more than of 20, 000 sq. m should have at-least 02 nos. of ASGs. These should be capable of producing water droplets in the range of 10μ -50μ. ■ One ASG having throwing distance capacity 70-100 m and 01 no. of ASG having throwing distance capacity 30-50 m. ■ This will also take care of water & power saving, stand-by machine and use during small dust generating activities. ■ Requirements of installations on wind-ward side and leeward side shall also be fulfilled. ■ These machines will cover all sorts of dust generating activities as operation of machine is for around 30 minutes once in around 2-3 hours. On rotation basis, other areas of project can be covered. ■ Regarding additional or maximum number of machines, there cannot be any straight-line formula. This may be left to Project Proponent. He has to ensure compliance at all the times for entire area. ■ Details regarding specification of nozzles, power of motor, pressure which can be generated and throwing capacity be engraved on the ASG by the manufacturer.
Source of water	<ul style="list-style-type: none"> • Class A or Class B Water without conventional treatment but only after disinfection so as to make water free from coliforms, viruses and bacteria [details of Class A and B are presented in "Designated Best Use Water Quality Criteria" developed by CPCB.]. Criteria are available on website of CPCB. • Municipal Supply Water. • Use of treated sewage be avoided
Amount of water to be used	<ul style="list-style-type: none"> • Best quality nozzles capable of generating water droplets in the range of 10μ-50μ and optimum hydraulic pressure be used to generate atomized water droplets. • Environmental Clearance granted by MoEF&CC, SEIAA and CTE granted by SPCBs / PCCs shall take this factor into account for estimating total water consumption.
Source of fuel for the engine	<ul style="list-style-type: none"> ■ Care shall be taken that there will be minimum noise and emission into air during operation of ASG.
Source of fuel for the moving van (if applicable)	<ul style="list-style-type: none"> ■ Hence, wherever possible, conventional electric supply must be obtained and used for operation. ■ Alternatively, use of CNG, LPG operated Gensets be encouraged. Fossil fuels shall only be used in emergent conditions when aforementioned sources of powers are not available and subject to verification by SPCBs/PCCs and Local Authority.
Time span of use	<ul style="list-style-type: none"> ■ Normally for 30 minutes as a continuous operation in every 2-3 hours. However, operation shall depend upon site conditions, types of construction activities going on at the site and local environmental conditions.
Energy Meter	<ul style="list-style-type: none"> ■ Energy meter should be installed at ASG for checking/ monitoring use of ASG at site.
Capacity of the Motor	<ul style="list-style-type: none"> ■ Be specified by manufacturing company. Details regarding specification of nozzles, power of motor, pressure which can be generated and throwing capacity be engraved on the ASG by the manufacturer.
Others	<ul style="list-style-type: none"> ■ Logbook on operation and maintenance on use of ASG and associated facilities be maintained.

No. Con/Com/ 13 NGT/2025-26
Date: 21/05/2025

To
The District Magistrate,
South 24-Parganas,
New Administrative Building,
Alipore, Kolkata - 700027.
Email id - dm-ali@nic.in

Sub: Constitution of Fact Finding Committee

Reg. Before the National Green Tribunal
Eastern Zone Bench, Kolkata
Original Application No.84/2025/EZ
Ravi Shankar Yadav [Applicant(s)]
Vs

West Bengal State Pollution Control Board & Ors. [Respondent(s)]

Sir,

Pursuant to the order dated 14.05.2025 (copy enclosed) of Hon'ble NGT, Eastern Zone Bench, Kolkata in connection with the subject, the following officer is hereby nominated as the representative of the Municipal Commissioner, Kolkata Municipal Corporation, as the Member of the Fact Finding Committee:

Shri Prabir Dutta,
Executive Engineer (Building),
Borough-V, Building Department, KMC,
Mobile No.8910549275.
Email id - prabirdutta10@gmail.com

Thanking you

Yours faithfully,

Lawr. 21/5/25
Municipal Commissioner

Encl: Order copy.

Copy to:

1. Member Secretary, West Bengal Pollution Control Board
2. Ld. CMLO & Addl. Director (Law), KMC
3. DG (Building), KMC
4. Shri Prabir Dutta, Executive Engineer (Building), Borough-V, Building Department, KMC

Lawr. 21/5/25
Municipal Commissioner



ANNEXURE - 6



(Scan QR Code with QR Reader)

Government of West Bengal
Department of Water Resources
Investigation and Development (WRIDD)
State Water Investigation Directorate
(SWID)

Form 4A

[See rules 9(3) and 10(5)]

PERMIT FOR SINKING OF NEW WELL (ABSTRACTION OF GROUND WATER FOR INDUSTRIAL/ INFRASTRUCTURAL/COMMERCIAL USE)

[U/S 7(3)(b)/7(4)(b)/7(5)(a) of the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.]

PERMIT NO. : P13370604500000002501TSE

- 1) (a) Name of the Applicant with Designation : Mr. Radheshyam Khetan, CEO
(b) Name of the Industry/Infrastructure/Commercial Unit : BENGAL BONDED WAREHOUSE LIMITED
(c) Type of Industry (Micro/Small/Medium/Large) : NA
(d) Location details of the Industry/Infrastructure/Commercial Unit :

District : Kolkata

JL No. : NA

Block : Kolkata (Municipal Corp)

Plot No. : 00000/00025

Mouza : NA

Lat/Long : 22.5764N, 88.3475E

Subdivision/Corporation/Municipality/Urban Development Authority/ Statutory Industrial Notified Area/SEZ/Gram Panchayat : NA

Assessee No. (for CLA only) : 110453300262

Village/Ward No. : 45

Borough No. : Borough - V

Holding No. : 00000/00025

(e) Communication Address : 25, NETAJI SUBHAS ROAD, Post Office:- Kolkatta GPO, Police Station :- HARE STREET, District :- Kolkata, Pin Code :- 700001.

(f) Book No. & Serial No. of the Application Form and date of submission : WB-Com/01, 212512403300000717, 29-Nov-2024

(g) Approved in DLA/CLA/SLA/HLA details : 39th CLA, Dated-19.09.2024

(h) Specimen Signature of the applicant :

The authenticity of this document can be verified by accessing the URL: edistrict.wb.gov.in and then clicking on the 'Verification of Digitally Signed Document' link and keying in Unique Number : 212512403300000717

2) Particulars of the proposed well and pumping device :

- (a) Purpose of the well (domestic & drinking/processing/storing/manufacturer/others) : Commercial
 (b) Type of the well : Tube Well(T)
 (c) Approx depth of the well (m) : 100
 (d) Assembly size (for tube well) : 150 mm X 100 mm
 (e) Approx Stainer length (for tube well) : 12
 (f) Type of the pump to be used : Submersible(S)
 (g) H.P. of the pump : 2 HP
 (h) Operational device : Electrical
 (i) Rate of withdrawal (m³/hr) : 5
 (j) Maximum allowable running hours per day : 4
 (k) Maximum allowable running days per year : 365

This permit authorizes the owner applicant (user) to sink a well in the location specified at SL (1d) for extraction of ground water at a rate not exceeding that as shown at SL (2)(i) and for running hours/day and maximum running day per year as shown at SL.(2) (j) & (k), and is valid subject to the observance of the conditions stated overleaf.

Place : Kolkata

Date : 24-Dec-2024



BENGAL BONDED WAREHOUSE LIMITED | Mr. Radheshyam Khetan, CEO | Kolkata
 (Scan QR Code with QR Reader)

[A.] General Conditions :

- (1) In case of any change of ownership of the proposed well, fresh permit has to be obtained.
- (2) No change of location, design, rate of withdrawal and pumping device in respect of the proposed well as Indicated at SL (1) and (2) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this permit.
- (3) In case, any of the particulars/information furnished by the applicant in his application for issuance of this permit is found to be incorrect during verification at any subsequent stage, this permit is liable for cancellation.
- (4) Any other condition imposed by the concerned Authority.

[B.] Mandatory Conditions:

1. The sinking of Tube-Well should be done within one year from the date of issuance of the permit. If not, then user must be informed to the permit issuing authority with a satisfactorily explanation.
2. Installation of Separate Energy/Electric Meter is mandatory for each tube well & confirmation of the same shall be intimated to the permit issuing authority within 45 days from the date of installation of the tube well.
3. Provision Arrangement of "Rooftop Rain Water Harvesting" is mandatory in the premises as per the prevailing Model Building By Laws, for all applicant. The stored water shall be utilised for beneficial uses (other than drinking purpose) by the applicant.
4. Groundwater Quality report from Govt. approved/NABL accredited lab to be submitted by the applicant to the permit issuing authority in yearly basis.
5. Industries extracting groundwater more than 100 m³/day shall undertake annual water audit through certified auditor and submit the audit report within the three months to the DLA/CLA. All such industries shall be required to reduce their ground water use by 20% over next three years through appropriate means techniques.
6. The Safe Distance criteria (as per the instruction of DLA/CLA/SLA/HLA) for more than one tube wells



THE KOLKATA MUNICIPAL CORPORATION
OFFICE OF EXECUTIVE ENGINEER (BLDG.);
BUILDING DEPARTMENT;
BOROUGH IV & V,
22, SURYA SEN STREET,
KOLKATA-700 012

MEMO No: 24/EE(C)/B(LV)/1317-92

Date: 24/12/2024

To,
The Director,
Bengal Bonded Warehouse Limited,
2, Clive Ghat Street,
4th Floor,
Kolkata - 700 001

Sub : Granting permission for carrying out constructional works
between hours of Sunset to Sunrise at Premises No. 25, N.S. Road; Wd 045; Borough - V
under rule 34(1) of the KMC Bldg. Rules, 2009

With reference to your appeal letter dated 14/12/2024 addressed to the Municipal Commissioner, this is to inform you that your appeal to allow permission to work between the hours of sunset to sunrise at Premises No. 25, N.S. Road' Ward 045; Borough V has been granted u/rule 34(1) of the KMC Bldg. Rules, 2009 by the Municipal Commissioner on 19/12/2024..

In this regard, I am directed to inform you that the construction activities at the above mentioned premises is being allowed between the hours of sunset to sunrise as per the sanctioned building plans vide B.P. No2023050011 dated 21/07/2023 and B.P. No. 2024050012 dated 28/09/2024.

You are requested to take all precautionary measures during the constructional works for ensuring the safety of the workers and public in general.

Copy to :
(i) Director General (Building)
(ii) Dy.C.E (B)/North

Singh
AE (C)
24.12.24

Am
24/12/24
Executive Engineer (Bldg.)/Br-IV&V
Executive Engineer (Bldg.)
Borough No. IV & V
Building Department,
K. M. C

Singh
AE (C)
24.12.24

SD
Executive Engineer (Bldg.)/Br-IV&V

Original application no. 84/2025/EZ.

Ravi Shankar Yadav

.... Applicant(s)

Vs

West Bengal State Pollution Control Board & Ors.

.... Respondent(s)

Reg: Premises no. 25 Netaji Subhas Road, Ward No.-045, P.S.-Hare Street, Borough-V,
Kolkata-700001

Report

Pursuant to the order of Hon'ble National Green Tribunal Eastern Zone Bench, Kolkata, in the above mention matter wherein learned court in its order dated 14.05.2025 constituted a Fact Finding Committee comprising of the following Member :-

- i) Senior Scientist, West Bengal Pollution Control Board;
- ii) Municipal Commissioner, Kolkata Municipal Corporation or his representative and
- iii) District Magistrate , District- Kolkata or his representative not below the rank of additional district magistrate (ADM).

In view of the said above order/direction Municipal Commissioner vide letter no. con/com/13/NGT/2025-26 Date 21/05/2025 directed undersigned- Prabir Dutta, Ex. Engineer (Building/Borough-V) being nominated as a representative of the Municipal Commissioner/KMC.

Accordingly in view of the said solemn direction, as per telephonic communication from Additional District Magistrate (ADM)/ south 24 Pargonas, where undersigned along with Senior Environmental Officer Mr. Sunam Addya along with Additional District Magistrate visited the site on 26.05.2025 at 12:00 Noon.

During visit it was observed that only waler beams of diaphragm wall is under construction at ground floor level, but all other works are currently stopped.

There is no such indication/ exposure of environmental pollution due to dust and noise from the site at 25 Netaji Subhas Road, P.S.- Hare Street, Ward no-045, Kol-700001.

Moreover during the said visited there was no operation of any pump or bore well which indicates pumping out of ground water from said premises.

After the visit undersigned was requested to submit a report in respect of the permissions granted from the appropriate authority for raising high-rise construction building at the site.

That from the office record of Borough-V/Building Department Sanctioned file regarding above mentioned premises it can be visualized that the applicant "Bengal Bonded Warehouse Limited" was granted a building sanctioned/ permit vide B.P. No. 2023050011 date 21/07/2023 for raising G+32 (127.00 Meter Height) High-Rise Building followed by further sanctioned vide B.P. No. 2024050012 dated 28/09/2024 for raising G+39 (155.00 meter height) being the final sanctioned plan at the said premises /site, where as from the said sanctioned plan file it can be noticed that a permission was granted from the authority, State Water Investigation Directorate (SWID) vide permit no.- P13370604500000002501TSE dt. 29/09/2024, permit for sinking of new well (Abstraction of ground water for Industrial/ Infrastructural/ commercial use) at plot no. 00000/00025, Assesses No-110453300262 in favour of "Bengal Bonded Warehouse Limited". Such permission is granted u/s 7(3)(b)/7(4)(b)/7(5)(b) of the West Bengal Water Resources (Management Control and Regulation) Act, 2005.

Moreover a permission being granted from the erstwhile Executive Engineer (Building)/ Br-V for granting permission for carrying out constructional works between hours of Sunset to Sunrise at premises no-25 N.S. Road, Ward No-045, Borough -V under rule 34(1) of the KMC Building Rules 2009,

The above report for hereby placed along with annexure for your kind perusal.

Copy enclosed as stated above.

[Signature]
28/9/25

Ex. Engineer(C)/ Building /Br.-V/ KMC

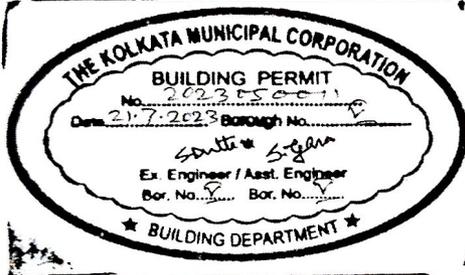
Executive Engineer Civil (Bldg.)
Borough No.-V
Building Department
K.M.C

Plan for Water Supply arrangement including SEMILI G & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled

The validity of the written permission to execute the work is subject to the above conditions

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.



Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor whichever is earlier may be seized forthwith by the K M C at the cost and risk of the owner

No rain water pips should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

BUSINESS BUILDING

THE SANCTION IS VALIED UP TO 20.7.2028

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Approved By: M.B.C Meeting no. 619 on dt. 13.6.2023 vide item no 79/23-24 The Building Committee



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Legal Bonded Warehouse Limited



Director

SIG. OF OWNER

PLAN OF PROPOSED G+32 (127.200 MT HT.)
STORIED 'MEGA COMMERCIAL PROJECT'
AT PREMISES NO: 25, NETAJI SUBHAS ROAD,
WARD NO - 45, BOROUGH -V, P.S. - HARE
STREET, KOLKATA - 700001
KOLKATA MUNICIPAL CORPORATION.
AS PER SECTION 412A OF KOLKATA
MUNICIPAL CORPORATION ACT 1980

SANCTION DRAWING

12TH & 13TH FLOOR PLAN OF NORTH TOWER

STRUCTURAL ENGINEER :
SPA CONSULTANTS (SPA)
34 RAMMOHAN DUTTA ROAD, KOLKATA-700020
WEST BENGAL, INDIA
Email: spa_cons@yahoo.co.in

DATE : 20.07.2023	SCALE: 1:100	DEALT: MAHUA/ RUCHIRA	DRG.NO-25 N.S ROAD/SD/12
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ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
Email: maniramka.associates@gmail.com
www.maniramkaarchitect.com

SHEET =
12 OF 26

STRUCTURE SHOWN IN YELLOW FIRM LINE
 ARE SANCTIONED & SHALL BE CONSTRUCTED.



STRUCTURE SHOWN IN YELLOW DOTTED LINE
 ARE SANCTIONED BUT SHALL NOT BE CONSTRUCTED.



[Handwritten Signature]
 Director,

SIG .OF OWNER

AMENDED PLAN OF PROPOSED G+39 (155.00 MT HT.) STORIED 'MEGA COMMERCIAL PROJECT' AT PREMISES NO: 25, NETAJI SUBHAS ROAD, WARD NO - 45, BOROUGH -V, P.S. - HARE STREET, KOLKATA - 700001. UNDER KOLKATA MUNICIPAL CORPORATION. AS PER SECTION 412A OF KOLKATA MUNICIPAL CORPORATION ACT 1980. READ WITH SECTION 394 OF KMC ACT 1980 ALONG WITH RULE 26 (2a & 2b) OF KMC BUILDING RULE 2009

PREVIOUS KMC SANCTION PERMIT NO :
 2023050011 DATED : 21.07.2023 FOR BUILDING HEIGHT (G+32) 127.20 MT

SANCTION DRAWING

FIFTH FLOOR PLAN

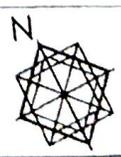
STRUCTURAL ENGINEER :
 SPA CONSULTANTS (SPA)
 34 RAMMOHAN DUTTA ROAD, KOLKATA-700020
 WEST BENGAL, INDIA
 Email: spa_cons@yahoo.co.in

DATE : 26.03.2024 | SCALE: 1:100 | DEALT: MAHUA | DRG.NO-25 N.S ROAD/SD/06

**ARCHITECTS :
 MANIRAMKA AND ASSOCIATES**

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 PHONE : (033) 2217 8329
 E mail: maniramka.associates@gmail.com
 www.maniramkaarchitect.com

SHEET 6



**BEFORE THE HON'BLE
NATIONAL GREEN TRIBUNAL**

**EASTERN ZONE BENCH,
KOLKATA**

**ORIGINAL APPLICATION
NO.84/2025/EZ**

In The Matter of:

Ravi Shankar Yadav

..... Applicant

- Versus-

The West Bengal Pollution
Control Board & Ors.

...Respondents



**COUNTER AFFIDAVIT WITH
ACTION TAKEN REPORT IN
THE FORM OF AFFIDAVIT ON
BEHALF OF RESPONDENT
NUMBERS 03 & 04, KOLKATA
MUNICIPAL CORPORATION**

Submitted by:

Mr. SIBOJYOTI CHAKRABARTI,
Advocate,
Kolkata Municipal Corporation
(M): 9007035534

Email:
subho.advocate@gmail.com