

BEFORE THE NATIONAL GREEN TRIBUNAL

EASTERN ZONE BENCH, KOLKATA

OA No. 05/2022/EZ

IN THE MATTER OF:

DR. BINA BASNETT

.....APPLICANT

VERSUS

STATE OF SIKKIM AND ORS.

.....RESPONDENT

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DATE: 25.02.2022

PLACE: New Delhi

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**COUNTER AFFIDAVIT ON BEHALF OF RESPONDENT NO. 8 STATE
ENVIRONMENT IMPACT ASSESSMENT AUTHORITY (SEIAA)**

I, Mr. Nima Wongdi Tamang, S/o Mr. Madan Kumar Tamang, aged about 58 years, am the Member Secretary and authorized signatory of State Environment Impact Assessment Authority, Sikkim, having its office at Forest and Environment Department, Government of Sikkim, Forest Secretariat Block A,



Gangtok, Sikkim - 737102, do here by solemnly affirm and declare as under:-

- i. That I am well conversant with the facts and circumstances of the case and duly authorized to sign the present affidavit on behalf of answering Respondent and hence competent to swear this affidavit.
- ii. That I have read the contents of the above-mentioned Original Application No. 05 of 2022/EZ and have understood the same and in reply thereto I say and submit as under:
- iii. That I say and submit that save and except those, which are matters of record, all averments, statements and submissions made by Applicant in the above-mentioned Original Application are disputed and denied unless specifically admitted herein and therefore no part of the Affidavit should be deemed to be admitted for want of specific denial.

PRELIMINARY SUBMISSIONS:

1. That the Respondent No. 8, the State Environment Impact Assessment Authority (SEIAA), Sikkim have been constituted by the Ministry of Environment Forest & Climate Change (MoEF&CC) – Respondent No. 11 herein, in pursuance to the Environment Impact Assessment Notification 2006, for the purpose of assessing the environmental impact of projects listed under Category B of the Schedule to the said



Notification and for granting or rejecting the Environment Clearance mandated for such projects under the said Notification among others.

2. That the SEIAA alongwith the State Expert Appraisal Committee (SEAC) is also constituted under the EIA Notification 2006, wherein the latter is responsible of appraising the proposed projects in detail towards its environmental impact and thereby recommending to either grant prior Environment Clearance or to reject the same.
3. That the members of SEIAA and SEAC, presently carrying out their statutory duties, have been constituted vide Notification of MOEF&CC dated 30.10.2019. That the true copy of the said Notification dated 30.10.2019 for constitution of SEIAA/SEAC, Sikkim is annexed as **ANNEXURE R/1**
4. That the present Application has been filed by Dr. Bina Basnett against the alleged illegal construction of Multi Level Car parking Cum Shopping Hub (STNM – Kanchenzonga Square below NH) at Old West point School area, near Hotel Hungary Jack, Gangtok by Respondent No. 2- the Gangtok Smart City Developers Ltd. (GSCDL) alleging various grounds such as non-compliance of restriction on number of floors of the proposed building, restriction of view of Mount Kanchenzonga, non-consideration of seismicity of the area, project posing a danger to the neighbours in case of land slide among others. It appears that the Applicant has mixed two different projects which are in the vicinity of



each other. However, by way of abundant precaution the present Respondent would like to submit the proceedings of M/s MESASO Infrastructure Pvt. Ltd. Further, even though the said contentions raised by the Applicant are not directly related to the present Respondent, however, the Applicant has also raised that EIA has not been carried out and in Ground N, the Applicant has mentioned the EIA Notification 2006, and the requirement of Environment Impact Assessment has not been sought for the project. That it is humbly submitted that the said contentions are wrong and untrue as is evident from the facts enumerated below:

- a. That on 10.12.2021 State Level Environment Impact Assessment Authority (SEIAA) received an online application for Prior Environmental Clearance (EC) in Parivesh portal by M/s MESASO Infrastructure Pvt. Ltd. That, accordingly, the present Respondent (SEIAA) scrutinised the said proposal number SIA/SK/MIS/244081/2021 and accepted it under Item No. 8(a) of the Schedule to the EIA Notification 2006 as Category B project.
- b. That on 16.12.2021 after scrutiny of the documents received, the SEIAA then forwarded the said proposal to State Level Expert Appraisal Committee (SEAC) for screening and appraisal of the said project. As per EIA Notification, 2006 the said project falls under Sl. No. 8(a) of the Schedule, i.e. Building/Construction projects and



falls under Category B, the same does not require Scoping and will be appraised on the basis of Form 1/Form 1A and the conceptual plan. Hence, Terms of Reference is not required.

- c. That further, the said proposed project is also exempted from public consultation as per the EIA Notification, 2006. In such case where EIA report or public consultation is not required, SEAC can place its recommendations before the competent authority (SEIAA) for final decision within the next fifteen days.
- d. That it is pertinent to mention that, even though an Environment Impact Assessment report is not required for the said project, however, the consultant of the project – M/s Envirotech East Pvt. Ltd. had submitted the same on 27.12.2021 consisting of Environment management Plan, Environment Monitoring Plan, Risk Assessment Studies, Disaster management Plan, mitigation measures among others.
- e. That on 24.01.2022 – After agenda preparation and scheduling, SEAC held its meeting for screening and appraisal of the said proposal and while scrutinizing the same, thirty four observations were made by SEAC. That true copy of the said Minutes of the meeting held on 24.01.2022 is annexed as **ANNEXURE R/2**
- f. The same were communicated to M/s MESASO Infrastructure Pvt. Ltd. vide letter dated 28.01.2022 seeking their response. That in this



regard the observations raised related to providing details on noise pollution, soil pollution, permission from Municipal authority for disposal of waste water, elaboration on impact from new construction on existing structure, demographic details, details on schools, colleges, places of worship which were not mentioned in the Form 1, details of utilization and disposal of excavated materials among others. That true copy of the communication dated 28.01.2022 is annexed as **ANENXURE R/3**

g. That in response to the same, the project proponent (Respondent No. 12) on 04.02.2022 uploaded by its letter providing the responses to each of the thirty four observations made earlier. That the true copy of the said response of the Respondent No. 12 dated 04.02.2022 is annexed as **ANNEXURE R/4**.

h. That on 14.02.2022, the meeting of SEAC was held and the responses were considered. Accordingly, the same were accepted and specific and general conditions were laid down to comply with pre and post project implementation stages by M/s MESASO Infrastructure Pvt. Ltd. Accordingly, the project was recommended for consideration of SEIAA for further examination and consideration of Prior EC subject to strict compliance of the observations made in SEAC meeting dated 24.01.2022, submission of documents as desired and conditions provided under this meeting.



That the True Copy of the said Minutes of Meeting held on 14.02.2022 is annexed as **ANNEXURE R/5**

- i. That the said Project is being considered by the present Respondent. In this regard an appraisal meeting has been held on 22.02.2022. The further processing of the application is under process. That the true copy of the agenda issued for the said meeting dated 22.02.2022 is annexed as **ANENXURE R/6**.

Para-wise Reply:

1. That the contents of Para 1 are partly matter of record and partly under examination for environment clearance with SEIAA/SEAC regarding ecological imbalance. That the name of the project is confusing and incorrect. There is no project of M/s MESASO Infrastructure Pvt. Ltd. by the name of Multi Level Car Parking Cum Shopping Hub (STNM – Kanchenzonga Square below NH) at Old West point School area, near Hotel Hungary Jack, Gangtok.
2. That the contents of Para 2 are a matter of record and anything contrary to the records are denied by the answering respondents.
3. That the contents of Para 3 are matter of record and anything contrary to the records are denied by the answering respondents.



That the contents of Para 4.1 does not pertain to the answering respondents. However, as far as compliance of EIA Notification 2006 is concerned, M/s MESASO Infrastructure Pvt. Ltd. has applied for prior EC under the EIA Notification 2006 as mentioned above and the has been recommended by the State Environment Appraisal Committee (SEAC) and is being considered by the present Respondent.

5. That the contents of Para 4.2 is denied to the extent of project causing ecological imbalance.
6. That in response to Para 4.3 wherein it has been contended that the construction has been initiated without planning is denied as the application received by SEIAA entails the following measures for environmental safeguard:
 - (i) Construction Phase:
 - a. No clearance of vegetation required. Proposed site falls within the Gangtok town municipal area.
 - b. Construction and demolition waste to be reused/recycled as per Construction and Demolition Waste Management Rules, 2016.
 - c. Septic tank shall be maintained at site during construction and proper sanitary facilities shall be provided to the workers at construction site.
 - d. Building shall be made more of prefabricated steel structure and less of concrete mix.
 - e. No extraction of groundwater permitted.



- No loss of native species or genetic diversity.
- g. Project proposes to reuse the 48KLD wastewater by treating sewage using MBR technology. Treated wastewater is to be used for flushing, landscaping and car washing purposes. This will save the freshwater for other better purposes.
 - h. Project proposes to use disinfectant during construction and operation as preventive measure to control insect or water borne diseases.
 - i. Special care shall be taken to prevent spillage and store hazardous waste in HDPE container to avoid mixing with municipal solid waste and soil contamination. Hazardous waste shall be safely disposed of through authorised vendors.
 - j. During construction phase wastewater originating from labour huts shall be diverted to septic tank.
 - k. Proposed use of low sulphur content ultrapure diesel to control fugitive emissions.
 - l. Water sprinkling arrangement for minimizing the fugitive dust emissions.
 - m. All vehicles to be used for transportation shall have valid Pollution Under Control Certificate.
 - n. Tarpaulin cover shall be provided over stored raw material to reduce dust emissions during construction. Dust covers for trucks also.



Open burning of biomass shall be avoided.

- p. Acoustic enclosures shall be used to control noise pollution in work site.
 - q. No blasting activity.
 - r. Latest pile installation technique shall be used to have negligible effect due to vibration etc.
 - s. Controlled traffic movement by the security personnel and the average speed of 10-15km/hr shall be maintained.
 - t. Spent oil from DG sets shall be sold to authorised recyclers.
 - u. Personal Protective Equipment (PPE) shall be provided to all the labourers.
 - v. Training and awareness about safety norms to supervisors and labourers.
 - w. Segregation of municipal solid waste.
- (ii) Post construction – solar panel, water harvesting, green space/vertical garden among others.

That it is further submitted that the details on noise impact, air impact, water impact, generation and management of waste, risk assessment and disaster management among other have been submitted under Form I, Form IA, Environment Impact Assessment Report among other documents submitted and the same is being appraised by the present



authority and therefore no conclusion can be drawn on this stage towards the same as has been done by the Applicant in the corresponding paragraph.

7. That the contention of the Applicant made in Para 4.4 that the project will cause ecological imbalance is denied as presumptuous as environmental appraisal is underway.
8. That with regards to Para 4.5 to Para 4.9 it is submitted that the same does not pertain to the answering respondents. However, with regards to the contention made with regards to disasters such as earthquakes and landslides, it is submitted that the Risk Assessment and Disaster management plan has been prepared and submitted by the M/s MESASO Infrastructure Pvt. Ltd. for the said project which is under consideration of this authority for grant of EC.
9. That the contention of the Applicant made in Para 4.10 to Para 4.11 that the project will cause ecological imbalance is denied as presumptuous as environmental appraisal is underway. Further, the environmental measures that have been pointed out in reply of para 4.3 are also proposed by the proponent. That with regards to traffic congestion, M/s MESASO Infrastructure Pvt. Ltd has also submitted details for Traffic Safety and has submitted its Traffic Management Plan, Traffic movement Plan, Traffic Circulation Plan among other details related to traffic provided



under Form I and IA and the same is under consideration of the present Respondent.

10. That the contents of Para 4.12 are denied and it is reiterated that the process for consideration of prior EC under EIA Notification is under way before the present Respondent and even though no Environmental Impact Assessment Report is required for project in question, however, M/s MESASO Infrastructure Pvt. Ltd has prepared and submitted the said Report on 27.12.2021.
11. That the contents of Para 4.13A – (i) to (viii) requires no response. However, in response to Para 14A(iv) it is submitted that the project proponent has provided the details of how waste generated after its commissioning will be taken care of as per the extant Rules.
12. That the contents of Para 4.13B – (i) to (vii) requires no response, except what is matter of record.
13. That the contents of Para 4.13C – (i) to (iii) requires no response except what is matter of record.
14. That the contents of Para 4.13D – (i) to (iv) requires no response except what is matter of record
15. That the contents of Para 5 need no response.
16. That the contents of Para 6.1 to 6.3 are a matter of record and anything contrary to the records are denied by the answering respondents.

- 
17. That in response to the contents of Para 6.4 it is submitted that the answering respondent has already submitted the facts relating to the said contention in the above submissions. However, it is reiterated that various aspects on the impact of the project from various angles are being scrutinized by the present Respondent while appraising the application or EC made by M/s MESASO Infrastructure Pvt. Ltd. for which details Form I, Form IA, Conceptual Plan and Environment Impact Assessment report have already been submitted. The contents of the preliminary submissions may be read as a part of this para.
18. That in response to the contents of Para 6.5 it is submitted that anything contrary to the records are denied by the answering Respondent.
19. That the content of Para 6.6 to Para 6.9 does not pertain to the answering respondents.
20. That the contents of Para 6.10 does not pertain to the answering respondent. However, it is submitted that Risk Assessment and Disaster Management Plan alongwith the Geotechnical Study of the area has been submitted by M/s MESASO Infrastructure Pvt. Ltd. for the said project and the same is under scrutiny of the present Respondent.
21. That in response to Para 6.11 it is submitted that the answering Respondent have already submitted the facts relating to environmental matters in the above submissions. That further, the response made to Para 4.3 of the O.A. mentioned above is reiterated herein.



22. That in response to Para 6.12 it is submitted that the answering respondents have already submitted the facts relating to this in the above submissions. That further various details and reports, including the floor plan, waste management plan, car wash wastewater management plan, storm water management chart, Schematic flow chart for Sewage water Treatment Plant among others has been submitted and is under consideration of the present Respondent.
23. That the contents of Para 6.13 do not pertain to the answering respondents and may be verified by the regulatory authorities.
24. That the contents of Para 6.14 & Para 6.15 need no response by the answering Respondent.
25. That the present Respondent has not provided its para-wise reply to the grounds raised as the same are reiteration of the submissions made under the alleged facts presented and the response provided towards the said fact may be taken as the respective responses of the Grounds raised and are not being repeated for the sake of brevity. The respective grounds are summarily denied
26. That the contents of para 8 is denied as no cause of action has arisen by way of Section 16 of the NGT Act 2010 as the environment clearance has not yet been granted.
27. That in consideration of the submissions made hereinabove this Hon'ble Tribunal may adjudicate the matter as it deems fit in the interest of justice



and the present Respondent would be at the disposal of this Hon'ble tribunal for any assistance pertaining to the present Respondent.

[Signature]
DEPONENT

Verification

I, the above-named deponent do hereby verify and say that the statements made at aforementioned paragraphs of the Counter affidavit is true to the best of my knowledge through records. The documents filed herewith as annexures are true copies of the respective originals.

Affirmed on this Twenty Fifth day of February, 2022 at Gangtok, East Sikkim.

[Signature]
IDENTIFIED BY
Angela Limboo
Of Zero Point, Gangtok

sworn and affirmed before me on this
25th day of Feb 20 22 by Shri/Smt/
Miss Nema Wongdi Tamang of
Dewali who is known to me /
Identified by Shri/Smt/Miss Angela
Limboo of Zero Point, Gangtok.

[Signature]
DEPONENT

[Signature]
25/02/2022
Ms. Phu Doma Bhutia
Oath Commission (East)
Enl No 769 of 2014
High Court of Sikkim
Mide Notification No. 33/HCS/30/09/2021



भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 3521]

नई दिल्ली, बुधवार, अक्टूबर 30, 2019/कार्तिक 8, 1941

No. 3521]

NEW DELHI, WEDNESDAY, OCTOBER 30, 2019/KARTIKA 8, 1941

पर्यावरण, वन और जलवायु परिवर्तन मंत्रालय

अधिसूचना

नई दिल्ली, 30 अक्टूबर, 2019

का.आ. 3902(अ).—केंद्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 3 की उपधारा (3) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और भारत सरकार के तत्कालीन पर्यावरण और वन मंत्रालय की अधिसूचना संख्यांक का.आ. 1533(अ), तारीख 14 सितंबर, 2006 (जिसे इसमें इसके पश्चात् उक्त अधिसूचना कहा गया है) के अनुसरण में राज्य स्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण, सिक्किम (जिसे इसमें इसके पश्चात् प्राधिकरण, सिक्किम कहा गया है) का गठन करती है, जिसमें निम्नलिखित सदस्य होंगे, अर्थात् :—

- (i) श्री एस.टी. लाचुंगपा, - अध्यक्ष ;
भारतीय वन सेवा (सेवानिवृत्त)
द हिंडन फोरेस्ट रिट्रीट, डीसी कार्यालय के नीचे,
सिची बस्ती गंगटोक - 737101, सिक्किम ।
- (ii) डॉ. बीना प्रधान, - सदस्य ;
प्राचार्य,
नार बहादुर भंडारी डिग्री कालेज, तडोंग,
गंगटोक - 737102, सिक्किम ।
- (iii) अपर प्राचार्य मुख्य वन संरक्षक/पर्यावरण के मुख्य वन भार साधक वन - सदस्य सचिव ।
संरक्षक, पर्यावरण और वन्य जीव प्रबंध विभाग, सिक्किम सरकार,
देवोंराली,
गंगटोक - 737102, सिक्किम ।

- (i). Shri S.T. Lachungpa, -Chairman;
Indian Forest Service (Retired)
The Hidden Forest Retreat, Below DC Office,
Sichey Busty Gangtok - 737101, Sikkim.
- (ii). Dr. Bina Pradhan, -Member;
Principal,
Nar Bahadur Bhandari Degree College, Tadong,
Gangtok - 737102, Sikkim.
- (iii). Additional Principal Chief Conservator of Forest/Chief -Member-Secretary.
Conservator of Forest-In-charge of Environment,
Forest, Environment and Wildlife Management Department,
Government of Sikkim, Deorali,
Gangtok - 737102, Sikkim.
2. The Chairman and Members of the Authority, Sikkim shall hold office for a term of three years from the date of publication of this notification in the Official Gazette.
3. The Authority, Sikkim shall exercise such powers and follow such procedures as specified in the said notification.
4. The Authority, Sikkim shall take its decision on the recommendations of the State Level Expert Appraisal Committee (SEAC) constituted under paragraph 5 for the State of Sikkim.
5. For the purpose of assisting the Authority, Sikkim, the Central Government in consultation with the State Government of Sikkim, hereby constitutes the State Level Expert Appraisal Committee (SEAC) (hereinafter in this notification referred to as SEAC, Sikkim) comprising of the following Members, namely:—
- (i). Shri H. P. Pradhan, -Chairman;
Indian Forest Service (Retired)
Sarita Niwas, Lower Arithang,
Gangtok -737101, Sikkim.
- (ii). Dr. Bharat Chandra Basistha, -Member;
Additional Director,
Science, Technology and Climate Change Department, Government of Sikkim,
Vigyan Bhawan, Deorali,
Gangtok -737102, Sikkim.
- (iii). Shri Tshering Tashi, -Member;
(Retired) Principal Director, Department of Mines, Minerals and Geology,
Tashi Building, Lower Pani House, Upper Tadong, Gangtok-737102, Sikkim.
- (iv). Dr. Satya Deep Chettri, -Member;
Department of Chemistry,
Sikkim Government College, Tadong,
Gangtok - 737102, Sikkim.
- (v). Dr. Dinesh Agarwal, -Member;
Scientist 'D' and In charge,
Botanical Survey of India, Gangtok.
- (vi). Shri Pradhurnna Shrestha, -Member;
Retired Principal Chief Engineer (Civil),
Government of Sikkim,
Indra-Krishna Niwas, 6th Mile, Tadong,
Samdur – 737102, Gangtok, East Sikkim.

- (vii). Shri D. R. Chettri, -Member;
Additional Chief Fire Officer
(Additional Superintendent of Police),
Fire and Emergency Services, Police Department, Government of Sikkim,
Gangtok, Sikkim.
- (viii). Shri B. K. Chettri, -Member;
Senior Scientific Officer,
State Pollution Control Board, Sikkim,
Department of Forest, Environment and Wildlife Management, Deorali,
Gangtok - 737102, Sikkim.
- (ix). Conservator of Forest (Environment)/Director/Additional Director, -Secretary.
Environment,
Forests, Environment. and Wildlife Management Department,
Deorali, Gangtok - 737102, sikkim.

6. The Chairman and Members of SEAC, Sikkim shall hold office for a term of three years from the date of publication of this notification in the Official Gazette.

7. The SEAC, Sikkim shall exercise such powers and follow such procedures as specified in the said notification.

8. The SEAC, Sikkim shall function on the principle of collective responsibility and the Chairman shall endeavor to reach a consensus in each case, and if consensus cannot be reached, the view of the majority shall prevail.

9. The Government of Sikkim shall notify an agency to act as Secretariat for the Authority, Sikkim and SEAC, Sikkim and the Secretariat shall provide all financial and logistic support including accommodation, transportation and such other facilities in respect of all their statutory functions.

10. The sitting fee, travelling allowances and dearness allowances to the Chairman and Members of the Authority, Sikkim and SEAC, Sikkim shall be paid as per the rules of the State Government of Sikkim.

[F. No. J-11013/99/2007-IA-II(D)]

ARVIND NAUTIYAL, Jt. Secy.

-TRUE COPY-

**MINUTES OF STATE LEVEL EXPERT APPRAISAL COMMITTEE, SIKKIM
HELD ON 24TH JANUARY 2022.**

VENUE: Through Physical and Video Conferencing

Date: 24th January, 2022

PROCEEDINGS

A meeting of the State Level Expert Appraisal Committee, Sikkim held on 24th January, 2022 through dual mode seeing the protocols of Covid – 19 Pandemic. Shri P. Shrestha, Retd. PCE, Member attended physically and rest of the members including Chairman and participants attended through Video Conferencing. Attendance is as under;

1. Shri H.P Pradhan	Chairman	P
2. Shri Tshering Tashi	Member	P
3. Shri Pradhuma Shrestha	Member	P
4. Shri D.R. Chettri	Member	A
5. Dr. B.C Basistha	Member	P
6. Shri B.K Chettri	Member	P
7. Dr. Dinesh Agarwal	Member	P
8. Dr. Satya Deep Chettri	Member	P
9. Shri B.B Gurung	Member Secretary	P
10. Shri Chandan Kumar	Master Trainer	P

I. Opening Remarks of the Chairman: The Chairman welcomed all the members and participants and informed the house about **the Proposed Development of “WEST POINT”- Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim**. The meeting was opened for proceeding as per the agenda of the meeting set on 11th January, 2022.

II. Consideration of Proposal: The SEAC considered the proposal as per the agenda adopted for the meeting. The Details of deliberations, discussion held and decision taken in the meeting are as under;

Agenda Item:

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

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

1. The Project Proponent, M/S MESASO Infrastructure Pvt. Ltd. along with their consultant, M/S Envirotech East made a presentation on the key parameters, salient features of the project before the members of SEAC. After hearing from the Project

Proponent, the SEAC took note of the following key parameters and salient features of the project as presented, provided in the reports and application for the project.

- i). The project is located at Plot / Survey / Khasra No.686/P, 715, 716 at Gangtok Revenue Block / City, East District, Sikkim with coordinates 27°19'47.24" N Latitude and 88°36'40.93" E Longitude.
- ii). The project is construction of integrated commercial cum multi level car parking facility, hotel and allied services and has been submitted for prior Environment Clearance.
- iii). The total land area is 5665.55 sqm with Built Up Area of 33801.25 sqm. The mixed use development building of configuration 4G+10 (Fourteen storey) shall comprise of Parking for 448 car park in the lower 4 floors; Mall with multiplex (52 retail outlets + 6 anchor stores) and food court; Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool.
- iv). Other details and requirement during construction and operational phase of the project are as under;

a. Population	5374 persons
b. Total water requirement	153 KLD
c. Fresh water requirement	105 KLD
d. Waste water generation (to STP)	100 KLD
e. Treated waste water from STP	98 KLD
f. Treated waste water recycling	48 KLD
g. Treated waste water discharged	50 KLD
h. Solid waste generation	664.4 kg/day
i. No. of car parking	443 nos.
j. Power requirement	1606 KW
k. Backup power	3x650 KVA and 2x500 KVA
l. Project cost	Rs.298.2 crores
- v). Project is not located in critically polluted area.
- vi). Project is not located within the Eco-Sensitive Zone
- vii). Forest clearance is not required as no forest land is involved as stated.
- viii) Proposed area is devoid of vegetation and no felling requires as per the statement.
 2. The SEAC noted that the project is covered under category 'B' item No.8 (a) "Building and Construction Projects" of the Schedule of the EIA Notification, 2006 and requires appraisal at State Level by the SEAC.
 3. The SEAC observed following certain discrepancies, inconsistencies and incomplete information during its meeting and details submitted by Project Proponent in Form – I, Form – IA and many facts and figures are not given correctly;

- i. Project Proponent made statement that waste water shall be dispose in Municipal Sewage. This is not permissible unless permitted by the concerned department.
- ii. Noise Pollution, Soil pollution, dust pollution, Air pollution are not sufficiently spelled out.
- iii. The report submitted by project proponent doesn't include the E-waste and Mitigation Plan during construction and operational phase of the project.
- iv. Point 6.2 of Form – IA needs detailed elaboration regarding adverse impacts from new constructions on the existing structures, especially spill over due to weight of the present structure.
- v. Point 7.2, Demographic details needs to be elaborated. Employment and other oppurtunities during construction and operational phase of the project should be provided to the locals as per state government rules and policy.
- vi. Point 9.4 of Form IA, what efforts will be taken needs to be elaborated.
- vii. Point 9.6 of Form IA, How much energy saving is effected needs elaboration.
- viii. Point 9.7 of Form IA, regarding CFC and HCFC free chillers - needs reply on this because it's affecting environment.
- ix. Point 9.10, the report which submitted for fire emergency plan is for 1 year and what needs to be done after that is not mentioned. Clear statement should be in place for the project.
- x. Load Impact Assessment and its sustenance later is required to build the 14 storey building and that needs the approval from the Concerned, Department of Govt. of Sikkim, approved Blue Print / document from GMC/UDD needs to be submitted. A clear permission to go ahead with the project may be enclosed.
- xi. Vertical profiling / carrying capacity needs to be carried out from Indira Bye Pass road below the project site to Gangtok by competent agency / Department. Member suggested that this can be done by a geologist. Geologist appointed by a competent/authorized agency should do the study.
- xii. The report which User Agency has submitted doesn't mention the range and height of construction / building.
- xiii. Reports submitted by project proponent needs to be signed by the Authorized Department page wise.
- xiv. The information given by the Project proponent in application form are not consistent as car parking 448 and 443 are mismatching and also NH31 is now NH10. Needs correction.
- xv. More car parking facilities can do by increasing up to 500 nos by replacing 5 g so that the natural beauty of mountains can be seen as usual.
- xvi. MFR should be clearly mentioned in the report.
- xvii. Huge quantity of quarry materials like stone chips, sand, aggregates and cement are being used, their total weight to be assessed properly and the load bearing capacity of the area needs elaboration.
- xviii. Proper Drainage system is properly required.
- xix. Sikkim falls within seismic Zone IV/V in regard to earthquake that needs to be properly mentioned. The Mines and Geology report categorically mentioned at the last para that *micro seismic studies in the area and load impact assessment of the surrounding areas to be carried out prior to construction of multi –storey*

structures and provide a suitable mitigation measures if required to avoid future complications. Needs to be complied and completed.

- xx. Type of jobs / employment that are being generated needs to be properly mentioned in the DPR following the Sikkim Govt rules and policies.
- xxi. Geological figure is not correct in the DPR.
- xxii. Summing pool at the top floor is not advisable considering the earthquake zone in Sikkim.
- xxiii. The four parking floors, auditoria and other huge halls can be considered as 'soft floors' and they must be provided special seismic load bearing shear walls and/or especially designed/size columns. The project proponent must incorporate these provisions without fail considering the high Seismicity prone nature of Sikkim Himalaya.
- xxiv. The Doors in the building seems to be opening provision from outside. This should be open from inside the floor considering the fact that in case of emergency / disaster the people can evacuate easily.
- xxv. Roofs can be removed because of high load or justification for stability may be provided.
- xxvi. The Report which the Project Proponent has submitted, has no stability report. The Notification no.17/DMG/20-21 dated 19/03/2021 has specified the maximum allowable number of floors for construction as 5 and half storey. In the present condition 14 storied building concrete structure is not permitted as per the notification. Needs approval from the concerned Department for proposed 14 storey building.
- xxvii. Have the PP obtained the approval of the structural design from the competent department?
- xxviii. The report which project proponent has submitted doesn't have the document proof of 14-storey building.
- xxix. Point 1.8 of Form I, how much excavated material will be utilized and how much quantity will be disposed off, excess quantity if any and where the excess muck will be disposed of, needs to be properly elaborated.
- xxx. Point 8.3 of Form I, the PP doesn't mention the regular health check-ups of labours.
- xxxi. Some important names of Schools, Colleges, places of worships are missing as asked in the Standard Format of the Form 1 under Environmental Sensitivity like Nar Bahadur Bhandari Degree College, Masjid nearby the construction site, Enchey Monastery, Thakurbari Temple etc.
- xxxii. Page 5 of Form 1A, Under Water Environment 48KLD waste water shall be recycled for flushing, landscaping and Car washing purpose. How will the PP propose to manage or dispose car washed waste water, needs to be properly elaborated.
- xxxiii. Point 2.3 of Form IA, whatever has been desired in this points needs to be elaborated with quality, physicochemical and biological characteristics of the water requirement with source of water to be collected in tankers.
- xxxiv. Point 2.7 Form 1A, 2nd Paragraph to be elaborated clearly.

- xxxv. Under sl.no.6.1 of Form IA, the PP states that ... there will be no obstruction of a view, scenic amenity or landscape. The SEAC observed that there will be some obstructions of the aesthetics.
- xxxvi. At 1.4 of Form IA, the PP states that no history of major earthquake has been recorded in the region. This statement is not correct.
4. The SEAC decided to defer the proposal and asked the project proponent to provide / clarify above details and submit additional information. Resubmit Form – I and Form – IA with amendments. The project proposal may be restructured and resubmitted in a standard approved format.

-TRUE COPY-



GOVERNMENT OF SIKKIM
DEPARTMENT OF FOREST AND ENVIRONMENT
DEORALI, GANGTOK

Ref. No...15...../GOS/E &SC/F&ED

Dated...28/01/2022..

To,

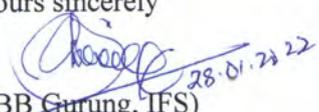
Ms. Meenakshi Mittal Agarwal
Director
Mesaso Infrastructure Pvt. Ltd
Vega Circle Mall, 3rd Floor, 3rd Mile, Sevok Road, Siliguri
Mal Jalpaiguri, West Bengal- 734008

Sub: Application of Project proponent (Proposed Development of "West Point "- Integrated Commercial Cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim) for Environmental Clearance.

Madam,

The SEAC, Sikkim deliberated on the applications, PFR, Conceptual plan submitted by the project proponent for the project named Proposed Development of "West Point "- Integrated Commercial Cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim for Environmental Clearance on its meeting held on 24.01.2022. Minutes of meeting is uploaded in the Parivesh Portal(www.parivesh.nic.in). The queries, suggestion and additional details/documents asked by the SEAC related to the Project as per the Minutes of Meeting may be complied and submitted details to SEAC(State Expert Appraisal Committee) online.

Yours sincerely


(BB Gurung, IFS)

Director-cum-Member secretary
State Expert Appraisal Committee
Sikkim

-TRUE COPY-

Date: 4th February, 2022

To
The Director cum Member Secretary,
State Expert Appraisal Committee (SEAC), Sikkim
Govt. of Sikkim,
Department of Forest & Environment
Deorali, Gangtok

Sub.: Reply to Queries raised regarding Application for Environmental Clearance for Proposed Development of “WEST POINT” - Integrated Commercial cum MLCP Complex at M. G. Marg, Gangtok, Sikkim by Mesaso Infrastructure Pvt. Ltd.

Refer: Letter having Ref. No. 15/GOS/E&SC/F&ED dated 28th January, 2022

Sir,

This has reference to the EDS raised by SEAC, Sikkim after the meeting on 24th January, 2022 regarding the subject project. We are giving here under our reply against the respective points raised:

Sl. No.	Query Raised	Reply
i.	Project Proponent made statement that waste water shall be disposed in Municipal Sewage. This is not permissible unless permitted by the concerned department.	Revised Water Requirement and wastewater generation along with water balance diagram submitted. Zero liquid discharge has been considered for the project. Permission obtained from Concerned Authorities has been attached as Annexure-1.
ii.	Noise Pollution, Soil pollution, dust pollution, Air pollution are not sufficiently spelled out.	Attached as Annexure-2.
iii	The report submitted by project proponent doesn't include the E-waste and Mitigation Plan during construction and operational phase of the project.	Annexure - 3 i.e. Environment Management Plan (EMP) has been revised including E-waste management as suggested.
iv	Point 6.2 of Form – IA needs detailed	Letter in this regard from

	elaboration regarding adverse impacts from new constructions on the existing structures, especially spill over due to weight of the present structure.	Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
v	Point 7.2, Demographic details needs to be elaborated. Employment and other opportunities during construction and operational phase of the project should be provided to the locals as per state government rules and policy.	Revised in Form-1A
vi	Point 9.4 of Form IA, what efforts will be taken needs to be elaborated.	Revised in Form-1A
vii	Point 9.6 of Form IA, How much energy saving is effected needs elaboration.	Revised in Form-1A
viii	Point 9.7 of Form IA, regarding CFC and HCFC free chillers - needs reply on this because it's affecting environment.	Revised in Form-1A
ix	Point 9.10, the report which submitted for fire emergency plan is for 1 year and what needs to be done after that is not mentioned. Clear statement should be in place for the project.	The provisional NOC issued by Sikkim Fire and Emergency Service shall be renewed after its expiry. Revised in Form-1A.
x	Load Impact Assessment and its sustenance later is required to build the 14 storey building and that needs the approval from the Concerned, Department of Govt. of Sikkim, approved Blue Print / document from GMC / UDD needs to be submitted. A clear permission to go ahead with the project may be enclosed.	Sanction Letter from Gangtok Municipal Corporation has been attached as Annexure - 5 .
xi	Vertical profiling / carrying capacity needs to be carried out from Indira Bye Pass road below the project site to Gangtok by competent agency / Department. Member suggested that this can be done by a geologist. Geologist appointed by a Competent / authorized agency should do the study.	Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
xii	The report which User Agency has submitted doesn't mention the range and height of construction / building.	The height of the building in reference to the abutting road is 52 m.
xiii	Reports submitted by project proponent needs to be signed by the Authorized Department page wise.	Complied
xiv	The information given by the Project	Total car parking for the proposed

	proponent in application form are not consistent as car parking 448 and 443 are mismatching and also NH31 is now NH10. Needs correction.	project will be 448 nos. Corrections made.
xv	More car parking facilities can do by increasing up to 500 nos by replacing 5 g so that the natural beauty of mountains can seen as usual.	West Point has been designed in a manner to respect the local surroundings. The massing has a hierarchy and gradually increases in scale while moving further from the road. This gives an improved field of view from the road to the vast extents of mountain ranges forming the backdrop of the structure. Moreover, it's a one of its kind public oriented proposal in Gangtok. The ascending plazas are proposed as large gathering courts, which will invite city dwellers and tourists to capture unparalleled views of the mountain ranges against the setting sun.
xvi	MFR should be clearly mentioned in the report.	Mentioned
xvii	Huge quantity of quarry materials like stone chips, sand, aggregates and cement are being used, their total weight to be assessed properly and the load bearing capacity of the area needs elaboration.	Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
xviii	Proper Drainage system is properly required.	Drainage Plan of the site has been attached as Annexure - 6 .
xix	Sikkim falls within seismic Zone IV/V in regard to earthquake that needs to be properly mentioned. The Mines and Geology report categorically mentioned at the last para that micro seismic studies in the area and load impact assessment of the surrounding areas to be carried out prior to construction of multi-storey structures and provide a suitable mitigation measures if required to avoid future complications. Needs to be complied and completed.	Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
xx	Type of jobs / employment that are being generated needs to be properly mentioned in the DPR following the Sikkim Govt rules and policies.	At the onset of construction, local casual and skilled labourers could find means of employment through the project. The company shall

		<p>employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state. Secondly, this construction population will require a certain level of infrastructure, which may be supplied by the local population, amounting to mutual benefit in the process. The consumption pattern of these labourers will spur business in the surrounding areas. The small time shopkeepers and motor mechanics will directly draw benefit from this.</p> <p>In the operational phase, there will be employment of local people as service population, staff at the mall, auditoriums, restaurants, etc.</p>
xxi	Geological figure is not correct in the DPR.	Corrected
xxii	Swimming pool at the top floor is not advisable considering the earthquake zone in Sikkim.	Seismic load has been considered in structural design. Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
xxiii	The four parking floors, auditoria and other huge halls can be considered as 'soft floors' and they must be provided special seismic load bearing shear walls and/or especially designed/size columns. The project proponent must incorporate these provisions without fail considering the high Seismicity prone nature of Sikkim Himalaya.	Seismic load has been considered in structural design. Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached as Annexure - 4 .
xxiv	The Doors in the building seems to be opening provision from outside. This should be open from inside the floor considering the fact that in case of emergency / disaster the people can evacuate easily.	The door at multiplex is two way. In case of emergency evacuation, the door shall open in the inside without hindering the movement.
xxv	Roofs can be removed because of high load or justification for stability may be provided.	Letter in this regard from Department of Construction Engineering, Jadavpur University has

		been attached as Annexure - 4.
xxvi	The Report which the Project Proponent has submitted, has no stability report. The Notification no.17/DMG/20-21 dated 19/03/2021 has specified the maximum allowable number of floors for construction as 5 and half storey. In the present condition 14 storied building concrete structure is not permitted as per the notification. Needs approval from the concerned Department for proposed 14 storey building.	Sanction Letter from Gangtok Municipal Corporation has been attached as Annexure - 5.
xxvii	Have the PP obtained the approval of the structural design from the competent department?	Sanction Letter from Gangtok Municipal Corporation has been attached as Annexure - 5.
xxviii	The report which project proponent has submitted doesn't have the document proof of 14-storey building.	Sanction Letter from Gangtok Municipal Corporation has been attached as Annexure - 5.
xxix	Point 1.8 of Form I, how much excavated material will be utilized and how much quantity will be disposed off, excess quantity if any and where the excess muck will be disposed of, needs to be properly elaborated.	Revised in Form-1
xxx	Point 8.3 of Form I, the PP doesn't mention the regular health check-ups of labours.	Revised in Form-1
xxxi	Some important names of Schools, Colleges, places of worships are missing as asked in the Standard Format of the Form-1 under Environmental Sensitivity like Nar Bahadur Bhandari Degree College, Masjid nearby the construction site, Enchey Monastery, Thakurbari Temple etc.	Revised in Form-1
xxxii	Page 5 of Form 1A, Under Water Environment 48 KLD waste water shall be recycled for flushing, landscaping and Car washing purpose. How will the PP propose to manage or dispose car washed waste water, needs to be properly elaborated.	The wastewater generated after car washing shall be passed through oil and grease traps before reaching the STP where it shall be treated. Car wash water management plan has been attached as Annexure - 7.
xxxiii	Point 2.3 of Form IA, whatever has been desired in this points needs to be elaborated with quality, physicochemical and biological characteristics of the water requirement with source of water to be collected in tankers.	Water shall be supplied by Municipal water supply system.
xxxiv	Point 2.7 Form 1A, 2 nd Paragraph to be elaborated clearly.	Revised in Form-1A
xxxv	Under sl.no.6.1 of Form IA, the PP states	Reply attached as Annexure - 8.

	that ... there will be no obstruction of a view, scenic amenity or landscape. The SEAC observed that there will be some obstructions of the aesthetics.	
xxxvi	At 1.4 of Form IA, the PP states that no history of major earthquake has been recorded in the region. This statement is not correct.	Revised in Form-1A

In compliance to the above, we are uploading all the revised documents as advised in the above points.

We hereby request your good office to consider our proposal and take the necessary action so that an early Environmental Clearance could be issued for the proposed project.

Thanking you,

Yours Sincerely,
For **Mesaso Infrastructure Pvt. Ltd.**



Meenakshi Mittal
(Director)



GOVERNMENT OF SIKKIM

WATER SECURITY & PUBLIC HEALTH ENGINEERING DEPARTMENT REVENUE CELL

Memo No. 2122/rev/wsp&phed/3.

Date : 8/11/21

PERMISSION FOR SEWER CONNECTION

Permission is hereby granted for ONE Nos. of HCI/CI/RCC
 Sewer Connection(s) of size(s) 4"Ø Inches. Length.....to
 Shri / Smt. MESARO Infrastructure Pvt Ltd. Residing in the
 address : Old West Point school bldg.

It is further verified that the above applicant has paid requisite connection charges as indicated below & fulfilled other terms & conditions.

The connection shall be effected on or before.....18th Day of
 Month October Year 2021 The charges shall be levied from.....1st Day
 of Month November Year 2021

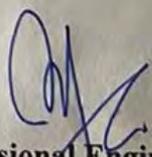
The User has been assigned a User Index No. SP/PS/808 Connection charge received from the
 applicant vide B.R. No. 2122N-11002-39/23 Dated 01/10/21 amounting to
 Rs. 825/- (Rupees 825 hundred & twenty five) only.
 Other Connection Details 9 nos. of Kawolane - 12 (Twelve).

Zone : Sub Zone :

Divisional Engineer
Revenue Cell

Copy to :

- a) Section Officer : to ensure that the connection is effected in time.
- b) Revenue Cell.
- c) Master File.


 Divisional Engineer
 Revenue Cell - PHED
 ASSISTANT ENGINEER
 SEWAGE
 W.S. & P.H.E.D

ENVIRONMENTAL FACTORS AND THEIR MITIGATION MEASURES

During Construction

Work force	<p>The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state. Health and safety, of the workers will be ensured during construction.</p> <p>Construction site will be disinfected periodically.</p> <p>Walking platforms at height will be of sound construction and would be provided with safety rails or belts.</p>
Solidwaste Management	<p>There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development. Demolition waste shall mainly comprise of soil, sand and gravel accounting for bricks (26%) & masonry (32%), concretes (28%), metal (6%), wood (3%) others (5%). Bricks, tiles, woods and iron metal shall be sold for reuse / recycling. The demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016.</p> <p>Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. will be used within the project site for land filling activities, road work, etc. The construction and demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers. The contractor will remove all construction equipment and scrap materials from the site on completion of construction activity.</p> <p>Municipal solid waste will be dumped at a designated place at site from where it would be collected by the local authorities.</p>
Water Pollution Control	<p>Provision of drinking water, waste water disposal will be provided for site office & labour restrooms. Water usage during construction & curing will be optimized. Proper sanitation for site office & construction workers will be provided.</p> <p>No water accumulation will be allowed in the construction site. Proper disposal system will be made to prevent stagnation of water.</p>
Noise Pollution Control	<p>DG sets will have acoustic enclosures and will conform to E (P) Rules.</p> <p>Piling work will be done strictly between 9 AM to 6 PM. Ambient noise levels will conform to local standards during day and night. Only limited necessary construction will be done during night time. Excessive energy consumption and fuel usage will be avoided.</p>
Selection of material	<p>Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.</p> <p>The building shall be made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, to reduce the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.</p>

	<p>Proposed MEP System shall use state of the art technology. The target is to utilise minimum possible resources and optimise the system.</p> <p>LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieve GRIHA Gold rating.</p> <p>A building management system has been proposed for resource optimisation and efficiency in energy consumption.</p> <p>Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/Cinema/Hotel areas of Mixed Use Project at Gangtok.</p> <p>Adequate open space, greenery will be provided as per rules.</p>
Air Pollution Control	<p>Adequate screen wall will be provided to a height to control fugitive emission generated during construction. Using of Ready Mixed Concrete (RMC) would further reduce fugitive emission.</p> <p>Water sprinkling will be done regularly in the material dumping area, to avoid spreading of dust.</p> <p>Screening wall will be placed all around the project site to arrest fugitive dust from spreading out of the site.</p> <p>Vehicles / equipment deployed during construction will be in good condition, properly maintained and conform to applicable air / noise emission standards & (PUC) norms.</p>
Seismicity	<p>Construction will conform to the sanction plan by the concerned authority and requirement of local seismic regulations. Seismic load has been considered in structural design.</p> <p>Disaster management Plan has been formulated in case of an emergency.</p>
Ecology	<p>The land is already having a construction structure in the form of an obsolete parking at the site which shall be demolished. The project has good green cover. The impact on ecology is insignificant.</p>

During Operation

Water Pollution Control	<p>Total fresh water required will be supplied by Municipal Authorities.</p> <p>The treated wastewater from STP shall be reused for flushing, landscaping & car washing purposes.</p> <p>Balance treated wastewater shall be disposed off into the Municipal sewer network for which permission has already been obtained.</p>
Drainage	<p>Adequate in-house drainage network has been designed for the project without disturbing the surrounding areas.</p>
Rain Water Harvesting	<p>Rain water storage tank shall be provided.</p> <p>Adequate fire fighting storage tank has been provided as per norms.</p>
Solid waste Management	<p>Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase. Total MSW will be stored at a place within the site. Organic component will be</p>

	<p>managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.</p>
E-Waste Management	<p>E-waste generated shall be stored separately. Records of e-waste generated shall be maintained and such records shall be made available for scrutiny by the concerned State Pollution Control Board. It shall be ensured that e-waste generated is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler. These agencies shall be authorised by the SPCB.</p>
Hazardous Waste Management	<p>Spent Oil from DG sets will be carefully stored in HDPE drums in isolated covered facility and disposed as per the guidance of competent authority. Suitable care will be taken so that spills/ leaks of spent oil from storage could be avoided.</p>
Emission from Diesel Generator	<p>DG sets will be provided with acoustic enclosures as per CPCB norms. The stack height and emissions from D.G. sets will conform to CPCB norms.</p>
Energy Efficiency & Use of Solar Power	<p>The lighting design, heating, ventilation and air conditioning systems will conform to the ECBC recommendations. Use of energy efficient electrical systems will be promoted. High efficiency lamps, etc. will be used. Energy efficient Motors and properly rated Transformers will be installed. Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure to generate electricity. This will further help in off-setting building energy consumption while reducing the carbon footprint. The approx. capacity of the Solar Plant will be 55 KW which shall offset 2.45% of the annual power consumption of the project</p>

ENVIRONMENT MANAGEMENT PLAN

EMP During Construction

A	Work force	The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state.
B	Protection of land environment	There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development. Demolition waste shall mainly comprise of soil, sand and gravel accounting for bricks (26%) & masonry (32%), concretes (28%), metal (6%), wood (3%) others (5%). Bricks, tiles, woods and iron metal shall be sold for reuse / recycling. The demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016.
C	Facilities at site	Provision of drinking water, waste water disposal and solid waste management will be provided for site office & labour restrooms. Water usage during construction & curing will be optimized. Proper sanitation for site office & construction workers will be provided. Health and safety, of the workers will be ensured during construction.
D	Steps to avoid disturbance	DG sets will have acoustic enclosures and will confirm to E (P) Rules. Piling work will be done strictly between 9 AM to 6 PM. Ambient noise levels will conform to local standards during day and night. Only limited necessary construction will be done during night time. Excessive energy consumption and fuel usage will be avoided.
E	Selection of material	<p>Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.</p> <p>The building shall be made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, to reduce the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.</p> <p>Proposed MEP System shall use state of the art technology. The target is to utilise minimum possible resources and optimise the system.</p> <p>LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieve GRIHA Gold rating.</p> <p>A building management system has been proposed for resource optimisation and efficiency in energy consumption.</p> <p>Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/Cinema/Hotel areas of Mixed Use Project at Gangtok.</p> <p>Adequate open space, greenery will be provided as per rules.</p>
F	Concreting work	Adequate screen wall will be provided to a height to control fugitive emission generated during construction. Using of Ready Mixed Concrete (RMC) would further reduce fugitive emission.
G	Dust	Water sprinkling will be done regularly in the material dumping area, to avoid spreading of dust.

		Screening wall will be placed all around the project site to arrest fugitive dust from spreading out of the site.
H	Debris	Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. will be used within the project site for land filling activities, road work, etc. The construction and demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers.
I	Dumping of material	The construction materials will not be dumped in public roads around the property. There is ample space for dumping the materials within the site.
J	Construction equipment	Vehicles / equipment deployed during construction will be in good condition, properly maintained and conform to applicable air / noise emission standards & (PUC) norms. Underneath of the vehicles will be regularly washed & cleaned before leaving the site, to avoid spillage outside the site. The contractor will remove all construction equipment and scrap materials from the site on completion of construction activity.
K	Water Accumulation	No water accumulation will be allowed in the construction site. Proper disposal system will be made to prevent stagnation of water.
L	Others	Construction will conform to the sanction plan by the concerned authority and requirement of local seismic regulations. All statutory / necessary permission will be obtained prior to & post construction. Fire-fighting systems will be designed in compliance with the local authority. Construction site will be disinfected periodically. Walking platforms at height will be of sound construction and would be provided with safety rails or belts.

EMP During Operation

A	Water Supply	Total water required will be supplied by Municipal Authorities. Groundwater will not be abstracted.
B	Storm water Management	Adequate in-house drainage network has been designed for the project without disturbing the surrounding areas. Heat island effect has been minimized by use of shading and reducing hard surfaces viz. roads, paving etc.
C	Rain Water Harvesting	Rain water Harvesting plan has been formulated. Adequate fire fighting storage tank has been provided as per norms.
D	Plantation / Landscaping	Green belt development programme shall be taken up once the construction work is completed.
E	Waste water Management	The treated wastewater from STP shall be reused for flushing, landscaping & car washing purposes. A Centralized STP plant of 100 KL capacity has been proposed. Zero liquid discharge has been considered for the project.
F	Solid waste Management	Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will

		be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.
G	E-Waste Management	E-waste generated shall be stored separately. Records of e-waste generated shall be maintained and such records shall be made available for scrutiny by the concerned State Pollution Control Board. It shall be ensured that e-waste generated is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler. These agencies shall be authorised by the SPCB.
H	Hazardous Waste Management	Spent Oil from DG sets will be carefully stored in HDPE drums in isolated covered facility and disposed as per the guidance of competent authority. Suitable care will be taken so that spills/ leaks of spent oil from storage could be avoided.
I	Emission from Diesel Generator	DG sets will be provided with acoustic enclosures as per CPCB norms. The stack height and emissions from D.G. sets will conform to CPCB norms.
J	Energy Efficiency	The lighting design, heating, ventilation and air conditioning systems will conform to the ECBC recommendations. Use of energy efficient electrical systems will be promoted. High efficiency lamps, etc. will be used. Energy efficient Motors and properly rated Transformers will be installed.

যাদবপুর বিশ্ববিদ্যালয়

Faculty of Engineering & Technology
DEPT. OF CONSTRUCTION ENGINEERING**JADAVPUR UNIVERSITY**
BLOCK - LB, PLOT - 8, SECTOR - III, SALT LAKE,
KOLKATA - 700 098, INDIA**TO WHOM IT MAY CONCERN**

This is to certify that the Proposed Multi Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim is designed as per the relevant IS Code 1893 2016, IS-13920-2016, IS-800-2007, IS-875, IS-456-2000 and designed load on foundation is 21Ton/sqm. As Mica schist rock has been encountered below the foundation level, then there shall be no load impact in the surrounding area of the project site. The Soil Bearing Capacity is estimated as 46.5 Ton/sqm. (As per IS Code:6403-1981) and load of the proposed structure is less than 50% of the Soil Bearing Capacity that's why the Load Impact assessment of the surrounding area is not required.

Thanking you

Dr. Dipesh Majumdar

Department of Construction Engineering

Jadavpur University

Dr. Dipesh Majumdar
Assistant Professor
Department of Construction Engineering
Jadavpur University



GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM

Issue No. 3839/MISC/TPC/Gmet/2021/979

Date. 8/12/2021

FORM - III

(See regulation 09 of the Sikkim Building Construction Regulation, 1991)

Form of Sanction

To,

(Party -1)

The C.E.O.,

Gangtok Smart City Dev. Ltd.,

Gangtok, Sikkim

(Party - 2)

M/s MESASO Infrastructure Pvt. Ltd.

3rd mile, Siliguri,

West Bengal - 734003

CONSTRUCTION ORDER

(VALIDITY OF THIS ORDER IS FOR THREE YEARS)

With reference to your application dated 12/10/2021, approval has been granted (as per Cabinet Approval accorded by the cabinet vide Cabinet Extract no: CON/CAB/283/2021/6655 dated: 11.06.2021) for construction of proposed eleven storied GOLD RATED Green Building measuring 310071.87 sq.ft. to come up at old West Point parking area, Gangtok revenue block. Arithang Ward No. 09

The proposed structure is approved for registered landed property having Private Site Measuring: 60984sq.ft. (1.40 acre) vide Parcha/Sale Deed bearing Khatiyani No. 686(P), 715 & 716.

Project Mode : PPP under Gangtok Smart City Dev. Ltd.

Key Consultant's for the Project:

	EXPERTISE	Name of expert
1	Independent Engineer	Mr. Eshwar Shrestha
2	Architecture, Landscape & Interior Design	Mr. Vikram Rathod (SALIENT Consultants)
3	Structural Design	Mr. Sanjiv Parekh (SPA Consultants)
4	MEPF	Pankaj Dharkar Associates, Ahmedabad
5	Green Building Consultant	Pankaj Dharkar Associates, Ahmedabad
6	Hospitality Consultant	ENVEE Engineering Pvt. Ltd. New Delhi



This construction order is approved on the following conditions:-

1. Prior permission for commencement of the building should be sought for on **Form V** obtainable from Gangtok Municipal Corporation or GSCDL.
2. In case, the ownership is found to be defective at any stage of time the approval accorded and this order shall stand automatically revoked and the

structure/work building thus constructed shall be considered as without proper approval and shall be dealt accordingly.

3. The construction of the building should be completed no later than three years from the date of issue of construction order. Failure to do so the B.P. Plan automatically shall stand cancelled and the B.P. Plan should be submitted for renewal.
4. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until permission has granted in that behalf.
5. The construction should be as per approved BPP and no deviation is permissible without the prior permission of the Government.
6. The construction should be as per the order and supervision of Gangtok Municipal Corporation Town Planner/Engineer.
7. The Engineer/Town planner of Gangtok Municipal Corporation must be informed before the foundation is laid. Only after the foundation is passed by Divisional Engineer/Town planner, the construction shall be allowed to continue.
8. Strict quality control to be maintained in the process of construction.
9. There should be enough facilities for good sanitation and drainage system.
10. The door or window panels shall be fixed in such a way that they shall not, when open project on any street.
11. The building shall not be constructed within 10 ft. of the live electric wire running on any public street.
12. The land vacated in consequence of the enforcement of the set back limit shall form part of the public street.
13. The excavated earth obtained from site development & foundation, shall not be dumped on public street, road, gully and jhoras. Moreover any building materials found lying on the road setback or over drains shall be seized and auctioned without ant notice whatsoever, and action shall be taken as per the bye-laws against the defaulters.
14. **No construction involving earth excavation works shall be allowed with effect from 1st of June 2022 to 30th of September 2022.** Anyone found carrying out construction in contravention of the above shall be penalized as per the relevant clause of the Sikkim Allotment and House Sites and Construction of Building (Regulation and Control) Act, 1985 as amended in 2000, and the Sikkim Building Construction Regulation, 1991 as amended in 2000. Such person shall also be solely responsible for the loss of life and property, as a result of such unauthorized excavation/construction.

Two copies of the approved B.P. Plans are returned herewith for your record.


 Town Planner
 Gangtok Municipal Corporation
 Town Planner

Gangtok Municipal Corporation.

Note: Contact: Mr. Naresh Pradhan, Assistant Town Planner - I, G.M.C, Mob No: 94344 47827



Annexure - 6

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	450MM WIDE CHANNEL
	SEWAGE MANHOLE
	STORM WATER MANHOLE
COLOUR LEGENDS FOR WATER TANK	
	FIRE WATER TANK
	RAW WATER TANK
	DOMESTIC WATER TANK
	FLUSHING WATER TANK
COLOUR LEGENDS FOR WATER SUPPLY	
	WATER SUPPLY INLET FROM CORPORATION
	WATER SUPPLY INLET FROM TANKER

PROJECT :
MIXED USE DEVELOPMENT AT GANGTOK, SIKKIM

SITE DRAINAGE LAYOUT

REVNO.	DATE	DESCRIPTION

THIS DOCUMENT IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF M/S PANKAJ DHARKAR & ASSOCIATES AND MAY BE USED ONLY WITH THEIR & CLIENTS PRIOR WRITTEN CONSENT.

Pankaj Dharkar & Associates
MEP Consultants

REGD. OFFICE:
SDE - VENUS AMADEUS, NEAR JODHPUR
CROSS ROAD SATELLITE, AHMEDABAD - 380015
TEL : +91-79-26924713/4714/4732
+91-8099455986/+919099455997
E-MAIL: No.ahmedabad@pankajdharkar.com

MUMBAI OFFICE:
302, Trade Avenue, 3rd floor, 260, Suran road,
Off. Gauranok Petrol pump, Andheri (E), MUMBAI-400 093
TEL No.91-22-26837283-49,
E-MAIL: No.mumbai@pankajdharkar.com

TITLE: SITE DRAINAGE LAYOUT

NAME	SGRN	DATE	SCALE/NO.	SUBMITTED FOR
PREP. BY: APOORV		22.07.2021	1:125	PRELIMINARY APPROVAL/CONSTRUCTION
CHGD. BY: ABHISHEK				
APP. BY:				

JOB NO: A-761 SHE NO: PHE.02 REV: 00



PROJECT :
MIXED USE DEVELOPMENT AT GANGTOK, SIKKIM

SPACE FOR CAR WASH

CAR WASH SCHEMATIC PLAN

CAR WASH SCHEMATIC PLAN

REV. NO.	DATE	DESCRIPTION

CAR WASH LOCATION

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 +91-8099045096, +91-9099045097
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 302, Trade Avenue, 3rd floor, 260, Suran road,
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 TEL.No.91-22-26837283-49,
 E-MAIL.No.mumbai@pankajdharkar.com

TITLE:
CAR WASH LOCATION

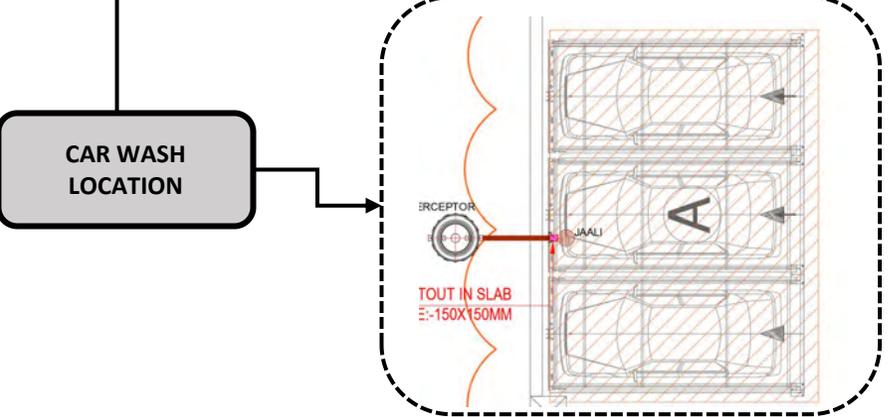
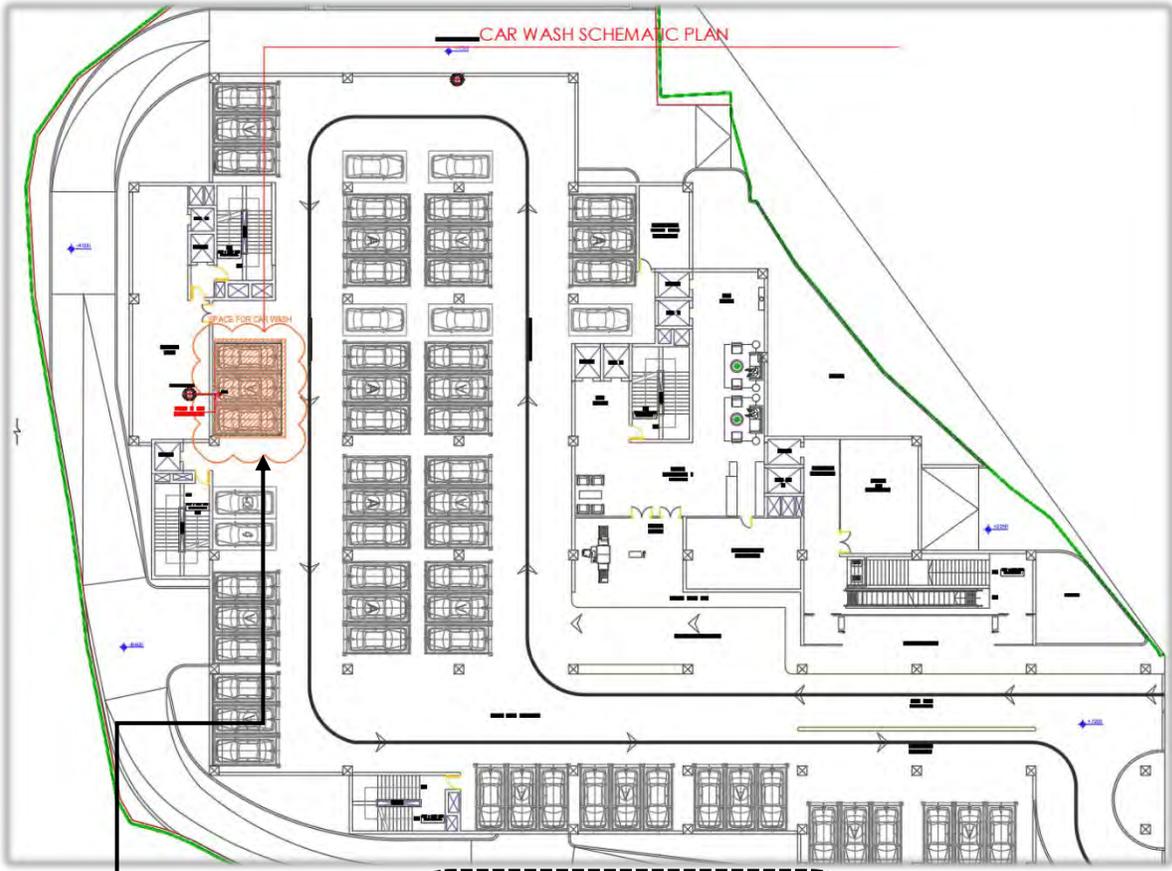
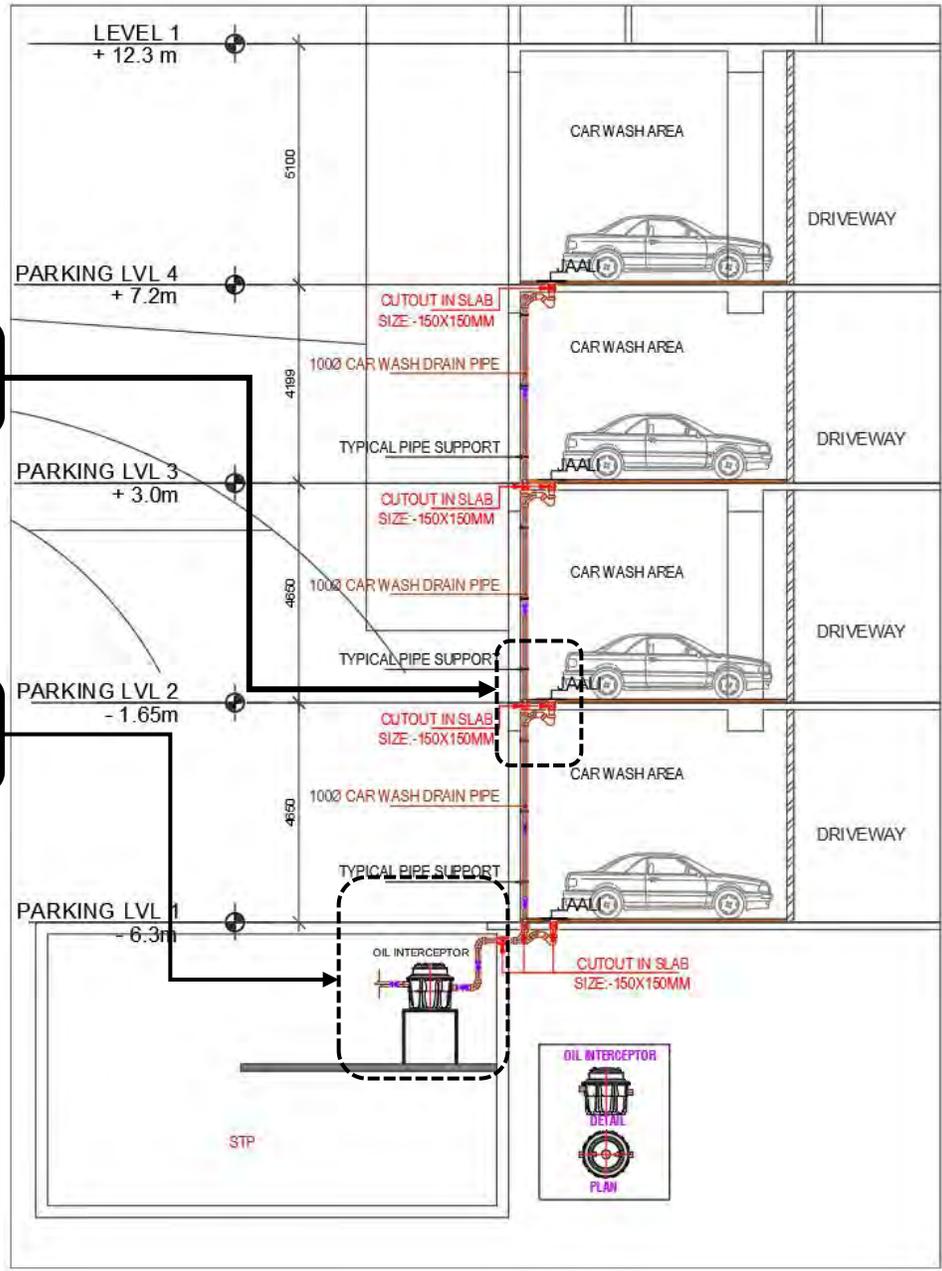
PREP. BY	TEAM	SCALE	DATE	APPROVAL	FOR

APP. BY: [Signature] JOB. NO. A-761 SHE. NO. PHE-01 REV. 00

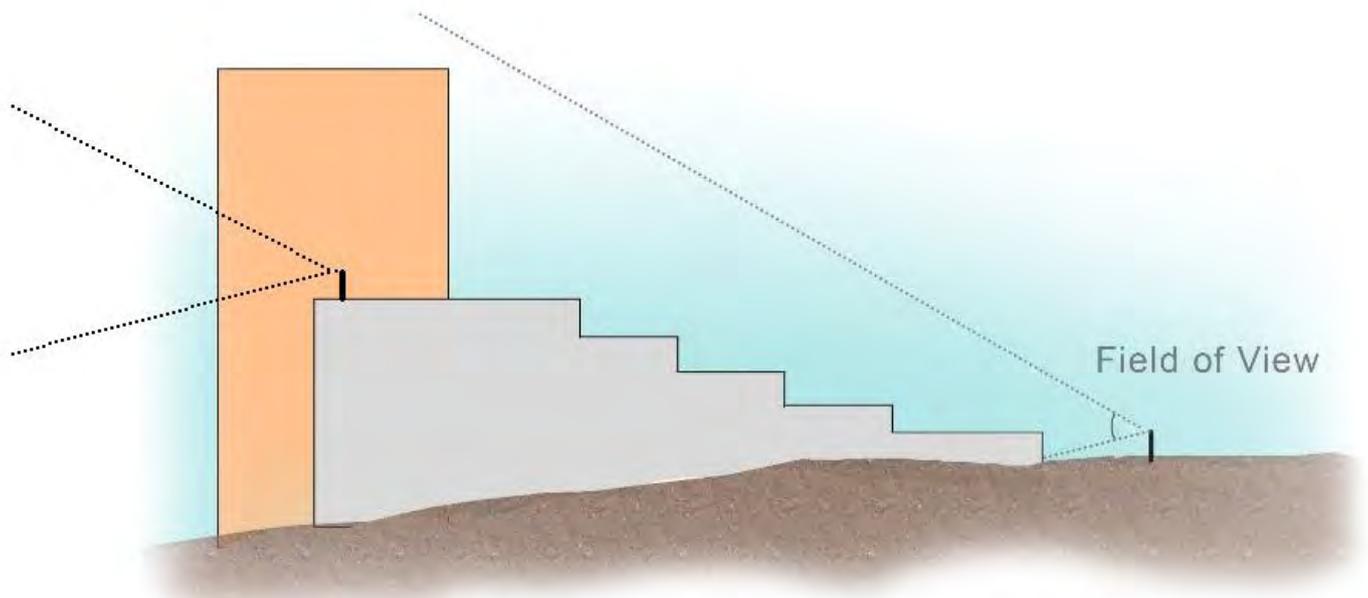
WEST POINT GANGTOK- CAR WASH WATER MANAGEMENT

CAR WASH DRAIN POINT

Oil Separator unit
(Plan in STP)



WestPoint has been designed in a manner to respect the local surroundings. The massing has a hierarchy and gradually increases in scale while moving further from the road. This gives an improved field of view from the road to the vast extents of mountain ranges forming the backdrop of the structure. Moreover, it's a one of its kind public oriented proposal in Gangtok. The ascending plazas are proposed as large gathering courts, which will invite city dwellers and tourists to capture unparalleled views of the mountain ranges against the setting sun.

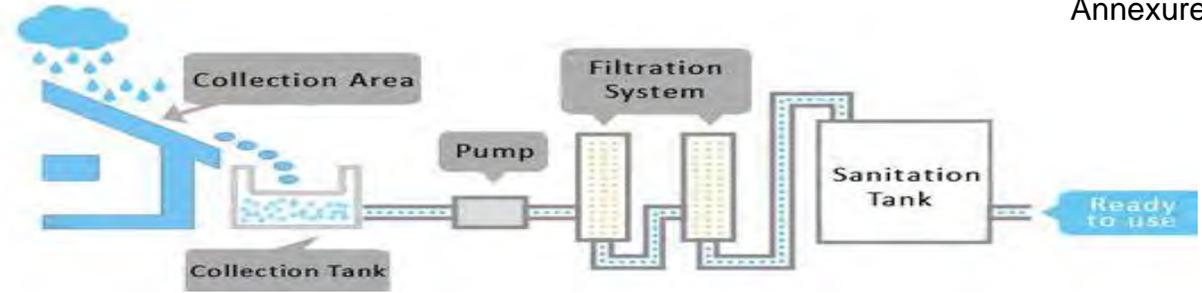
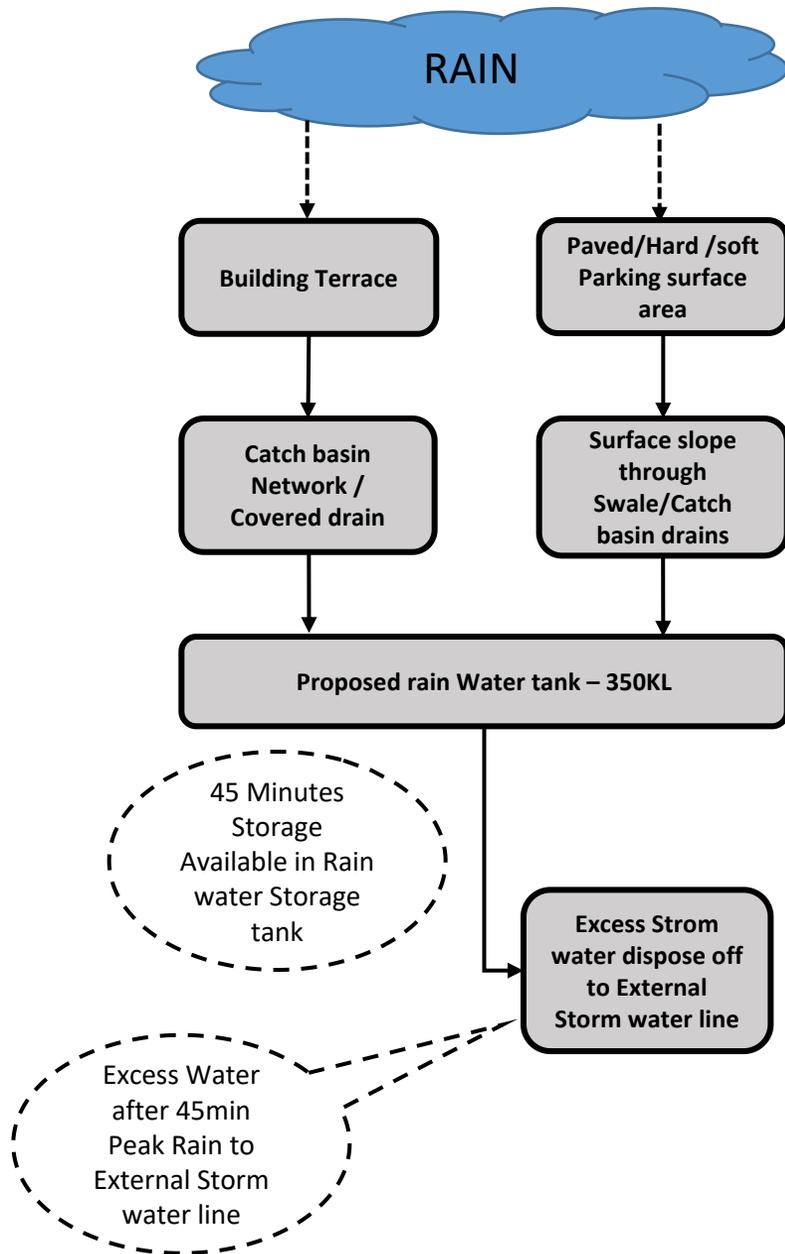


The massing hierarchy gives an improved field of view from the road.

The height of the building in reference to the abutting road is 52m.

WEST POINT GANGTOK-STROM WATER MANAGEMENT 47

Annexure - 9



RAIN WATER HARVESTING & RAIN WATER TANK CALCULATION						
Design of Rain water harvesting:						
1	SITE AREA (APPROX.)	=	5798.00	Sq.m	=	0.5798 Hectare
2	GREEN AREA 20% of total area assumed)	=	1159.60	Sq.m	=	0.1160 Hectare
3	ROAD/PAVED AREA	=	1418.40	Sq.m	=	0.1418 Hectare
4	GROUND COVERED AREA (Including Terrace)	=	3220.00	Sq.m	=	0.3220 Hectare
(Formula as per CPHEEO Manual Q = 10 CIA,)						
Where,						
	Q	=	MAXIMUM RUNOFF IN m3/hr			
	I	=	MAXIMUM INTENSITY OF RAINFALL IN mm/Hr = 125 mm/hr			
	A	=	AREA IN HECTARES			
	C	=	RUNOFF FACTOR			
(Formulae as per CPHEEO) Manual Q=10 CIA,)						
S.NO.	AREA IN Hectare	TYPE OF SURFACE	RAIN FALL IN MM/HR	RUN OFF CO-EFFICIENT	RAIN FALL CUM./ HR	
(a)	GREEN AREA 20% of total area	SOFT	125	0.2	2.8990	
(b)	ROAD/PAVED AREA	HARD	125	0.80	14.1840	
(c)	GROUND COVERED AREA (Including Terrace)	HARD	125	0.90	36.2250	
	TOTAL				53.3080	
	Q	=	10 X	53.308	533.0800	CUM
Total area to be harvested after evaporation losses =				0.9 X	533.0800	479.7720 CUM
The capacity of rain water tank is designed to retain run off from atleast 45 minute of rainfall of peak intensity						
Hence total capacity required for Rain water tank					359.83	cum

FORM 1**(I) Basic Information**

Sl. No.	Item	Details
1	Name of the project/s	Proposed Development of "WEST POINT" - Integrated Commercial cum MLCP Complex
2	Sl. No. in the schedule	Sl. No. 8 (a)
3	Proposed capacity / area / length / tonnage to be handled / command area / lease area / number of wells to be drilled	The mixed use development building of configuration 4G+10, shall comprise of : <ul style="list-style-type: none"> • Parking for 448 car park in the lower 4 floors. • Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court • Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool. Total Land Area : 5665.55 sqm (1.4 acre) Total Built-up Area : 33801.25 sqm Project Cost : ₹ 298.2 Crores
4	New / Expansion / Modernization	New Project
5	Existing Capacity/ Area etc.	Existing Details: There is an obsolete existing parking block at the site which shall be demolished and replaced by an improved and modernised parking system.
6	Category of project i.e. 'A' or 'B'	Category B2
7	Does it attract the general condition? If yes, please specify.	No
8	Does it attract the specific condition? If yes, please specify.	No
9	Location	Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim - 737101 Site Co-ordinate: Latitude - 27°19'47.24"N Longitude - 88°36'40.93"E
	Plot/Survey/Khasra No.	686/P, 715, 716
	Village	-
	Tehsil	Gangtok
	District	East Sikkim
	State	Sikkim
10	Nearest railway main station / airport along with distance in kms.	New Jalpaiguri Junction is located at a distance of 119 km from the project site. Pakyong Airport is located at a distance of 35 km from the project site.
11	Nearest Town, City District Headquarters along with distance in km	Gangtok, East Sikkim - within 1.0 km

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of “WEST POINT” - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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12	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Gangtok Municipal Corporation, Deorali, Gangtok, Sikkim, 03592-280290
13	Name of the applicant	Mesaso Infrastructure Pvt. Ltd.
14	Registered Address	Vega Circle Mall, 3 rd Floor, 3 rd Mile, Sevoke Road, Siliguri - 734008
15	Address for correspondence:	
	Name	Mrs. Meenakshi Mittal Agarwal
	Designation (Owner / Partner / CEO)	Director
	Address	Vega Circle Mall, 3 rd Floor, 3 rd Mile, Sevoke Road, Siliguri
	Pin Code	734008
	E-mail	info@mesaso.in
	Telephone No.	-
16	Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo sheet.	NA
17	Interlinked Projects	No
18	Whether separate application of interlinked project has been submitted?	No
19	If yes, data of submission	NA
20	If no, reason	NA
21	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (b) The Wildlife (Protection) Act, 1972? (c) The CRZ Notification, 1991?	No
22	Whether there is any Government Order / Policy relevant / relation to the site?	PPP Mode Project
23	Forest land involved (hectares)	No
24	Whether there is any litigation pending against the project and / or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Orders / directions of the Court, if any and its relevance with the proposed project.	No

* Capacity corresponding to sectoral activity (such as production capacity for manufacturing, mining lease area and production capacity for mineral production, area for mineral exploration, length for linear transport infrastructure, generation capacity for power generation etc.)

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of “WEST POINT” - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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(II) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

Sl. No.	Information / Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	The total project site measures 5665.55 sqm (1.4 acre). There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development. This land has already been earmarked for such development.
1.2	Clearance of existing land, vegetation and buildings?	Yes	There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development, the area does not have any vegetation.
1.3	Creation of new land uses?	No	The proposed project shall be developed following the local building by-laws.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Soil testing has already been conducted for foundation design. The test results are found to be satisfactory. Please refer Mines & Geology Department for Stability Report.
1.5	Construction works?	Yes	The mixed use development building of configuration 4G+10, shall comprise of : <ul style="list-style-type: none"> • Parking for 448 car park in the lower 4 floors. • Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court • Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool. Total Built-up Area : 33801.25 sqm Construction work shall be further carried out only after obtaining the required clearances.
1.6	Demolition works?	Yes	There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development. Demolition waste shall mainly comprise of soil, sand and gravel accounting for bricks (26%) & masonry (32%), concretes (28%), metal (6%), wood (3%) others (5%). Bricks, tiles, woods and iron metal shall be sold for reuse / recycling. The demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016.

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of “WEST POINT” - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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Sl. No.	Information / Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	The civil works for the construction and development of the proposed project include earthwork excavation, foundation for buildings and structures, construction of internal roads, pavements, parking space, water storage tanks, storm water drain, water supply and sewer / drainage network, landscaping, security fencing, etc. The building is going to be made of prefabricated steel structure with nominal use of concrete which is only used in wet cores and as deck slabs. The entire construction activities will be carried out under the guidance and supervision of experienced engineers and architects. Since all such construction activities will be confined within the project premises, there will be no physical changes outside the project boundary. Tentative excavation quantity will be around 9500 cum. The excavated material will be reused for land-filling (4500 cum) and landscaping (3000 cum) purposes. The excess excavated material (1500 cum) will be stored under cover and later disposed off by the Municipal Authorities in covered trucks.
1.9	Underground works including mining or tunneling?	Yes	Underground works had been carried out for construction of basement.
1.10	Reclamation works?	No	-
1.11	Dredging?	No	-
1.12	Offshore structures?	No	-
1.13	Production and manufacturing processes?	No	It is a construction project and there will be mixed use development with all modern amenities; hence no production / manufacturing process is involved.
1.14	Facilities for storage of goods or materials?	Yes	Majority of the construction materials shall be stored in the godown. Sand, stone chips etc. shall be stored in a covered place earmarked for the purpose, within project area. Cement shall be stored under cover in bales. Bricks, stone chips and steel shall be laid in open. Other miscellaneous items (like wood, wires, plumbing materials, paints, glass etc.) will be stored in covered areas.
1.15	Facilities for treatment or disposal of solid waste or	Yes	<u>Construction Phase</u>

Sl. No.	Information / Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
	liquid effluents?		<p><u>Solid Waste:</u> Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. will be used within the project site for land filling activities, road work, etc. The construction and demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers.</p> <p>MSW generated by the construction workers would be stored at a place within the site (VAT). From there it will be collected, transported, treated and disposed off by the local authorities.</p> <p><u>Liquid Waste:</u> During construction phase wastewater originating from labour huts will be diverted to septic tank followed by soak pit for disposal into Municipal sewer drain.</p> <p><u>Operation Phase</u></p> <p><u>Solid Waste:</u> Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.</p> <p><u>Liquid Waste</u> Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.</p>

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of "WEST POINT" - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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Sl. No.	Information / Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
			<p>Hazardous Wastes</p> <p>Spent Oil generated from DG sets shall be sold to recyclers authorized by State Pollution Control Board.</p>
1.16	Facilities for long term housing of operational workers?	No	Attempts will be made to use local people in different operational activities of the project. As such, housing facilities for operational workers have not been considered for the project.
1.17	New road, rail or sea traffic during construction or operation?	Yes	Internal roads shall be constructed within the complex ensuring smooth flow of traffic and fire tender within the premises. Sea traffic and rail is not available in Sikkim.
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	NA
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	NA
1.20	New or diverted transmission lines or pipelines?	No	NA
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of water courses or aquifers?	No	No impoundment, damming, culverting, realignment or other changes to the hydrology of surface water courses is envisaged.
1.22	Stream crossings?	No	NA
1.23	Abstraction or transfers of water from ground or surface waters?	Yes	Water shall be supplied by the local authority water supply system for the project. No groundwater shall be abstracted.
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	No	The project proponent shall adopt well-planned construction practices that ensures minimum interruption of the natural drainage pattern of the area. There are no water bodies within the project site. Surface drainage will not be affected due to construction & operation of the project.
1.25	Transport of personnel or materials for construction, operation or	Yes	The vehicles to be used for transportation of materials will have a valid Pollution Under Control (PUC) certificate. Overhaul trucks will be cleaned before

Sl. No.	Information / Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
	decommissioning?		leaving the site. Speed of the vehicles will be maintained at 10-15 km/hr. The overhaul trucks to be used for carrying the raw materials will be covered with tarpaulin to minimize the loss through spillage. Most of the personnel associated with the project will use public transportation system.
1.26	Long-term dismantling or decommissioning or restoration works?	No	Not applicable.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	Not applicable.
1.28	Influx of people to an area in either temporarily or permanently?	Yes	<p>About 250 nos. construction workers will be employed during the construction phase of the project.</p> <p>Since it is a mixed use development having commercial spaces, there shall be no permanent influx of people. During operational phase, about 4500 people shall be within the complex. Migrant labours will be registered with the Labour Department of the state.</p>
1.29	Introduction of alien species?	No	Not applicable.
1.30	Loss of native species or genetic diversity?	No	As the project site is already developed, so there is no question of any loss of native or genetic diversity. There is no vegetation and there are no animals present within the developed site.
1.31	Any other actions?	Yes	<ul style="list-style-type: none"> • Ensuring that walking surfaces or boards at height are of sound construction and are provided with safety rails or belts. • Provide protective equipment; helmets etc. • Maintaining hoists and lifts, lifting machines, chains, ropes, and other lifting tackles in good condition. • Raw materials will not be dumped around the public roadside. • Adequate emergency first aid system will be provided at project site. • Fire extinguishers and buckets of sand to be provided in the fire-prone area and elsewhere.

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of “WEST POINT” - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

Sl. No.	Information/checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data										
2.1	Land especially undeveloped or agricultural land (ha)	No	The project site is earmarked for the development. Total Land area is 5665.55 sqm (1.4 acre).										
2.2	Water (expected source & competing users) unit : KLD	Yes	Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.										
2.3	Minerals (MT)	No	Not Applicable										
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	<table border="1" data-bbox="805 952 1372 1191"> <thead> <tr> <th>Material</th> <th>Quantity (for Expansion)</th> </tr> </thead> <tbody> <tr> <td>Stone Chips</td> <td>492000 CFT</td> </tr> <tr> <td>Cement</td> <td>11830 MT</td> </tr> <tr> <td>Sand</td> <td>671000 CFT</td> </tr> <tr> <td>Bricks</td> <td>2100000 Nos.</td> </tr> </tbody> </table> <p>The building is going to be made of prefabricated steel structure with nominal use of concrete which is only used in wet cores and as deck slabs. Material are being supplied by local agencies. Fly ash bricks would be used as an ingredient for concrete and PSC/PPC would be used for plaster.</p>	Material	Quantity (for Expansion)	Stone Chips	492000 CFT	Cement	11830 MT	Sand	671000 CFT	Bricks	2100000 Nos.
Material	Quantity (for Expansion)												
Stone Chips	492000 CFT												
Cement	11830 MT												
Sand	671000 CFT												
Bricks	2100000 Nos.												
2.5	Forests and timber (source – MT)	Yes	Use of timber shall be as less as possible. Timber will be supplied by bonafide local agencies mainly for door frames. Flush door shutters would be procured from reputed suppliers.										
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	Electricity will be supplied by Power & Energy Department, Sikkim. The maximum demand load will be about 1606 KW. DG sets shall be installed for backup power. DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA. The emission from DG sets will be discharged through stack of appropriate height (higher than the tallest building) for each DG set. Fuel (low sulphur diesel) required for DG sets will be about 7658.58 litre/hr.										

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Sl. No.	Information/checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
2.7	Any other natural resources (use appropriate standard units)	No	Not applicable.

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	Yes	Spent Oil generated from DG sets will be sold to recyclers authorized by State Pollution Control Board.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	During construction & operational phase disinfectant will be used as and when necessary to control insects. No such changes will take place which would create breeding grounds for water borne pathogens or insects.
3.3	Affect the welfare of people e.g. by changing living conditions?	No	Construction & operation of the project would be beneficial as it would have all the modern amenities catering to the local people as well as tourists. Moreover, it would create direct & indirect employment opportunities, thereby helping in economic growth & improving the living conditions of the people.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	No	-
3.5	Any other causes	No	-

4. Production of solid wastes during construction or operation or decommissioning (MT/month)

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
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4.1	Spoil, overburden or mine wastes	No	-
4.2	Municipal waste (domestic and or commercial wastes)	Yes	<p><u>Construction Phase</u></p> <p>Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. will be used within the project site for land filling activities, road work, etc. The construction and demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers.</p> <p>MSW generated by the construction workers would be stored at a place within the site (VAT). From there it will be collected, transported, treated and disposed off by the local authorities.</p> <p><u>Operation Phase</u></p> <p>Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.</p>
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	Yes	<p>Mostly non-hazardous type of materials shall be handled, stored and used as construction material. The hazardous wastes will mainly be generated from centering oil, grease, water proofing compounds, paints, wood dust from treated wood, discarded lube oil, etc. Special care shall be taken to prevent spillage so that the hazardous solid wastes shall not be mixed with non-hazardous wastes. Hazardous solid wastes shall be stored in HDPE container as per Rules and finally sold off to authorized vendor of SPCB.</p> <p>Spent Oil generated from DG sets will be sold to recyclers authorized by State Pollution Control Board.</p>
4.4	Other industrial process wastes	No	Not applicable.

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4.5	Surplus product	No	Not applicable.
4.6	Sewage sludge or other sludge from effluent treatment	Yes	<p>During construction phase wastewater originating from labour huts will be diverted to septic tank followed by soak pit for disposal into Municipal sewer drain.</p> <p>Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.</p>
4.7	Construction or demolition wastes	Yes	<p>Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. will be used within the project site for land filling activities, road work, etc. The construction and demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers.</p>
4.8	Redundant machinery or equipment	No	Not Applicable
4.9	Contaminated soils or other materials	No	<p>Hazardous wastes originating from centering oil, grease, water proofing compounds, paints, discarded lube oil etc. shall be stored in HDPE containers to prevent soil contamination.</p>
4.10	Agricultural wastes	No	Not Applicable
4.11	Other solid wastes	Yes	Packing materials, hard board etc. will be segregated and sold to the vendors.

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	<p>(i) Use of low sulphur content ultra pure diesel reduces SO₂, NO_x and PM emissions from the DG sets. Electricity will be supplied by Power & Energy Department, Sikkim. The maximum demand load will be about 1606 KW. DG sets shall be installed for backup power.</p> <p>DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA.</p> <p>The emission from DG sets will be discharged through stack of appropriate height (higher than the tallest building) for each DG set. Fuel (low sulphur diesel) required for DG sets will be about</p>

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			768.58 litre/hr. The emission from DG sets will be maintained as per the norms of CPCB given below: PM < 0.3 G/kw-hr CO < 3.5 G/kw-hr HC < 1.3 G/kw-hr NO ₂ < 9.2 G/kw-hr (ii) The vehicle to be used for transportation of materials will have a valid Pollution Under Control (PUC) certificate.
5.2	Emissions from production processes	No	Not applicable
5.3	Emissions from materials handling including storage or transport	Yes	Fugitive dust will be generated from the material handling areas. Water sprinkling arrangement will be made to minimize the dust generation. All vehicles to be used for transportation of materials will have valid Pollution under Control (PUC) certificate.
5.4	Emissions from construction activities including plant and equipment	Yes	Nominal quantities of fugitive dust will be emitted during excavation, back filling & hauling operations as well as transportation during construction period.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	During construction phase, sewage after treatment in Septic Tank – soak pit system will be discharged into Municipal sewer line. Dust is likely to be generated during excavation, back-filling and hauling operations along with transportation activities during the construction phase. Water sprinkling system and tarpaulin cover will be provided over stored raw material to reduce the dust emission.
5.6	Emissions from incineration of waste	No	Not applicable.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	Open burning of biomass/ other material will be avoided.
5.8	Emissions from any other sources	No	Not applicable.

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

Sl. No.	Information/Checklist confirmation	Yes /No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
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6.1	From operation of equipment e.g. engines, ventilation plant, crushers	No	(i) Possible source is from DG sets. DG sets will have acoustic enclosure as per norms. (ii) From construction machines. But the vibration and noise will be confined within the premises.																										
6.2	From industrial or similar processes	No																											
6.3	From construction or demolition	Yes	<p>Equipment used for demolition and construction work generates noise and the anticipated noise levels are tabulated below.</p> <table border="1"> <thead> <tr> <th>Equipment</th> <th>Typical Noise levels DB(A) 50 ft from source</th> </tr> </thead> <tbody> <tr> <td>Air Compressor</td> <td>81</td> </tr> <tr> <td>Compactor</td> <td>82</td> </tr> <tr> <td>Concrete Mixer</td> <td>85</td> </tr> <tr> <td>Concrete pump</td> <td>82</td> </tr> <tr> <td>Concrete vibrator</td> <td>76</td> </tr> <tr> <td>Jack Hammer</td> <td>88</td> </tr> <tr> <td>Paver</td> <td>89</td> </tr> <tr> <td>Pile driver</td> <td>96-101</td> </tr> <tr> <td>Pump</td> <td>76</td> </tr> <tr> <td>Shovel</td> <td>82</td> </tr> <tr> <td>Mobile Crane</td> <td>83</td> </tr> <tr> <td>Roller</td> <td>74</td> </tr> </tbody> </table> <p>Source : Transit Noise and Vibration Impact Assessment, Final report, 1995 by US Department of Transportation</p> <p>But this will not cause any disturbance to the neighboring areas.</p>	Equipment	Typical Noise levels DB(A) 50 ft from source	Air Compressor	81	Compactor	82	Concrete Mixer	85	Concrete pump	82	Concrete vibrator	76	Jack Hammer	88	Paver	89	Pile driver	96-101	Pump	76	Shovel	82	Mobile Crane	83	Roller	74
Equipment	Typical Noise levels DB(A) 50 ft from source																												
Air Compressor	81																												
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Jack Hammer	88																												
Paver	89																												
Pile driver	96-101																												
Pump	76																												
Shovel	82																												
Mobile Crane	83																												
Roller	74																												
6.4	From blasting or piling	Yes	There shall be no blasting activity. During piling operation, latest pile installation techniques are being adopted to have negligible effect due to vibration, etc.																										
6.5	From construction or operational traffic	Yes	<p>During construction phase it is being ensured that vehicles must have valid Pollution Under Control (PUC) certificate for transportation of construction materials. The vehicles carrying construction materials will ply during non - peak hours.</p> <p>During operational phase the vehicles to be used by the residents will have valid PUC certificate.</p> <p>Traffic movement inside the premises will be controlled by the security personnel and the average speed will be maintained at 10-15 km/hr.</p>																										
6.6	From lighting or cooling systems	No	-																										
6.7	From any other sources	No	-																										

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7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

Sl. No.	Information/Checklist confirmation	Yes /No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	Yes	Spent Oil generated from DG sets will be sold to recyclers authorized by State Pollution Control Board.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Dust will be generated during construction phase from earthwork excavation, movement of vehicles and by wind erosion of areas cleared of vegetation. Appropriate fugitive dust control measures, including watering, water sprinkling of exposed areas and dust covers for trucks, shall be employed to minimize any such impacts. Thus, no significant air quality impacts from fugitive dust emissions are anticipated during construction and operation phase of the project.
7.4	From any other sources	No	Not applicable
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not applicable

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

Sl. No.	Information/Checklist confirmation	Yes /No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	This is a construction project and does not involve use of hazardous substances as construction materials. Hence, chances of explosions, spillages, fire, etc. are minimal. During construction all the labourers shall be provided with suitable personal protective equipment

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			(PPE) as required under the health & safety norms. Training and awareness about the safety norms shall be provided to all supervisors and labourers involved in the construction activities. An agreement shall be signed with the contractor, which shall clearly deal with the safety aspects during construction. Spent Oil generated from DG sets will be sold to recyclers authorized by State Pollution Control Board.
8.2	From any other causes	No	-
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst, etc.)?	Yes	Health check-up of labourers will be regularly done and proper records shall be maintained of the same. The area under study falls in Zone-IV according to the Indian Standard Seismic Zoning Map. Suitable seismic coefficients in horizontal and vertical directions respectively, shall be adopted while designing the structures. There are no chances of floods and landslide.

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

Sl. No.	Information/Checklist confirmation	Yes /No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) 	Yes	Internal roads shall be constructed within the complex ensuring smooth flow of traffic and fire tender within the premises. Electricity will be supplied by Power & Energy Department, Sikkim. Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules. Wastewater generated from the project site to the tune of 100 KLD shall be treated in the Sewage treatment plant based on MBR technology. Treated

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	<ul style="list-style-type: none"> • housing development • extractive industries • supply industries • other 		<p>wastewater to the tune of 48 KLD shall be recycled for flushing, landscaping and car washing purposes. Balance about 50 KLD shall be disposed off into the Municipal sewer network.</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>NA</p>
9.2	Lead to after-use of the site, which could have an impact on the environment	No	-
9.3	Set a precedent for later developments	No	-
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	-

(III) Environmental Sensitivity

Sr. No.	Areas	Name / Identity	Aerial distance (within 15 km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	<ul style="list-style-type: none"> • Sikkim Himalayan Zoological Park • Jawaharlal Nehru Botaical Garden • Shanti View Point • Fambonglho Wildlife Sanctuary • Puttali jharna, Butterfly Waterfall • Creg View Point 	<ul style="list-style-type: none"> • 1.6 km, NE • 3.9 km, SW • 5.1 km, SW • 9.7 km, NW • 10 km, NW • 7.0 km, NNE
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	<ul style="list-style-type: none"> • Sikkim Himalayan Zoological Park • Jawaharlal Nehru Botaical Garden • Bakthang Waterfall • Ban Jhakri Falls Park • Fambonglho Wildlife Sanctuary • Puttali jharna, Butterfly Waterfall • Creg View Point 	<ul style="list-style-type: none"> • 1.6 km, NE • 3.9 km, SW • 3.3 km, NNE • 2.4 km, NNW • 9.7 km, NW • 10 km, NW • 7.0 km, NNE
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over	<ul style="list-style-type: none"> • Gangtok Ropeway • Sikkim Himalayan Zoological Park • Jawaharlal Nehru Botaical Garden • Bakthang Waterfall • Ban Jhakri Falls Park 	<ul style="list-style-type: none"> • 1.0 km, S • 1.6 km, NE • 3.9 km, SW • 3.3 km, NNE • 2.4 km, NNW

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Sr. No.	Areas	Name / Identity	Aerial distance (within 15 km.) Proposed project location boundary
	wintering, migration	<ul style="list-style-type: none"> • Shanti View Point • Fambonglho Wildlife Sanctuary • Puttali jharna, Butterfly Waterfall • Creg View Point 	<ul style="list-style-type: none"> • 5.1 km, SW • 9.7 km, NW • 10 km, NW • 7.0 km, NNE
4	Inland, coastal, marine or underground waters	<ul style="list-style-type: none"> • Teesta River 	<ul style="list-style-type: none"> • 13.0 km, W
5	State, National boundaries	West Bengal Border	40 km
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	<ul style="list-style-type: none"> • Singtam-Chungthang Road (NH-10) • Mahatma Gandhi Road • Indira Bypass Road • Gangtok - Nathula Road • Gangtok to Mangan 	<ul style="list-style-type: none"> • Adjacent to project site • 0.05 km, E • 0.35 km, W • 1.5 km, E • 65 km, N
7	Defense installations	Army Cantonment Area at Libing, Burtuk	-
8	Densely populated or built-up area	The site is located in the heart of Gangtok city.	
9	Areas occupied by sensitive man-made land uses (<i>hospitals, schools, places of worship, community facilities</i>)	Schools <ul style="list-style-type: none"> • St. Thomas Church & School, Gangtok • Holy Cross Montessori School, Gangtok • West Point School • Lingding School • Tashi Namgyal Academy • Deorali Girls Senior Secondary School • Upper Syari Kopibari Junior High School • Tibetan School • Lumsay Junior High School • Daffodil's Home Secondary School • Sai Prashanti Vidya Mandir • Greendale School • Tadong Senior Secondary School • Govt. Secondary school, Luing, East Sikkim • Penlong High School • Lower Nandok School • Bahai Senior Secondary School • St. Patrick School • Gaucharan Junior High School 	<ul style="list-style-type: none"> • 0.5 km, NNE • 0.6 km, NNE • 0.6 km, NNE • 0.9 km, W • 1.0 km • 1.1 km, S • 1.3 km, S • 1.4 km, NW • 1.4 km, SW • 1.3 km, N • 1.5 km, NW • 1.5 km, SW • 2.6 km, SW • 3.6 km, NW • 5.3 km, N • 4.7 km, S • 5.4 km, S • 6.1 km, SE • 6.2 km, SE

Sr. No.	Areas	Name / Identity	Aerial distance (within 15 km.) Proposed project location boundary
		<ul style="list-style-type: none"> • Late Kalzang Gyatso Secondary School • Chnagay Shanti School • Pachey School • St. Xavier's School <p>Colleges</p> <ul style="list-style-type: none"> • Manipal University • Sikkim Manipal Institute of Medical Sciences • Nar Bahadur Bhandari Degree College • Law College • Institute of Hotel Management, Rumtek • College of Agricultural Engineering and Post Harvest Technology • Palatine College <p>Hospitals</p> <ul style="list-style-type: none"> • Sir Thutob Namgyal Memorial Hospital • Central Referral Hospital • Sikkim Manipal Hospital <p>Places of Worship</p> <ul style="list-style-type: none"> • Tsuglakhang Monoastry & Temple • Enchey Monoastry • Himalayan Crusade Pentecostal Church • Word of Life Church, Sumithang • City Harvest Church • Bethlehem Fellowship Church • Bethani Church, Ranipool • Thakurbari Temple • Durga Mandir • Shiv mandir • Sai Temple • Saraswati mandir • Arithang Mosque, Gangtok 	<ul style="list-style-type: none"> • 7.5 km, N • 7.7 km, S • 9.4 km, S • 9.8 km, S <ul style="list-style-type: none"> • 1.8 km, SW • 1.9 km, SW <ul style="list-style-type: none"> • 2.1 km, N • 2.7 km, N • 4.8 km, SW • 5.0 km, S • 9.8 km, S <ul style="list-style-type: none"> • 0.6 km, E • 1.9 km, SW • 2.0 km, SW <ul style="list-style-type: none"> • 0.5 km, SE • 1.0 km, NE • 0.4 km, SW • 1.15 km, W • 1.4 km, NW • 1.1 km, S • 4.8 km, S • 0.2 km, E • 1.2 km, NW • 1.4 km, NE • 1.4 km, N • 2.3 km, S • Adjacent to project site
10	Areas containing important, high quality or scarce resources (<i>ground water resources, surface</i>	None	-

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Sr. No.	Areas	Name / Identity	Aerial distance (within 15 km.) Proposed project location boundary
	<i>resources, forestry, agriculture, fisheries, tourism, minerals)</i>		
11	Areas already subjected to pollution or environmental damage. <i>(those where existing legal environmental standards are exceeded)</i>	None	-
12	Areas susceptible to natural hazard which could cause the project to present environmental problems <i>(earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)</i>	Gangtok comes under Seismic Zone IV and the structural designs have been designed considering Seismic Zone IV.	-

(IV). Proposed Terms of Reference for EIA studies

As the built-up area of this project is less than 1,50,000 sqm. separate EIA study is not required.

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I hereby give the undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at our risk and cost.

Date: 4th February, 2022

Place: Gangtok, Sikkim

For Mesaso Infrastructure Pvt. Ltd.



(Meenakshi Mittal Agarwal)
(Director)

Address:

Mesaso Infrastructure Pvt. Ltd.

Vega Circle Mall, 3rd Floor,
3rd Mile, Sevoke Road,
Siliguri - 734008

Note :

1. The projects involving clearance under Coastal Regulation Zone Notification, 1991 shall submit with the application a C.R.Z map duly demarcated by one of the authorized agencies, showing the project activities, w.r.t. C.R.Z (at the stage of TOR) and the recommendations of the State Coastal Zone Management Authority (at the stage of EC). Simultaneous action shall also be taken to obtain the requisite clearance under the provisions of the C.R.Z Notification, 1991 for the activities to be located in the CRZ.
2. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of wild animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-à-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon (at the stage of EC).
3. All correspondence with the Ministry of Environment & Forest including submission of application for TOR/Environmental Clearance, subsequent clarification, as may be required from time to time, participation in the EAC Meeting on behalf of the project proponent shall be made by the authorized signatory only. The authorized signatory should also submit a document in support of his claim of being an authorized signatory for the specific project.

FORM 1A**CHECK LIST OF ENVIRONMENTAL IMPACTS**

(Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme)

1. LAND ENVIRONMENT

- 1.1 Will the existing landuse get significantly altered from the project that is not consistent with the surroundings? (Proposed landuse must conform to the approved Master Plan / Development Plan of the area. Change of landuse if any and the statutory approval from the competent authority be submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.**

The proposed integrated commercial cum multi-level parking is being developed as a public private partnership project to stimulate growth and improve the quality of life in the region. The integration of urban infrastructure, commerce and entertainment is intended to utilise the prime land parcel and developing to its maximum potential being an important city node.

The obsolete existing parking block at the site shall be demolished and replaced by an improved and modernised parking system. Along with the parking block, a commercial block is being proposed. The commercial block has a mall to foster economic growth and a deluxe hotel to improve tourism in the region. The building shall define the modern skyline of the city and be the new leisure, shopping., hospitality and entertainment centre of the district.

The mixed use development building of configuration 4G+10, shall comprise of :

- Parking for 448 car park in the lower 4 floors.
- Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court
- Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool.

Total Land Area : 5665.55 sqm (1.4 acre)

Total Built-up Area : 33801.25 sqm

Attachment:

- Site Location Map : **Annexure - 1.**
- Google Earth Image and surrounding features of the proposed site (within 0.5 km):
Annexure - 2.
- Floor Plans : **Annexure - 3.**

- 1.2. List out all the major project requirements in terms of the land area, built up area water consumption, power requirement, connectivity, community facilities, parking needs etc.**

Particulars	Quantity
Land Area	5665.55 sqm (1.4 acre)
Built Up Area	33801.25 sqm
Configuration details	The mixed use development building of

MESASO INFRASTRUCTURE PVT. LTD.	Proposed Development of "WEST POINT" - Integrated Commercial cum ILCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim
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	configuration 4G+10, shall comprise of : <ul style="list-style-type: none"> • Parking for 448 car park in the lower 4 floors. • Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court • Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool.
Population	5374 persons
Total Water Requirement	157 KLD
Wastewater generation (to STP)	100 KLD
Treated Wastewater from STP	85 KLD
Treated Wastewater Recycled	85 KLD
Treated Wastewater Discharged	0 KLD
Solid waste generation	664.4 kg/day
No. of Car Parking	448 nos.
Power Requirement	1606 KW
Backup Power	3 x 650 KVA and 2 x 500 KVA.
Project Cost	₹ 298.2 Crores

Connectivity: The project site is located at a distance of about 120 km from Bagdora International Airport. The nearest railway station, New Jalpaiguri Junction is at a distance of 119 km from project site. NH-10, adjacent to the project site, connects the site to rest of India via West Bengal. Lal Bazar Bus stop is a distance of 0.25 km from the site. Gangtok's airport is being developed at Pakyong to improve connectivity. Proximity to international border of Nepal, Tibet and Bhutan provides a perfect base for international trade with the neighbouring countries. The existence of Nathu La Pass, Jelap La Pass, and Donkia Pass provides a gateway for international trade.

Community Facilities: There are well developed community facilities in the vicinity of the project.

1.3. What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, disturbance to the local ecology).

The proposed project shall be developed on land which has been earmarked for this development. Hence, there will not be any negative impact due to the project on the existing facilities such as open spaces and community facilities. The project has good green cover and other amenities. The impact on ecology is insignificant. There will not be any disturbance to the local ecology of the existing residential & commercial areas.

The drainage system shall be set-up in the project site taking into consideration the natural drainage pattern of the area, configuration of the existing sewer lines, Levels of roads / pavements and other services in the area, etc., so that setting up of the proposed project does not disturb the existing drainage pattern of the area.

During construction phase pollution due to air borne dust, wastewater, noise and vibration is anticipated. The site will be enclosed to a reasonable height (about 15-20 feet) to prevent transportation of air borne dust and to create barrier for the noise. No significant additional load is anticipated to existing noise and air quality status.

During construction activities water sprinkling arrangement will be made in regular manner for dust suppression. Wastewater originating from labour hut will be discharged to the Municipal drain through temporary septic tank during construction phase.

Both during construction and operational phase vehicle movement will be increased. Proper circulation plan shall be formulated and traffic movement will be controlled by the security personnel inside the premises.

1.4. Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc. may be given).

The project site falls in seismic Zone-IV. The state is spread out on the Himalayan mountain range with two main thrust faults, the Main Boundary Thrust (MBT) and Main Central Thrust (MCT) crossing the state. Continuous thrusting of the Indo-Australian plate against the Eurasian plate has made most parts of the Himalayan collision zone seismically active. Sikkim is a part of this zone; therefore it had been a moderately active seismic region in historical times. There is a high level of seismic vulnerability in the state. There is history of earthquake in Gangtok, the major being the one of 2011 having a magnitude of 6.9. Seismic load has been considered in structural design.

During construction phase, removal of top soil may cause soil erosion at the construction site. The construction site run off with eroded soil will be routed through catch pit / sedimentation basin prior to final disposal to Municipal drain.

Due care will be taken so that there is no disturbance due to erosion, subsidence & instability of soil due to this project.

1.5. Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)

The drainage system shall be set-up in the project site taking into consideration the natural drainage pattern of the area, configuration of the existing sewer lines, Levels of roads / pavements and other services in the area, etc., so that setting up of the proposed project does not disturb the existing drainage pattern of the area.

The following parameters / site conditions shall be kept in mind when designing the sewage and storm water drainage system:

- Natural grading of the site, Sub-soil water table.
- Soil conditions.
- Provision of venting arrangement for manholes.
- Construction of manholes & laying of pipes considering ground condition.
- Termination of vent cowl at terrace level.

- Provision of adequate slope for horizontal header in the under ceiling pipes especially for public toilets.

1.6. What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site, etc.)

The civil works for the construction and development of the proposed project include earthwork excavation, foundation for buildings and structures, construction of internal roads, pavements, parking space, water storage tanks, storm water drain, water supply and sewer / drainage network, landscaping, security fencing, etc. The building is going to be made of prefabricated steel structure with nominal use of concrete which is only used in wet cores and as deck slabs. The entire construction activities will be carried out under the guidance and supervision of experienced engineers and architects. Since all such construction activities will be confined within the project premises, there will be no physical changes outside the project boundary. Tentative excavation quantity will be around 9500 cum.

Some cut and fill activities shall take place during the construction phase.

1.7. Give details regarding water supply, waste handling etc. during the construction period.

Total water requirement during the construction phase shall be met from Municipal Water Supply system.

All the topsoil excavated during construction activities will be stored for use in horticulture, landscape development within the project site. Adequate erosion and sediment control measures shall be adopted before initiating construction activities.

Adequate arrangements shall be made to ensure proper drainage of wastewater / surface run-off from the construction site so that such water do not form stagnant pools, nor cause soil erosion. The construction site wastewater is being routed through catch pit / sedimentation basin prior to final / ultimate disposal to proper drainage system. Sewage from the toilet blocks will be treated in septic tank- soak pit system.

Solid waste during construction phase would mainly comprise of excavated earth, concrete debris with bits and pieces of steel, cement bags, waste paper and cardboard packing materials, etc. Usable / recyclable materials will be sold off to waste recyclers. Unusable construction materials & debris will be used for land development activities within the project site.

No construction material or wastes e.g. excavated soil, debris etc., will be dumped outside the project area.

Construction waste originating from construction activities will be used in the site and road preparation work.

Garbage will be segregated at source for biodegradable, recyclables and inert material.

Waste generated during construction period will be finally disposed off by local authorities.

During construction phase wastewater originating from labour hut will be discharged to Municipal drain through septic tank by temporary sewer connection.

1.8. Will the low lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)

The project site does not have any low lying areas or wetlands.

1.9. Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of wastes generated during construction including the construction labour and the means of disposal)

Construction waste does not contain any remarkable harmful substances that can cause health hazards. The hazardous waste is mainly generated from centering oil, grease, water proofing compounds, paints, wood dust from treated wood, discarded lube oil, etc. Special care will be taken to prevent mixing of these harmful substances with non-hazardous construction waste. Discarded lube oil will be stored in HDPE container and finally sold to the authorized vendor of SPCB. Therefore, possibility of any health hazard will be negligible.

There is already an obsolete existing parking block at the site which shall be demolished and replaced by the new development. Demolition waste shall mainly comprise of soil, sand and gravel accounting for bricks (26%) & masonry (32%), concretes (28%), metal (6%), wood (3%) others (5%). Bricks, tiles, woods and iron metal shall be sold for reuse / recycling. The demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016.

Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material will be sold off to recyclers.

2. WATER ENVIRONMENT

2.1. Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement met? State the sources & quantities and furnish a water balance statement.

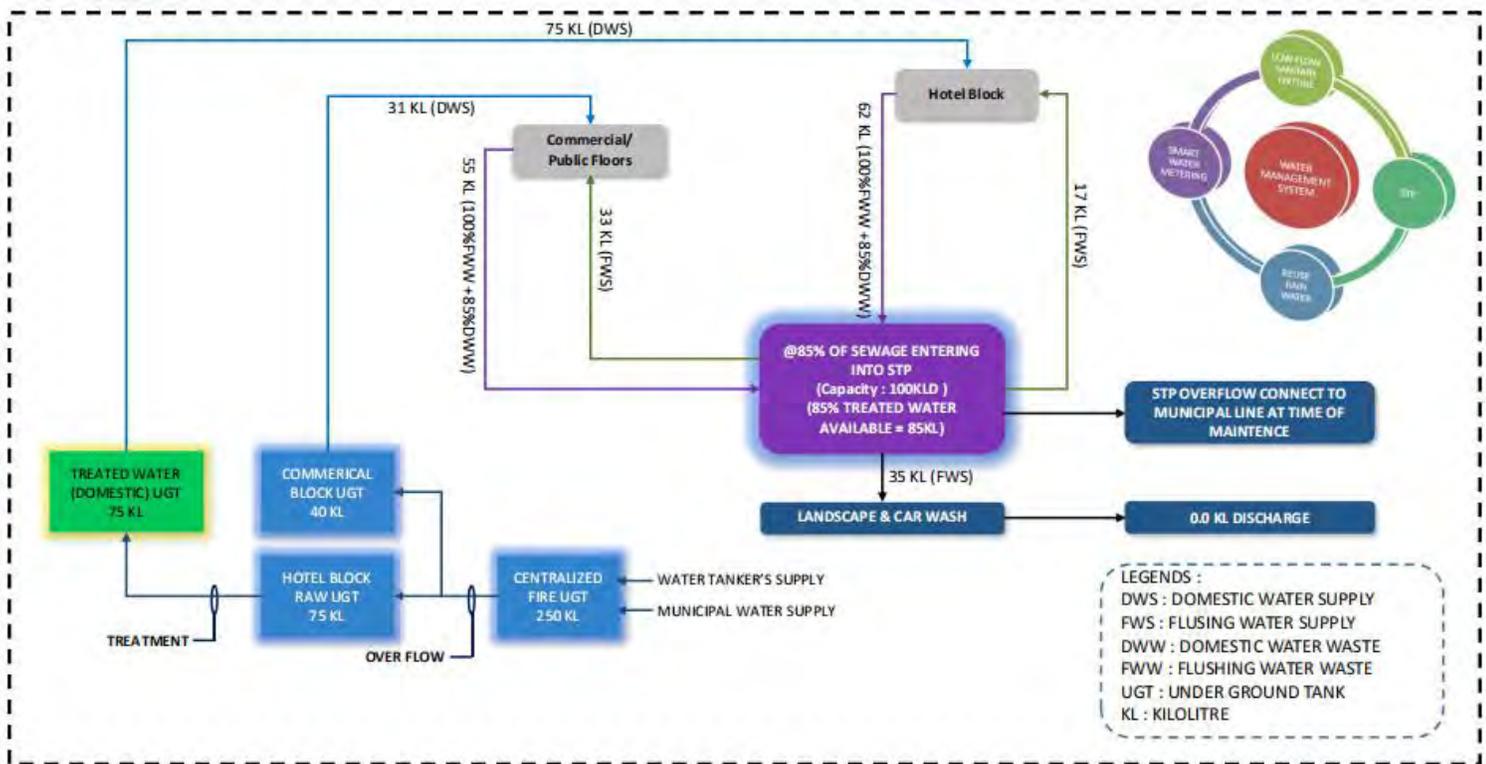
Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. A Centralized STP plant of 100 KL capacity has been proposed. 85 KLD of water shall be generated from the STP after treatment. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

The wastewater generated after car washing shall be passed through oil and grease traps before reaching the STP where it shall be treated.

Indicative Water Requirement

S. No.	Description	Total Flushing Water Requirement	Total Domestic Water Requirement	Total Gross Water Requirement	Flow In Sewer To STP
		LPD	LPD	LPD	LPD
A.	Commercial block	32,970	31,200	64,170	55240
B.	Hotel block	16,950	75,525	92,475	62021
	Total Water Requirement	49,920	1,06,725	1,56,645	1,17,261
	SAYS (KLD)	50 KLD	107 KLD	157 KLD	100 KLD

WATER BALANCE DIAGRAM



2.2. What is the capacity (dependable flow or yield) of the proposed source of water?

Water shall be supplied by Municipal Authorities water supply system. No groundwater shall be abstracted.

Request letter for permanent water supply connection to the project site has been submitted to the Department of Public health Engineering, Gangtok, Sikkim on 20th September, 2021. Copy of the same has been attached as **Annexure-4**.

2.3. What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)

Water shall be supplied by Municipal water supply system.

2.4. How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)

Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

2.5. Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)

No, there is no diversion of water from the other users. Fresh water demand of the project will be met from Municipal Authorities water supply system. Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

2.6. What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)

Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

2.7. Give details of the water requirements met from water harvesting? Furnish details of the facilities created.

In this case, the site exists in a sloping manner and also no harvesting is workable as it is a hilly terrain. Therefore, storing of rain water and then re-using the same with suitable

treatment is more advantageous in the present scenario. The stored rain water can be re-used for air-conditioning, flushing and landscaping purposes.

The initial rains are allowed to drain away into the city drainage system so as to clean the storm water network and achieve more clear and better quality of rain water for usage.

Design consideration

- a) Average annual rainfall in the vicinity – 3430 mm (135 inch)
- b) Considered intensity of rainfall for Storm water design – 125 mm/hr

As per the NBC requirement, provision for capturing rain water, tank of capacity of 240 KLD with retention time of 30 minutes shall be provided. The stored rainwater shall be utilized for landscaping, general washing and cleaning purposes.

2.8. What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?

Due to proposed development there will be an increase in the storm run-off from the site. The drainage system shall be set-up in the project site taking into consideration the natural drainage pattern of the area, configuration of the existing sewer lines, Levels of roads / pavements and other services in the area, etc., so that setting up of the proposed project does not disturb the existing drainage pattern of the area.

2.9. What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)

Water shall be supplied by Municipal Authorities water supply system. No groundwater shall be abstracted.

2.10. What precautions / measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)

Very negligible quantity of construction materials are expected to be deposited on the construction site, which may be carried through surface run off. As a preventive measure surface run off shall be routed through catch pit /sedimentation basin prior to final / ultimate disposal to Municipal drain. Special care will be taken while using some hazardous substances such as oil, paint, wood dust from treated wood, etc. to prevent mixing with the surface run off. Therefore there is no possibility of polluting land and aquifers due to the construction activities.

2.11. How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)

The land is a developed land. The storm water is diverted to the well-designed storm water drain inside the complex. The inside storm water drain shall be designed considering the invert level of the Municipal drain so that the excess storm water and surface run off can easily go to the Municipal drain.

2.12. Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation).

Most of the construction workers shall come to the site from the adjoining areas. They will be provided with clean drinking water. The labour restrooms shall be provided with latrines and urinals. The wastewater will be finally discharged to Municipal drain by temporary connection through septic tank. As such, development of unsanitary condition due to deployment of construction workers is not expected.

2.13. What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)

Wastewater generated from the project site to the tune of 100 KLD shall be treated in the Sewage treatment plant based on MBR technology. Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

2.14. Give details of dual plumbing system if treated waste is used for flushing of toilets or any other use.

Dual plumbing system has been envisaged for the project.

3. VEGETATION

3.1 Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with it's unique features, if any)

No, there is no threat to the Biodiversity. The operation stage of the proposed project will not pose any significant impact to the biodiversity of the area. Moreover plantation program will give shelter to the avifauna.

3.2 Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)

No clearing or modification of vegetation is required for the expansion part of the project.

3.3 What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc. along with a layout plan to an appropriate scale)?

The proposed complex has landscape garden and plantation along with boundary, road side, etc. This plantation programme has created a better landscape quality as well as a barrier for dust and noise.

10% green area is preserved at Site level. Additionally, terraces shall be created with extensive planting to minimize the heat loads.

A total of 15,000 sqft of landscaped area including green terraces have been proposed.

4. FAUNA

4.1 Is there likely to be any displacement of fauna - both terrestrial and aquatic or creation of barriers for their movement? Provide the details.

There will be no significant impact on the faunal resource of the area due to the construction & operation of the proposed project. The project is not expected to hamper the natural movement corridor of any terrestrial fauna.

4.2 Any direct or indirect impacts on the avifauna of the area? Provide details.

The construction activities will be confined to the project site. The site development work will not lead to any significant loss of any important taxonomy. Plantation with a variety of plant species has already been completed at site for the already constructed towers and in the expansion part, it shall be taken up once the construction work is completed. This offers habitat as well as food for avifauna. As such, no likely tangible negative impact is expected during construction phase whereas a positive impact is expected during operation on the avifauna of the area.

4.3 Prescribe measures such as corridors, fish ladders etc. to mitigate adverse impacts on fauna.

The proposed complex has landscape garden and plantation along with boundary, road side, etc. This plantation programme has created a better landscape quality as well as a barrier for dust and noise. 10% green area is preserved at Site level. Additionally, terraces shall be created with extensive planting to minimize the heat loads.

A total of 15,000 sqft of landscaped area including green terraces have been proposed. The green belt not only acts as a pollution sink for dust emissions, gaseous pollutants and noise pollution but also offers habitat as well as food for avifauna and enhances the aesthetic property of the project site. Therefore, a positive impact is expected on the faunal resource of the area.

5. AIR ENVIRONMENT

5.1 Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)

Summary of Ambient Air Quality in the Study Area (in $\mu\text{g}/\text{m}^3$)

Sl. No	Parameter	Min	Max	Mean	Standard for Residential Areas
1	PM ₁₀ ($\mu\text{g}/\text{m}^3$)	24	63	34.6	100
2	PM _{2.5} ($\mu\text{g}/\text{m}^3$)	11	25	13.7	60
3	Sulphur Dioxide (SO ₂) ($\mu\text{g}/\text{m}^3$)	BDL	6	4.2	80
4	Oxides of Nitrogen (NO _x) ($\mu\text{g}/\text{m}^3$)	10	22	14.5	80

There will be an increase in vehicular activity in this proposed project which will spread over the construction period. However, vehicle having valid auto emission control certificate will be used during the construction phase. In addition a proper traffic management system will be followed to control pollution due to movement of construction vehicles. As such, there will be an insignificant negative impact on the ambient air quality of the area due to increased traffic activities during the construction activities.

5.2 What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.

General micro-meteorological data of the study period confirms that the climate status of study area is consistent with the regional meteorology. Possible impacts on local air quality during construction of the proposed project in general include fugitive dust (particulate) emissions from earth movement and loading, unloading activities. There will not be any significant incremental rise of PM and other gaseous pollutants concentrations in the ambient air due to the operation of DG sets or any other source of air emissions. Therefore it can be concluded that the project will have nominal impact on different meteorological parameters.

5.3 Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.

A well-designed internal road network within the proposed complex will be constructed to ensure free flow of traffic within the complex. Adequate guards / traffic controllers shall be posted at the entry, inside the complex and exit points of the complex to supervise smooth traffic management in and around the project site.

5.4 Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.

Internal wide roads shall be constructed by the project authority. The proposed traffic circulation plan is presented in **Annexure-5**.

5.5 Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.

There will be an increase in movement of light vehicles, private cars, and two wheelers in the area due to the project. The movement of such vehicles in the area and blowing of their horns shall contribute to the noise level. Adequate guards / traffic controllers shall be posted at the entry and exit points of the Complex to supervise smooth traffic flow and avoid traffic congestion. Adequate car parking has also been provided within the complex. As such the magnitude of negative impact due to traffic noise & vibration will be insignificant.

5.6 What will be the impact of DG sets & other equipment on noise levels & vibration and ambient air quality around the project site? Provide details.

Impacts:

Impacts on ambient noise level during operation phase would be due to noise from the DG sets which will operate only during power failure and due to running of pumps.

Mitigation Measures

- Back up DG set & pumps will comply of the applicable emission norms.
- Adequate stack height for DG set will be provided as per norms.
- DG sets will be put up in sound attenuated enclosure.
- Back up DG set will be used only during power failure.

As such these activities will have insignificant impact on noise level and vibration in the neighborhood.

Electricity will be supplied by Power & Energy Department, Sikkim. The maximum demand load will be about 1606 KW. DG sets shall be installed for backup power.

DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA.

The emission from DG sets will be discharged through stack of appropriate height (higher than the tallest building) for each DG set. Fuel (low sulphur diesel) required for DG sets will be about 568.58 litre/hr.

6. AESTHETICS

6.1 Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?

West Point has been designed in a manner to respect the local surroundings. The massing has a hierarchy and gradually increases in scale while moving further from the road. This gives an improved field of view from the road to the vast extents of mountain ranges forming the backdrop of the structure. Moreover, it's a one of its kind public oriented proposal in Gangtok. The ascending plazas are proposed as large gathering courts, which will invite city dwellers and tourists to capture unparalleled views of the mountain ranges against the setting sun.

6.2 Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?

Letter in this regard from Department of Construction Engineering, Jadavpur University has been attached.

6.3 Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.

High-rise structure is proposed to create more open space on ground. All rooms of the hotel will be well lighted & ventilated. Design is in accordance with local authority norms and NBC Guidelines.

6.4 Are there any anthropological or archaeological sites or artifacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.

No.

7. SOCIO-ECONOMIC ASPECTS

7.1 Will the proposal result in any changes to the demographic structure of local population? Provide the details.

No, there will be no change in the demographic pattern or displacement.

Some local people will get job during the construction phase of the project. Manpower is required for regular operation and maintenance of the complex. The project will generate job opportunities both directly and indirectly.

7.2 Give details of the existing social infrastructure around the proposed project.

An evaluation of socio-economic status of the people residing within 10 km radius of the project site has been made. As per the 2011 Census, study area covers 70 villages and Blocks, 15 Wards of Gangtok Municipal Corporation and 5 Wards of Singtam (NP) in East Sikkim district.

The study area is rural urban mixed in nature with the total population of 1,98,481 (as per 2011 Census). Scheduled Caste (SC) and Scheduled Tribe (ST) population is about 4.93% and 30.49% of the total population respectively. The sex ratio in the study area is about 904 females per 1000 males. The overall literacy rate in the study area is about 76.7% w.r.t. the total population where male literacy rate is 80.7% (w.r.t. the total male population) and female literacy rate is 72.2% (w.r.t. the total female population). overall total workers are 47.7% of the overall total population of 1,98,481 in the study area according to 2011 Census. The total workers are divided into main and marginal workers. Overall total Main workers are 80.2%, marginal workers are 16.4% and Non-workers are 52.3% of the overall total population of 1,98,481 in the study area according to 2011 Census. Nepali is the most widely spoken language in the study area. English and Hindi are also widely spoken and understood in most

of the study area, particularly in Gangtok. Other languages being spoken include Bhutia (Sikkimese), Tibetan and Lepcha.

The area surrounding the project site is highly developed with proper connectivity and other facilities. Development of this complex along with other services shall improve the social infrastructure of the region.

As per the data from labour Department, Government of Sikkim, 23390 numbers of laborers are registered under Sikkim Labor Protection Act 2005; 11,239 numbers of shops registered under Shops and Commercial Establishments Act 1983; 605 numbers of License have been issued under Interstate Migrant Workmen Act 1979; 17,191 numbers of workers are registered as beneficiary workers under Building and Other Construction Workers Act 1996.

The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state.

7.3 Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?

No adverse effect is anticipated due to development of this project, instead will have positive impact on the local communities.

8. BUILDING MATERIALS

8.1 May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

The building is going to be made of prefabricated steel structure with nominal use of concrete which is only used in wet cores and as deck slabs. The building materials to be used shall be of low to moderate-embodied energy as major percentage of construction materials are covered by cement mixed with fly ash, sand, bricks (conventional and fly ash), tiles and reinforcement (steel). A little amount of high-embodied energy content material such as aluminium and glass shall be used as required. Where ever possible eco-friendly and conventional construction material shall be used.

8.2 Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?

Suitable mitigation measures will be adopted to reduce air & noise pollution and traffic congestion. The mitigation measures are:

- Vehicles having valid auto emission certificate will be deployed in construction related activities.

- Traffic controllers will be engaged to control movement of the construction vehicles.
- No construction material or debris will be stored outside the project site.
- Attempts will be made to keep the debris under cover during storage at site and while transporting.
- Limiting queuing of trucks to on site and on area roadways.
- Regular water spraying for dust suppression at the project site and on the roads being used by the construction vehicles.
- Loading and unloading operations at the construction site will not be carried out at night to avoid disturbance in the neighborhood.

8.3 Are recycled materials used in roads and structures? State the extent of savings achieved?

Yes, waste from construction activity will be used for road constructions and land development purpose. Iron rods will be recycled as far as possible.

8.4 Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.

Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.

9. ENERGY CONSERVATION

9.1 Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?

Electricity will be supplied by Power & Energy Department, Sikkim. The maximum demand load will be about 1606 KW.

DG sets shall be installed for backup power. DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA. The emission from DG sets will be discharged through stack of appropriate height (higher than the tallest building) for each DG set. Fuel (low sulphur diesel) required for DG sets will be about 568.58 litre/hr.

Energy Conservation measures:

- Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.

- The building made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, reduces the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.
- Proposed MEP System shall use state of the art technology. The target is to utilise minimum possible resources and optimise the system.
- LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieve GRIHA Gold rating.
- A building management system has been proposed for resource optimisation and efficiency in energy consumption.
- Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/ Cinema/ Hotel areas of Mixed Use Project at Gangtok.

9.2 What type of, and capacity of, power back-up do you plan to provide?

DG sets shall be installed for backup power. DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA.

9.3 What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?

Double glazed unit glass has been considered for optimization of building energy consumption.
SHGC - 0.34
U-Value – 0.56 Btu/hr.ft2.°F

9.4 What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.

Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure to generate electricity. This will further help in off-setting building energy consumption while reducing the carbon footprint. The approximate capacity of the Solar Plant will be 55 KW which shall offset 2.45% of the annual power consumption of the project

Efforts will be taken for energy conservation wherever possible.

- Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.
- The building made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, reduces the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.
- Proposed MEP System shall use state of the art technology. The target is to utilise minimum possible resources and optimise the system.

- LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieve GRIHA Gold rating.
- A building management system has been proposed for resource optimisation and efficiency in energy consumption.
- Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/Cinema/Hotel areas of Mixed Use Project at Gangtok.

9.5 Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate with details.

Solar panel has been considered at terrace and side elevation wall for power generation which will be directly used for common area.

9.6 Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?

Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure to generate electricity. This will further help in off-setting building energy consumption while reducing the carbon footprint. The approximate capacity of the Solar Plant will be 55 KW which shall offset 2.45% of the annual power consumption of the project. Shading shall be done effectively to reduce cooling / heating loads. Plaster, color treatment & plantation programme shall be undertaken to reduce the heat load of the project.

9.7 Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.

Ozone depletion affects the Earth and its inhabitants. Overexposure of human beings to UV rays develops risk of skin cancer, cataracts and weakened immune systems. Excessive UV rays also contribute to reduced crop yield and disruptions in the marine food chain. Elimination of CFCs & Halons reduces ozone depletion and in turn minimizes the health and environmental risks.

Refrigerants have varying applications, lifetimes, ozone-depleting potentials (ODPs) and global-warming potentials (GWPs) and no ideal alternative for CFCs has been developed. At the time of selection of refrigerants, the project team will choose a refrigerant with a short lifetime and low ODP and GWP values. Refer to Table attached.

Table: Atmospheric lifetime, ODP, GWP and applications of various refrigerants

Refrigerant	Lifetime [Years]	ODP	GWP	Application
CFC 11	45	1	4680	Centrifugal chillers
CFC 12	100	1	10720	Refrigerators, Chillers
CFC 114	300	0.94	9800	Centrifugal chillers
CFC 500	74	0.605	7900	Centrifugal chillers, Humidifiers
CFC 502	876	0.221	4600	Low temperature refrigeration
HCFC 22	12	0.04	1780	Air conditioning chillers
HCFC 123	1.3	0.02	76	CFC replacement
HFC 23	270	0	12240	Ultra low temperature refrigeration
HFC 134a	14.6	0	1320	CFC 12 or HCFC replacement
HFC 245fa	7.6	0	1020	Insulation agent, Centrifugal chillers
HFC 404A	40.4	0	3900	Low temperature refrigeration
HFC 407A	18.2	0	1700	HCFC 22 replacement
HFC 410A	17	0	1890	Air conditioning
HFC 507A	40.5	0	3900	Low temperature refrigeration

Source: EPA's Ozone-Depleting Substances Web Site

9.8 What are the likely effects of the building activity in altering the micro-climates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?

The project activities have had some effect on micro-climate. The buildings have used energy efficient fittings and environmental friendly designs that will control formulation of heat island effect. There is also sufficient green cover at the site to reduce formation of heat island.

9.9 What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U-values or the R values of the individual components.

The U-values of the roof, external wall and fenestration of the building will meet the requirements as specified in the Energy Conservation Building Code (ECBC).

S. No.	Component	Material Used	Permissible U-Value as per ECBC (W/m ² -°C)
1	Roof	Concrete	0.04
2	External Wall	Brick	0.07
3	Fenestration	Glass Façade	3.3

9.10 What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.

The fire protection system has been designed to conform to National Building Code 2016.

SAFETY MEASURES

Emergency Egress Philosophy (Means of Egress)

The evacuation strategy for the building will be based upon minimizing disruption to occupants in the event of a small fire incident, or a false alarm, while efficiently evacuating those people who may be in direct danger from the effects of a fire. Travel Distances for Dead End, Common Path will be followed as per NBC Part – 4 (2016).

Staircases & Ramps

As per NBC Part – 4 (2016), the escape stairs provided throughout the building will have minimum clear width of 1.50 m each in width. No exit will be less than 2000 mm for assembly areas. All stairs will be physically separated at ground floor level such that each stair is provided with two exits (one from the above ground floor and one from below). Trade depth and Rise height for stairs will be as per NBC Part – 4 (2016). The internal enclosing walls of staircases will be of brick or RCC construction with a minimum fire resistance of 120 minutes. All enclosed stairs will be accessed via a lobby with both doors (lobby & stair door) having a minimum fire resistance of 120 minutes. Staircases will be mechanically pressurized throughout in according to NBC Part – 4 (2016).

Fire Rated Doors and Frames

The fire resistance for doors will be applied within the Building as per NBC Part – 4 (2016). All fire-rated doors and frames will be independently certified as fire rated by a national fire body authorized to certify such systems. A proprietary metal seal/sticker will be attached to the edge of the door and frame indicating the rating or proper documentation from a professional testing agency is on file. The door at multiplex is two way. In case of emergency evacuation, the door shall open in the inside without hindering the movement.

Fire Dampers

Damper shall be of motorized type/fusible link. Damper shall be so installed to provide complete integrity of the compartment with all passive fire protection sealing. Damper should be accessible to maintain, test and also replace, if so required. Damper shall be integrated with Fire Alarm Panel and shall be sequenced to operate as per requirement and have interlocking arrangement for fire safety of the building. Manual operation facilities for damper operation shall also be provided. Fire dampers rated for 120 minutes will be provided in penetrations.

Lift Shaft Enclosure Protection

The walls enclosing the lift shafts will have a minimum fire resistance of 2 hours. The lift machine room will be separate from the shaft and will not contain any other machinery.

FIRE PROTECTION SYSTEM:

System Description:

The Fire protection system will basically comprise of Portable fire extinguishers, Yard Hydrant system, Wet Riser system, and Fire Hose Reel system, Automatic Sprinkler system for Total Building and Fire Alarm system.

System Components:

1. External Fire Hydrants
2. Internal Fire Main (Standpipe System)
3. Firefighting Pump Sets
4. Hose Reels
5. Fire Extinguishers
6. Automatic Sprinkler System (for Total Building)
7. Passive Fire Protection System
8. Smoke Ventilation & Control
9. Back-up Power Supply
10. Fire Service Access & Facilities
11. Egress Signage
12. Emergency Lighting
13. Fire Suppression System
14. Fire Alarm System

Special fire exits shall be made at strategic locations. Security Manager shall be stationed who will inform Fire Brigade / Police Station / Hospitals / Local Administrations in case of an emergency / disaster.

Provisional No Objection Letter from Sikkim Fire and Emergency Service has already been obtained for the proposed project and attached as **Annexure - 6**. The provisional NOC issued by Sikkim Fire and Emergency Service shall be renewed after its expiry.

Risk Assessment, Disaster Management & Emergency Response Plan has been presented in **Annexure - 7**.

9.11 If you are using glass as wall material provides details and specifications including emissivity and thermal characteristics.

Double glazed unit glass has been considered for optimize building energy consumption.

SHGC - 0.34

U-Value – 0.56 Btu/hr.ft2. °F

9.12 What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.

None.

9.13 To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.

The project building is going with renewable energy by installing solar photovoltaic of 55 kW. The project team has planned to install renewable energy system equal to 2.45 % of the total energy consumption

10. Environment Management Plan (EMP).

The Environment Management Plan would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the site including fire.

EMP has been presented in **Annexure - 11**.

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CONCEPT REPORT

1.0 PROJECT HIGHLIGHTS

MESASO Infrastructure Private Limited, the project proponent, proposes development of “WEST POINT” an Integrated Commercial cum MLCP Complex on 5665.55 sqm (1.4 acre) of land and having total built-up of 33801.25 sqm. at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim.

There is an obsolete existing parking block at the site which shall be demolished and replaced by an improved and modernised parking system. Along with the parking block, a commercial block is being proposed. The commercial block has a mall to foster economic growth and a deluxe hotel to improve tourism in the region.

The mixed use development shall comprise of three well defined functions:

- Parking for 448 car park in the lower 4 floors.
- Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court
- Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool.

The features / facilities and built-up area breakup of the project has been presented in **Table-1.0**.

Table-1.0
Features and Built-up Area Breakup

Sl. No.	Floors	No. of Parking		Total Built Up Area (sqm)	Remarks
		Conventional	Mechanical		
1	UGR Level			1141.12	
2	Parking Lvl 1	38	90	3149.26	Intercity taxi stand parking
3	Parking Lvl 2	42	65	3097.18	
		235			
4	Parking Lvl 3	26	90	3371.15	
5	Parking Lvl 4	7	90	3324.84	Hotel & mall drop off
	Total	213			
6	Level 1			3314.74	Retail
7	Level 2			2930.17	
8	Level 3			2580.98	
9	Level 4			2578.19	Multiplex, food court, kids retail
10	Level 5			1886.05	Multiplex, bowling alley, Entertainment Zone

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11	Level 6			1596.56	Hotel lobby, ADD, Bar & Specialty Restaurant
12	Service floor			698.50	Hotel services transfer
13	Level 7			977.26	Spa, Gym and 10 Rooms
14	Level 8			977.26	Guest room floor : 39 rooms ; 6 suites
15	Level 9			977.26	
16	Level 10			977.26	
17	Roof Level			223.47	Temperature controlled pool & deck
Sub Total			448	33801.25	

The basic features or highlights of the project have been presented in **Table-2.0**.

Table-2.0
Highlights of the Project

Particulars	Quantity
Land Area	5665.55 sqm (1.4 acre)
Built Up Area	33801.25 sqm
Configuration details	The mixed use development building of configuration 4G+10, shall comprise of : <ul style="list-style-type: none"> • Parking for 448 car park in the lower 4 floors. • Mall with a multiplex (52 retail outlets + 6 anchor stores) & food court • Boutique hotel having 55 keys (49 deluxe rooms + 6 suites) with a roof top swimming pool.
Population	5374 persons
Total Water Requirement	157 KLD
Wastewater generation (to STP)	100 KLD
Treated Wastewater from STP	85 KLD
Treated Wastewater Recycled	85 KLD
Treated Wastewater Discharged	0 KLD
Solid waste generation	664.4 kg/day
No. of Car Parking	448 nos.
Power Requirement	1606 KW
Backup Power	3 x 650 KVA and 2 x 500 KVA.
Project Cost	₹ 298.2 Crores

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2.0 LOCATION OF THE PROJECT SITE

The project shall be developed on 5665.55 sqm (1.4 acre) of land which is already under the possession of the project proponent at M.G. Marg, Gangtok, Sikkim.

The site coordinates are Latitude - 27°19'47.24"N and Longitude - 88°36'40.93"E.

The land use pattern of the surrounding area is residential cum commercial with very easy accesses to public transport system, water supply, sewerage system.

Connectivity of the Site:

- Pakyong Airport is at a distance of 35.0 km from the project site.
- The project site is located at a distance of about 120 km from Bagdora International Airport.
- The nearest railway station, New Jalpaiguri Junction is at a distance of 119 km from project site.
- NH-31A, adjacent to the project site, connects the site to rest of India via West Bengal.
- Lal Bazar Bus stop is a distance of 0.25 km from the site.
- Proximity to international border of Nepal, Tibet and Bhutan provides a perfect base for international trade with the neighbouring countries.
- The existence of Nathu La Pass, Jelap La Pass, and Donkia Pass provides a gateway for international trade.

3.0 BUILDING ARCHITECTURAL DESIGN CHARACTERISTICS

The building has been designed in a manner to respect the local surroundings. The massing has a hierarchy and gradually increases in scale while moving further from the road. This gives an improved field of view from the road to the vast extents of mountain ranges forming the backdrop of the structure. The ascending plazas have been proposed as large gathering courts, which will invite city dwellers and tourists to capture unparalleled views of the mountain ranges against the setting sun. The project is aiming to achieve IGBC Gold rating.

Building Envelope:

The building envelope is designed to be constructed with high-performance glazing products to reduce heat loss thereby promoting increased volumes of ice and snow formations on glazing, to obtain increased resistance to heat loss, exterior wall assemblies are of Autoclaved Aerated Concrete (AAC) Blocks and appropriate Roof Insulation is used. This will help in minimizing heat loss outside the building while resulting in close to 20% in energy savings than a conventional building.

Renewable Energy:

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Solar Photo Voltaic (PV) panels will be installed on the south wall to generate Renewable Energy. This will further help in off-setting building energy consumption while reducing the carbon footprint of the building.

Water Efficient Fixtures:

Water Efficient Plumbing Fixtures (Low Flow Fixtures) will be installed across the project to reduce Potable water consumption resulting in about 40% in water savings than a conventional building.

Rain Water Harvesting:

The project is designed to harvest 100% of the roof & non roof run-off for one day rainfall to decrease the dependency on municipal water need.

Waste Water Treatment And Reusing Treated Water:

The project will be installing a sewage treatment plant to treat 100% of waste water on site and reusing it in flushing, car washing and landscape watering needs.

Low VOC Interiors:

All interior spaces will be using paints and adhesives that are low in Volatile Organic Compounds (VOC) to improve the Indoor Environmental Quality.

Fresh Air Provisions:

All conditioned regularly occupied spaces inside the building will have Fresh Air provisions to enhance the Indoor Environmental Quality.

Day Lighting:

The project has been designed in a way that adequate daylight is received in more than 50% of occupied spaces within the building, thereby reducing electricity bills while also improving occupant lifestyle.

Recycled & Local Materials:

Construction material having more than 20 % of Recycled content & locally sourced will be used appropriately and extensively for a sustainable construction and reducing the associated greenhouse emissions related to the transportation of those building materials.

Smoking Free Premises:

Smoke-free and tobacco-free campuses can promote the health and well-being of occupants by:

- Protecting non-users from the harmful effects of second-hand tobacco smoke and e-cigarette aerosol.
- Reducing the social acceptability of tobacco product use.
- Promoting cessation.

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- Preventing tobacco use initiation.

4.0 BUILDING MATERIALS FOR CONSTRUCTION

- The building is a composite structure with maximum use of steel, reducing the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.
- Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.
- Proposed MEP System shall use state of the art technology. The target is to utilise minimum possible resources and optimise the system.
- LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption.
- The project building is going with renewable energy by installing solar photovoltaic of 55 kW. The project team has planned to install renewable energy system equal to 2.45 % of the total energy consumption.
- The project will install combination of materials with high solar reflective index and vegetation to cover at least 75% of the exposed roof area, including covered parking. Multiple roof being used for different purpose will use high SRI flooring material.
- Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure to generate electricity. This will further help in off-setting building energy consumption while reducing the carbon footprint of the building. This approach will not interrupt the vernacular roof architecture of the area.
- A building management system has been proposed for resource optimisation and efficiency in energy consumption.
- Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/ Cinema/ Hotel areas of Mixed Use Project at Gangtok.
- Multi-level parking system offers optimum utilisation of space as multiple cars can be parked in the same space. Lower maintenance and operational cost and lower construction cost are the other benefits of such a system. It is also environment-friendly as it leaves more open spaces for landscaping and greenery.

Majority of the construction materials shall be stored in the godown. Sand, stone chips etc. shall be stored in a covered place earmarked for the purpose, within project area. Cement shall be stored under cover in bales. Bricks, stone chips and steel have been laid in open. Other miscellaneous items (like wood, wires, plumbing materials, paints, glass etc.) will be stored in covered areas.

Demolition waste shall mainly comprise of soil, sand and gravel accounting for bricks (26%) & masonry (32%), concretes (28%), metal (6%), wood (3%) others (5%).

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Bricks, tiles, woods and iron metal shall be sold for reuse / recycling. The demolition wastes shall be utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016.

5.0 WATER REQUIREMENT, SUPPLY FACILITIES, WASTEWATER GENERATION & DISPOSAL

Total 157 KLD of water will be required which will be supplied by Municipal Authorities. Out of the total water demand, 50 KLD is the flushing requirement. A Centralized STP plant of 100 KL capacity has been proposed. 85 KLD of water shall be generated from the STP after treatment.

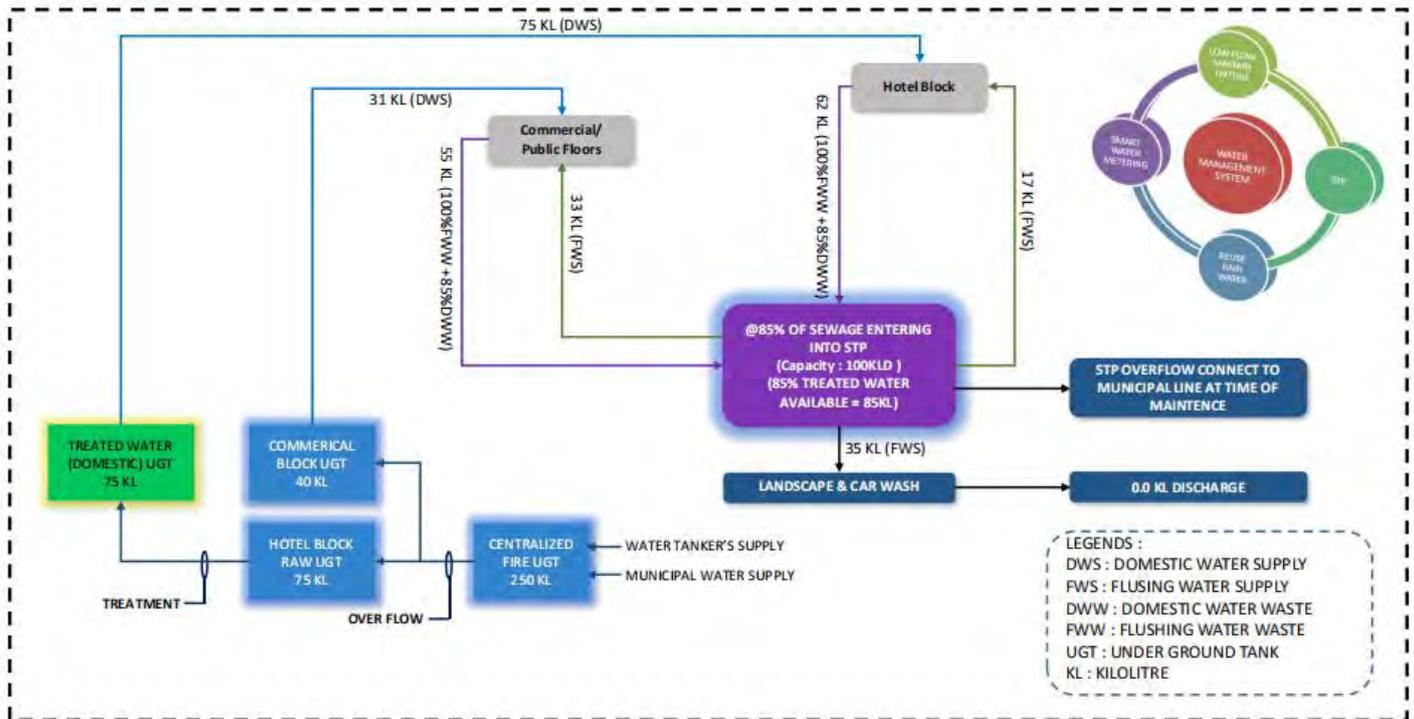
Zero liquid discharge has been considered for the project. The treated wastewater from STP shall be used for non-critical purposes, flushing, landscaping & car washing purposes.

The wastewater generated after car washing shall be passed through oil and grease traps before reaching the STP where it shall be treated.

Indicative Water Requirement

S. No.	Description	Total Flushing Water Requirement	Total Domestic Water Requirement	Total Gross Water Requirement	Flow In Sewer To STP
		LPD	LPD	LPD	LPD
A.	Commercial block	32,970	31,200	64,170	55240
B.	Hotel block	16,950	75,525	92,475	62021
	Total Water Requirement	49,920	1,06,725	1,56,645	1,17,261
	SAYS (KLD)	50 KLD	107 KLD	157 KLD	100 KLD

WATER BALANCE DIAGRAM



WATER SUPPLY SYSTEM

Water will be supplied at min. 2.0 kg/cm² pressure and maximum 3.5 kg/cm² pressure at all the user points. Centralized Hot water requirement & Drinking water shall be plan for hotel only. No hot water system to be planned for Commercial block. Water efficient and low flow fixtures shall be used in toilets, as per IGBC/standard guidelines.

For Commercial Block :

The water will be stored underground water storage tank having 1.5 day storage capacity having two compartments of Tank and will be supplied to the building by dedicated Pumping System.

For Hotel Block :

The water after treatment in the WTP, will be supplied to the hotel building. Treated water from Water Treatment Plant will be stored in underground water storage tank having 1.5-day storage capacity having two compartments as raw water & treated water Tank.

Water supply required for various usages are categorized as follows:

A. Raw Water:

Received water from the authority is the raw water and is stored in the raw water tank in the basement after over flow from the fire tank.

B. Domestic Water:

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Received water from the Local Authority will be treated & termed as domestic water. In case water from Local Authority supply is not available, tanker water will be suitably treated, as per water test report, and then supplied as domestic water.

C. Drinking Water:

Domestic water shall be passed through the localized RO / high intensity ultraviolet unit for sterilization, and will be used for Pantry and drinking facility.

D. Flushing Water:

Water supplied to W.C and urinal flushing is termed as flushing water.

The scope of the plumbing & drainage services will include the following:

- Centralized underground water storage tank for Fire and Domestic water with pump room.
- The water storage tank capacity shall be adequate to ensure availability of water for 1.5 day's storage.
- Water Supply Pumping System for domestic, hot, gardening and RO water application.
- Internal Piping network with isolation valves, air valve, non-return valves, Pressure reducing valves etc.
- Recycling of treated waste water (from sewage treatment plant) for use in Flushing / Irrigation / Gardening / Car wash system.
- Drainage and water supply provision for Landscape layout.
- Easy access to all services for proper maintenance with adequate number of cleanouts, door, bends and access points.
- Selection of materials and equipment of best quality requiring minimum maintenance and repairs.
- Prevention of pollution of surrounding environment.
- Water conservation using low flow fixtures.
- Prevention of back flow of waste waters from external sewer or other sources and minimizing the possibility of encroachment of rats, insects from main sewers or manholes by adequate trapping of all fixtures.
- Piping system to be so designed so as to prevent, as far as possible and practical, any obstruction to normal movement of men and materials and be generally aesthetically pleasing.
- Plumbing pumps and equipment of best efficiency
- Low Noise & Hammering Free Water Supply Distribution Network
- Reuse of STP treated water.
- Internal plumbing with Installation of Low flow sanitary fixtures & fittings

SEWAGE TREATMENT PLANT

It is proposed to install a combined sewage cum effluent treatment plant of 100 KLD capacity based on MBR + UF technology to recover the effluent (recycled water) of quality suitable for use as make up for flushing & landscaping.

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STP is required to be installed for reduction of the load on the city’s STP and enable the project to recycle and reuse the treated effluent to conserve water from local municipal supply.

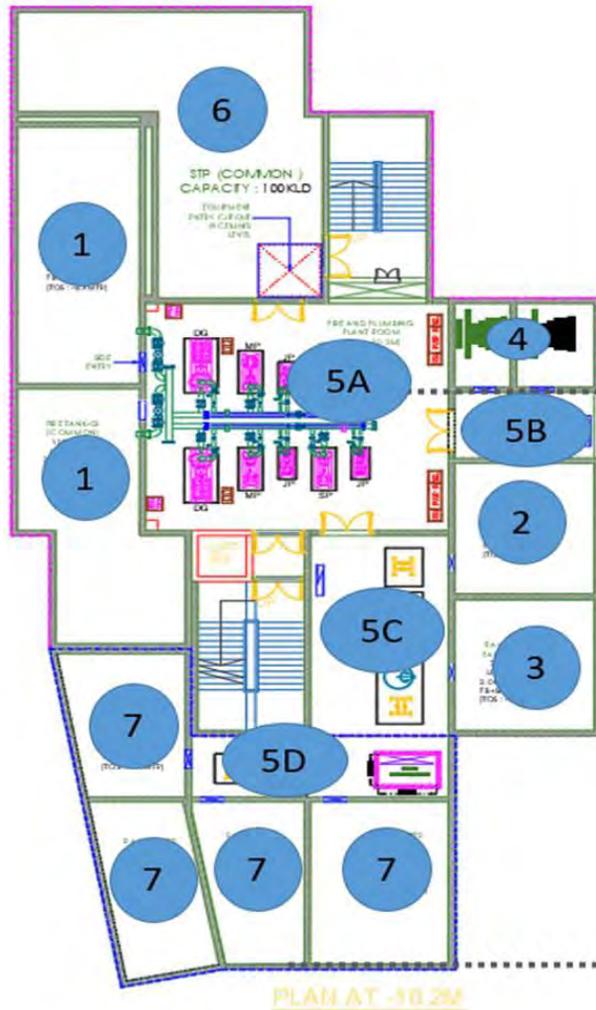
It is proposed to provide a captive Sewerage Treatment Plant for treatment of the entire domestic and kitchen waste generated in the complex.

The STP shall be based on ‘MBR technology’ which will provide high efficiency plant meeting the treated water characteristics as per the State Pollution Control Board norms. The main features of the plant shall comprise of Perforated Screen chamber, Oil and Grease chamber, equalization tank, Anoxic Tank, Aeration Tank, Membrane Bio Reactor, on line U.V. treatment, Filter press, Treated Effluent storage tank, Sludge storage sump etc. Filtrate from the STP Effluent will be disinfected by UV treatment.

Sewage Treatment Plant used for recycling of this sewage shall be compact, odor free and consume low power. Waste water after treatment shall be suitable for air conditioning make-up, landscaping system.

Parameters design of sewage treatment plant.

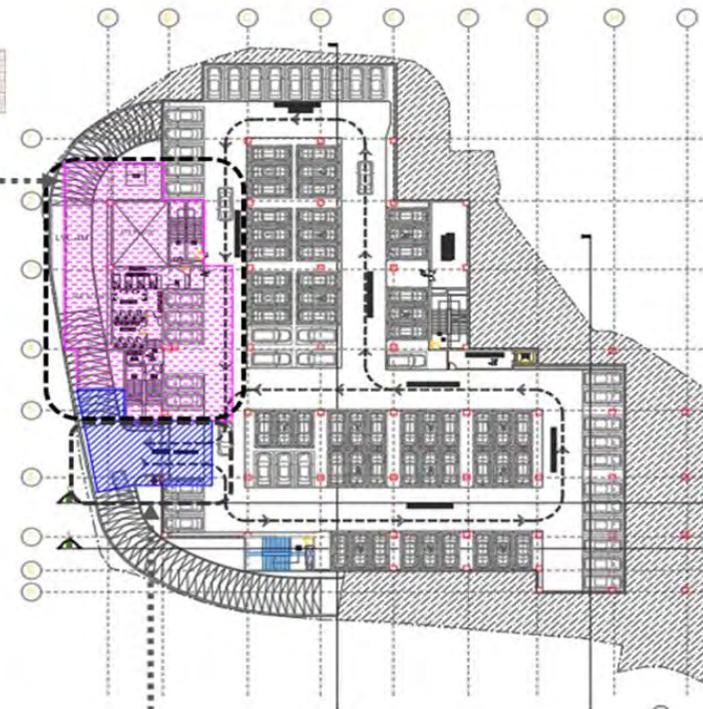
Parameters	Value	
	Before Treatment	After Treatment
pH	7.5 - 8.5	6.5 - 8.5
BOD	250-450 Mg/L	Less than 10 Mg/L
Suspended Solids	250-400 Mg/L	Less than 10 Mg/L
COD	600-800 Mg/L	Less than 50 Mg/L
Oil & Grease	50-100 Mg/L	Less than 10 Mg/L
Total Nitrogen	50-60 Mg/L	Less than 10 Mg/L
Phosphate	10-15 Mg/L	Less than 2 Mg/L



TYPICAL SECTION

1. Fire tanks -01 &02 (Common)
2. Raw water tank (for hotel)
3. Domestic water tank (for hotel)
4. Domestic Water tank-01 & 02 (Commercial)
5. Space for plant room
5A. Fire plant 5B. Commercial plant room
5C. Hotel area plant room.)
5D. Rain water filtration plant.
6. Space for STP (Common)
7. Rain water tank-01 ,02,03 &04
8. Typical section

LOCATION OF STP , UGR ,
PLANTROOM AND RAIN WATER TANK



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6.0 DRAINAGE

The drainage system has been set-up in the project site taking into consideration the natural drainage pattern of the area, configuration of the existing sewer lines, Levels of roads / pavements and other services in the area, etc., so that setting up of the proposed project does not disturb the existing drainage pattern of the area.

The following parameters / site conditions shall be kept in mind when designing the sewage and storm water drainage system:

- Natural grading of the site, Sub-soil water table.
- Soil conditions.
- Provision of venting arrangement for manholes.
- Construction of manholes & laying of pipes considering ground condition.
- Termination of vent cowl at terrace level.
- Provision of adequate slope for horizontal header in the under ceiling pipes especially for public toilets.

DESIGN CRITERIA FOR STORM WATER

1. Maximum intensity of rainfall is assumed as 125 mm/hr.
2. Average Co-efficient of Run-off is taken as 0.80.

STORM WATER DISPOSAL FROM PUMP ROOM LVL

1. Channels will be provided at the starting and end of the ramps so as to avoid / minimize the outside water and water along with the wheels entering the basements.
2. Storm water sumps of suitable capacity will be provided in the basement in coordination with the structural consultant and architect.
3. Mud Pumps (1-working and 1-standby) will be provided in each of the sumps with auto level controller so as to discharge the collected water to external storm water drainage system.
4. A channel network will be provided at the Pump room level.

STORM WATER DISPOSAL FROM TERRACES

1. Rain water pipes / spouts will be provided from terraces to ground level for taking out the rainwater in the periphery of the building.
 2. Slope of natural ground and infiltration capacity of open ground within the plot will not be sufficient to absorb / dispose off surface water.
 3. Looking to rain intensity in the vicinity, storm water is proposed to be disposed off through a network of channels, pipes and chambers / catch basins.
 4. The rainwater from the terraces will be disposed off through channels / pipe network.
 5. A grating at the main entrance will be provided to prevent entry of outside rainwater to the premises
-

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7.0 RAIN WATER HARVESTING

Broadly, there are two options for rain water harvesting:

1. 100% percolation / infiltration of the rain water to raise the sub-soil water levels and no reuse.
2. Maximum possible storage of rain water falling in our premises and re-using the same for flushing, air-conditioning and irrigation, surplus water to be disposed off to Municipal Storm Water line.

The first option of 100% percolation / infiltration is possible only in the places where dry sub-soil aquifers are available so that the ground water table is recharged. This option doesn't give the immediate benefit of water to the society, but over a period of time maintains or increases the water table of the area.

In this case, the site exists in a sloping manner and also no harvesting is workable as it is a hilly terrain. Therefore, storing of rain water and then re-using the same with suitable treatment is more advantageous in the present scenario. The stored rain water can be re-used for air-conditioning, flushing and irrigation.

The initial rains are allowed to drain away into the city drainage system so as to clean the storm water network and achieve more clear and better quality of rain water for usage.

Design consideration

- a) Average annual rainfall in the vicinity – 3430 mm (135 inch)
- b) Considered intensity of rainfall for Storm water design – 125 mm/hr

As per the NBC requirement, provision for capturing rain water, tank of capacity of 240 KLD with retention time of 30 minutes shall be provided. The stored rainwater shall be utilized for landscaping, general washing and cleaning purposes.

8.0 SOLID WASTE MANAGEMENT

Solid waste during construction phase mainly comprises of excavation earth, concrete debris with bits and pieces of steel, cement bags, waste paper and cardboard packing materials etc. and demolition wastes. In addition it may also have small quantities of centering oil, grease, water proofing compounds, paints, wood dust from treated wood, discarded lube oil etc. Special care is being taken to prevent mixing of these harmful substances with non-hazardous construction wastes. Discarded lube oil is being stored in HDPE containers and finally sold to the authorized vendors of MoEF/WBPCB. Usable / recyclable materials are being sold off to waste recyclers. Unusable construction and demolition wastes are being used for land development activities within the project site.

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During the construction phase solid wastes of domestic origin shall be generated. Such wastes are being collected, transported and disposed off by local authority as per Rules.

Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, in-organic recyclables and in-organic inert material during operational phase (664.4 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site (VAT). From there it be collected, transported, treated and disposed off by local authority as per Rules.

The solid waste generated at site has been presented in **Table-3.0**.

Table - 3.0 : Solid Waste Generation

Sl. No.	Category	Total (in kg/day)
1	Hotel Rooms	66
2	Parking Area	37.4
3	Retail Area	296.7
4	Food Court	43.5
5	All Day Dining, Bar & Lounge	32.1
6	Casino & Gaming Zone	12
7	Speciality Restaurant	21.9
8	Staff	45
9	Gym & Other Common Area	26.25
10	Spa & Treatment Room	10.5
11	Auditorium Staff	2.55
12	Auditorium	70.5
TOTAL - 664.4 kg/day		

9.0 POWER

Electricity will be supplied by Power & Energy Department, Sikkim. The maximum demand load will be about 1606 KW.

DG sets shall be installed for backup power. DG Sets (proposed for the entire project) : 3 x 650 KVA and 2 x 500 KVA. The emission from DG sets will be discharged through stack of appropriate height (higher than the tallest building) for each DG set. Fuel (low sulphur diesel) required for DG sets will be about 568.58 litre/hr.

10.0 USE OF SOLAR ENERGY

The project building is going with renewable energy by installing solar photovoltaic of 55 kW. The project team has planned to install renewable energy system equal to 2.45 % of the total energy consumption.

Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure

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to generate electricity. This will further help in off-setting building energy consumption while reducing the carbon footprint of the building. This approach will not interrupt the vernacular roof architecture of the area.

11.0 GREEN BELT DEVELOPMENT

The proposed complex has landscape garden and plantation along with boundary, road side, etc. This plantation programme has created a better landscape quality as well as a barrier for dust and noise.

10% green area is preserved at Site level. Additionally, terraces shall be created with extensive planting to minimize the heat loads.

A total of 15,000 sqft of landscaped area including green terraces have been proposed.

12.0 FIRE FIGHTING FACILITIES

The fire protection system has been designed to conform to National Building Code 2016.

SAFETY MEASURES

Emergency Egress Philosophy (Means of Egress)

The evacuation strategy for the building will be based upon minimizing disruption to occupants in the event of a small fire incident, or a false alarm, while efficiently evacuating those people who may be in direct danger from the effects of a fire. Travel Distances for Dead End, Common Path will be followed as per NBC Part – 4 (2016).

Staircases & Ramps

As per NBC Part – 4 (2016), the escape stairs provided throughout the building will have minimum clear width of 1.50 m each in width. No exit will be less than 2000 mm for assembly areas. All stairs will be physically separated at ground floor level such that each stair is provided with two exits (one from the above ground floor and one from below). Trade depth and Rise height for stairs will be as per NBC Part – 4 (2016). The internal enclosing walls of staircases will be of brick or RCC construction with a minimum fire resistance of 120 minutes. All enclosed stairs will be accessed via a lobby with both doors (lobby & stair door) having a minimum fire resistance of 120 minutes. Staircases will be mechanically pressurized throughout in according to NBC Part – 4 (2016).

Fire Rated Doors and Frames

The fire resistance for doors will be applied within the Building as per NBC Part – 4 (2016). All fire-rated doors and frames will be independently certified as fire rated by a national fire body authorized to certify such systems. A proprietary metal seal/sticker will be attached to the edge of the door and frame indicating the rating or proper documentation from a professional testing agency is on file. The door at multiplex is two

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way. In case of emergency evacuation, the door shall open in the inside without hindering the movement.

The door at multiplex is two way. In case of emergency evacuation, the door shall open in the inside without hindering the movement.

Fire Dampers

Damper shall be of motorized type/fusible link. Damper shall be so installed to provide complete integrity of the compartment with all passive fire protection sealing. Damper should be accessible to maintain, test and also replace, if so required. Damper shall be integrated with Fire Alarm Panel and shall be sequenced to operate as per requirement and have interlocking arrangement for fire safety of the building. Manual operation facilities for damper operation shall also be provided. Fire dampers rated for 120 minutes will be provided in penetrations.

Lift Shaft Enclosure Protection

The walls enclosing the lift shafts will have a minimum fire resistance of 2 hours. The lift machine room will be separate from the shaft and will not contain any other machinery.

FIRE PROTECTION SYSTEM:

System Description:

The Fire protection system will basically comprise of Portable fire extinguishers, Yard Hydrant system, Wet Riser system, and Fire Hose Reel system, Automatic Sprinkler system for Total Building and Fire Alarm system.

System Components:

- a. External Fire Hydrants
- b. Internal Fire Main (Standpipe System)
- c. Firefighting Pump Sets
- d. Hose Reels
- e. Fire Extinguishers
- f. Automatic Sprinkler System (for Total Building)
- g. Passive Fire Protection System
- h. Smoke Ventilation & Control
- i. Back-up Power Supply
- j. Fire Service Access & Facilities
- k. Egress Signage
- l. Emergency Lighting
- m. Fire Suppression System
- n. Fire Alarm System

Special fire exits have been made at strategic locations. Security Manager shall be stationed who will inform Fire Brigade / Police Station / Hospitals / Local Administrations in case of an emergency/ disaster.

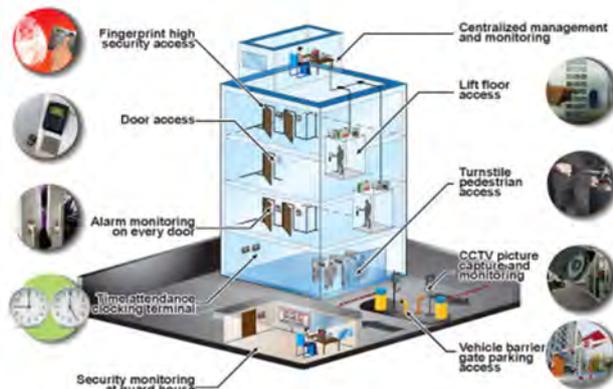
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Provisional No Objection Letter from Sikkim Fire and Emergency Service has already been obtained for the proposed project. The provisional NOC issued by Sikkim Fire and Emergency Service shall be renewed after its expiry.

Fire Safety:



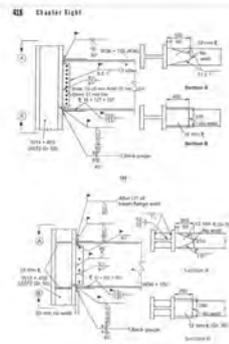
Building surveillance systems



Seismic considerations



Ductile detailing has been designed considering the seismic zone.



Fire protection

THE 7 LAYERS OF FIRE SAFETY IN BUILDINGS



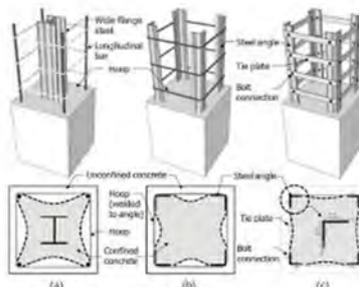
Fire equipment



Materials being used will have a fire rating of minimum 2hours



AAC blocks will be used which are well compliant with fire norms



Steel sections covered with concrete is fire resistant as per norms



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13.0 MANPOWER & EMPLOYMENT

An evaluation of socio-economic status of the people residing within 10 km radius of the project site has been made. As per the 2011 Census, study area covers 70 villages and Blocks, 15 Wards of Gangtok Municipal Corporation and 5 Wards of Singtam (NP) in East Sikkim district.

The study area is rural urban mixed in nature with the total population of 1,98,481 (as per 2011 Census). Scheduled Caste (SC) and Scheduled Tribe (ST) population is about 4.93% and 30.49% of the total population respectively. The sex ratio in the study area is about 904 females per 1000 males. The overall literacy rate in the study area is about 76.7% w.r.t. the total population where male literacy rate is 80.7% (w.r.t. the total male population) and female literacy rate is 72.2% (w.r.t. the total female population). Overall total workers are 47.7% of the overall total population of 1,98,481 in the study area according to 2011 Census. The total workers are divided into main and marginal workers. Overall total Main workers are 80.2%, marginal workers are 16.4% and Non-workers are 52.3% of the overall total population of 1,98,481 in the study area according to 2011 Census. Nepali is the most widely spoken language in the study area. English and Hindi are also widely spoken and understood in most of the study area, particularly in Gangtok. Other languages being spoken include Bhutia (Sikkimese), Tibetan and Lepcha.

The area surrounding the project site is highly developed with proper connectivity and other facilities. Development of this complex along with other services shall improve the social infrastructure of the region.

As per the data from labour Department, Government of Sikkim, 23390 numbers of laborers are registered under Sikkim Labor Protection Act 2005; 11,239 numbers of shops registered under Shops and Commercial Establishments Act 1983; 605 numbers of License have been issued under Interstate Migrant Workmen Act 1979; 17,191 numbers of workers are registered as beneficiary workers under Building and Other Construction Workers Act 1996.

The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state.

At the onset of construction, local casual and skilled labourers could find means of employment through the project. The company shall employ local labours as far as possible and in special case, if field and technical manpower is not available then the company will be hiring from outside the state and it will be registered with the Labour Department of the state. Secondly, this construction population will require a certain level of infrastructure, which may be supplied by the local population, amounting to

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mutual benefit in the process. The consumption pattern of these labourers will spur business in the surrounding areas. The small time shopkeepers and motor mechanics will directly draw benefit from this.

In the operational phase, there will be employment of local people as service population, staff at the mall, auditoriums, restaurants, etc.

14.0 GEOLOGICAL AND HYDROGEOLOGICAL FEATURES OF THE STUDY AREA

GEOLOGICAL FEATURES OF THE STUDY AREA

Major portion of the Sikkim Himalaya is in the Lesser and Greater Himalayan zone. Sikkim is located in eastern part of the Indian Himalayan Region and is covered by Precambrian rocks assumed to be much younger in age. Sikkim is considered as a young mountain system, still in the process of formation, with highly folded and faulted rock strata at several places.

The mountain system in Sikkim generally runs in east-west direction, while the chief ridges run in more or less north-south direction. The northern portion of the state is deeply cut into escarpment, while the southern portion is comparatively open which is basically due to the direction of the main drainage (southern). The northern, eastern and western portion of the state constitutes of hard massive gneissose rocks which are capable of resisting denudation; however, the central and southern portion constitutes of soft, thin, slate and half-schistose rocks which are highly susceptible to weathering. Owing to the presence of gneissic group of rock in Sikkim, the soil represents brown clay type and is generally shallow and poor.

Soil is coarse-loamy to fine-loamy in texture, contains large amount of iron oxide, neutral to acidic in nature and very poor in mineral content, while it is rich in organic content. In fact, over 50% of the land is barren and inhospitable in Sikkim. In many places, the soil is good for the crops; it is sandy alluvial in the lower regions and black, white or red in the higher hills.

East Sikkim district is a part of the Eastern Himalayas and exhibits identical geological features as in other parts of the Eastern Himalayas. Five geological units encountered in the district are Kanchenjunga gneiss, Darjeeling gneiss, Chungthang schists and gneiss, lingtse granite gneiss and daling group of rocks consisting of Phyllite, Slates, Quartzites and Schist of Pre-Cambrian age. Quaternary deposits of alluvium are sporadically developed along the streams and rivers. Due to different sets of structural disturbance numerous fractures, faults, joints, folds etc. have developed in the rocks occurring in the district. Prominent lineaments as displayed by geological formation in the area trend along N-S, E-W, NE-SW, ENE-WSW and NW-SE directions.

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In the East District out of the total geographic area of 964 sq.km, 679 sq.km of area is covered by forest which is 71.17 percent of the total geographic area. Very dense forest occupies 162 sq km of the total geographic area, 396 sq km is occupied by the dense forest and 121 sq km is occupied by the open forests. The major physiographic units are hills, valleys and slopes. The major drainage system in East district are Teesta, Rangpo Chhu and Dik Chhu.

Geologically, the Gangtok City is settled over the coarse grained garnet mica schist of Daling Group either sides flanked by two thrust contacts. Eastern thrust (Main Central Thrust) separates Daling Group from Darjeeling Gneiss of CCGC and the Western thrust separates Lingste Gneiss from the Daling Group. Both the thrusts are easterly dipping with nearly N-S trend. In general, the schistosity strikes N-S to NNW-SSE direction having easterly dips varying between 15° and 60°.

HYDROGEOLOGICAL FEATURES OF THE STUDY AREA

Gangtok ridge acts as watershed between two streams, namely Rani Khola in the west and the Rora Chu in the east. Both the rivers flow from north-east to south and meet at Ranipool and flow towards south as the main Rani khola before it joins the Teesta at Singtam. Near Ranipool, another small river, Taktom Chu flows from east to west and meet Rani Khola. Numerous small and large natural springs and rivulets locally known as “Jhoras” dissect the entire area. About 113 numbers of small streams meet Rani Khola and 75 numbers of small streams meet Rora Chu River respectively.

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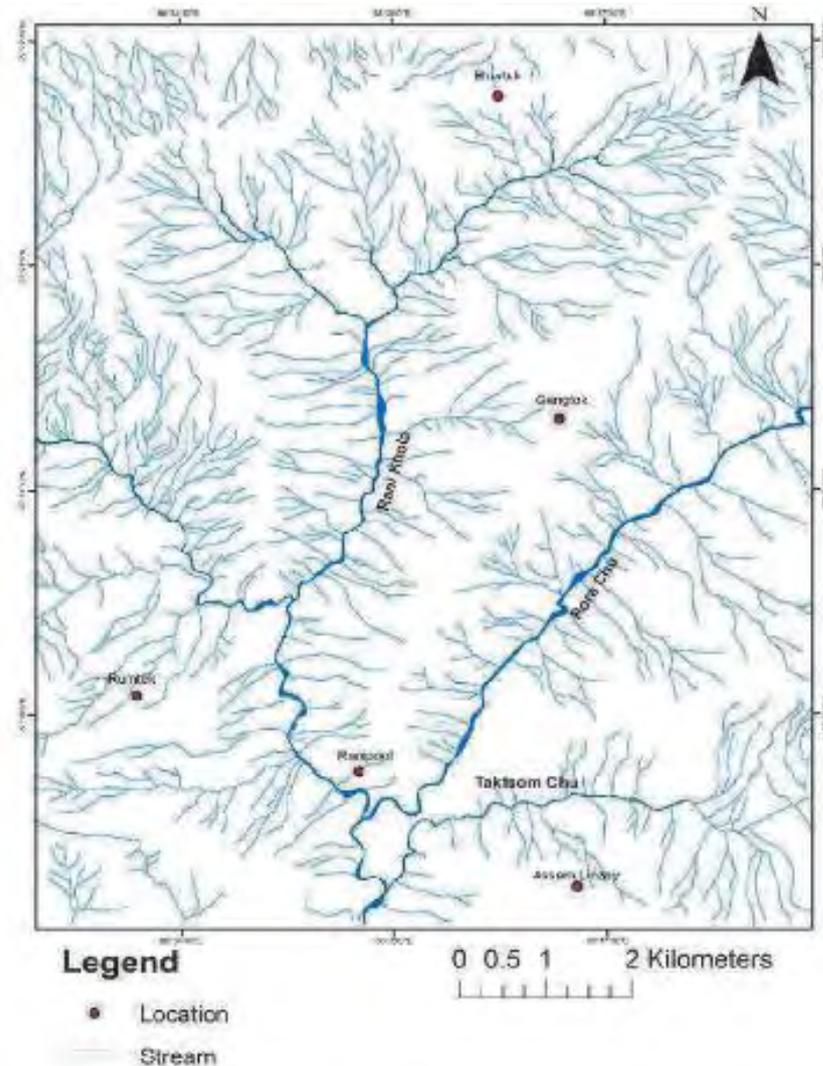


FIGURE: DRAINAGE MAP OF THE STUDY AREA

15.0 SEISMICITY

Earthquakes are the common disastrous events in the study area of Gangtok, East Sikkim. The heavy loading of slopes by the residential as well as commercial buildings, construction work leads to seismic activities, resulting in great loss of human lives and properties due to collapse building which is mainly constructed in local materials such as wood, bricks and stone. Communication network is also disrupted due to these seismic activities.

The project site falls in seismic Zone-IV. The state is spread out on the Himalayan mountain range with two main thrust faults, the Main Boundary Thrust (MBT) and Main Central Thrust (MCT) crossing the state. Continuous thrusting of the Indo-Australian plate against the Eurasian plate has made most parts of the Himalayan collision zone seismically active. Sikkim is a part of this zone; therefore it had been a moderately active seismic region in historical times. There is a high level of seismic vulnerability in the state. There is history of earthquake in Gangtok, the major being the one of 2011 having a magnitude of 6.9. Seismic load has been considered in structural design.

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Many earthquakes, having medium to large size, have occurred in and around Sikkim as per data based on historical records as well as that based on instrumental recording at Shillong and other foreign seismological observatories. In the Eastern Himalayas, the seismicity is considered as a result of collision tectonics.

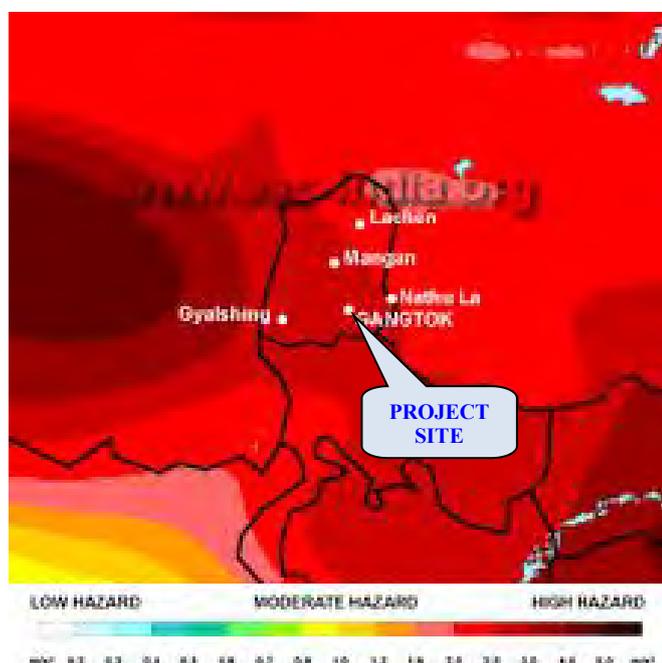


Figure-: Seismicity Map of Sikkim

16.0 PROJECT DURATION & COST

Estimated Total Project Cost is Rs. 2,981,948,258.

The breakup is presented below:

BUDGETARY ESTIMATE		
Item No	Description	Total Cost
1	Site Development	Rs. 67,509,635
PRE-OPERATIVE EXPENSES		
1	Sanction Fee	Rs. 20,218,622
2	Consultants Fee	Rs. 50,546,554
3	Administrative Fee	Rs. 20,218,622
4	Vetting Fee	Rs. 2,830,607
5	Marketing Expense	Rs. 60,655,865
STRUCTURAL COST		
1	Structural work	Rs. 663,997,281

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2	Waterproofing work	Rs. 142,240,793
BUILDING ARCHITECTURAL & FINISHING COST		
1	Block work	Rs. 88,961,935
2	Plaster work	Rs. 30,101,498
3	Wall finishing work	Rs. 70,201,754
4	Floor finishing work	Rs. 79,957,982
5	Wooden work	Rs. 22,101,655
6	Fire door work	Rs. 9,240,000
7	Aluminium & Glazing work	Rs. 45,828,967
8	Rolling shutter work	Rs. 10,871,610
9	MS Railing	Rs. 4,667,251
10	Mechanical work	Rs. 153,306,545
11	Hotel Standard room	Rs. 73,513,528
12	Hotel Suite Room	Rs. 116,953,340
13	Kitchen / Food Service Equipment	Rs. 5,000,000
14	Health Club, SPA & Laundry Equipment	Rs. 4,000,000
15	Interior Work - Public F & B Outlets	Rs. 5,000,000
16	Interior Work - Pub	Rs. 5,000,000
17	Operating Supplies & Equipment (Crockery & Cutlery, Glassware, etc.)	Rs. 4,000,000
18	Food court furniture	Rs. 7,200,891
19	Façade Treatment	Rs. 102,389,438
EXTERNAL DEVELOPMENT COST		
1	External area development (Podium)	Rs. 35,584,774
2	Drip Irrigation for Plaza area	Rs. 404,372
3	Composter – Waste generated: 400kgs	Rs. 1,617,490
4	Gas Bank	Rs. 1,213,117
5	Grease Trap – For Food Court.	Rs. 1,277,462
6	Grease Trap – For restaurants	Rs. 2,592,321
7	Mechanical ventilation for lowest parking level	Rs. 978,759
8	Finishes for Bowling alley level	Rs. 1,416,000
9	Finishes for Swimming Pool	Rs. 7,080,000
10	Solar panel	Rs. 4,448,097
11	Boom barrier	Rs. 238,579,734
12	Ticketing Booth	
13	Under Car Camera for Hotel entry	
14	Signages & Artwork	
15	External Lighting	
16	Façade Lighting	
17	Landscaping	
18	Roof Gazebo	
19	Water proofing	
20	Matrix Fountain	
BUILDING SERVICES COST		
1	Electrical (Int. & Ext.)	Rs. 189,346,853

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2	Sanitary & Plumbing	Rs. 125,524,701
3	H.V.A.C.	Rs. 106,993,314
4	E.L.V.	Rs. 44,576,257
5	Fire fighting	Rs. 39,136,435
GROSS PROJECT COST =		Rs. 2,667,284,055
Add, 5% CONTINGENCY =		Rs. 133,364,203
NET COST =		Rs. 2,800,648,258
IDC=		Rs. 181,300,000
Total Project Cost =		Rs. 2,981,948,258

-TRUE COPY-

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

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

Date: 14th February, 2022

PROCEEDINGS

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

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

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

2. The SEAC confirmed the Minutes of earlier meeting held on 24th January 2022.

Agenda Item:

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

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

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

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

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

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

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

-TRUE COPY-



GOVERNMENT OF SIKKIM
DEPARTMENT OF FOREST AND ENVIRONMENT
DEORALI, GANGTOK

117
ANNEXURE R/6

Ref. No. 75...../GOS/E & SC/F&ED

Dated 21/02/2022

Meeting Notice

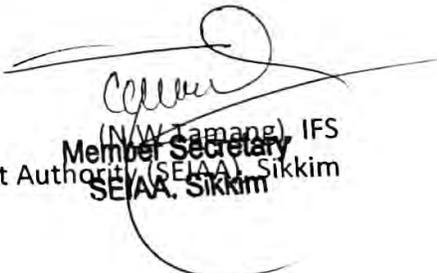
Meeting of State Environment Impact Assessment Authority (SEIAA), Sikkim

State Expert Appraisal Committee (SEAC), Sikkim has forwarded a proposal named proposed Development of "WEST POINT"- Integrated Commercial cum MLCP complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim (SIA/SK/MIS/244081/2021) is taken by MESASO INFRASTRUCTURE PVT. LTD. For appraisal by the State Environment Impact Assessment Authority (SEIAA). Accordingly, a meeting of the State Environment Impact Assessment Authority (SEIAA) is fixed on **22.02.2022** at Forest Secretariat, Deorali at 11:30 am. All members of the committee are informed and requested to make it convenient to attend the meeting.

The Agenda points of the meeting as under:

1. Examination & scrutiny of the proposal.
2. Any other issue.

Venue for the meeting is Tragopan Meeting Hall Forest and Environment Department at Deorali, East Sikkim.


(N.W. Tamang) IFS
Member Secretary
SEIAA, Sikkim
State Environment Impact Assessment Authority (SEIAA) Sikkim

Copy to:

1. All members of SEIAA
2. P.S to Additional Chief Secretary-cum-PCCF.
3. Chairman, SEIAA.
4. Chairman, SEAC.
5. Member Secretary, SEAC.
6. Joint Director(E&SC).
7. Project file copy.
8. Office copy.

-TRUE COPY-



IN THE NATIONAL GREEN TRIBUNAL AT KOLKATA

O.A.NO. 05/2022/EZ

IN THE MATTER OF:

DR. BINA BASNETT
-VERSUS -
STATE OF SIKKIM & ORS.



Appellant

Respondent(s)

VAKALATNAMA

I Mr. Nima Wongdi Tamang, Member Secretary, State Environment Impact Assessment Authority, Sikkim DEFENDANT / RESPONDENT / PETITIONER / OPPOSITE PARTY, in the above application/ suit/appeal/petition/ reference do hereby appoint and return **Saumitra Jaiswal** Advocate of the National Green Tribunal, to act and appear for me/us in the above application/ suit/petition/appeal reference and on my/our behalf to conduct and prosecute or defend or with draw the same and all proceedings that may be taken in respect of any application connected with the same or any decree or order passed therein, including proceedings in taxation and application for Review to file and obtain return of documents and to deposit and receive money on my / our behalf in the Application/Suit/Petition/Appeal reference and application for Review, and to represent me/us and to take all necessary steps on my/our behalf in the above matter. I/We agree to ratify all act done by the aforesaid advocate, in pursuance of this authority.

Dated this the 16th day of February 22

Accepted Identified By

Saumitra

Saumitra
Member Secretary
SEIAA Sikkim

(Petitioner (s) / Appellant (s)

Respondent (s) / Defendant(s) / Opposite Party)

Advocate,

MEMO OF APPEARANCE

To,

The Registrar,
National Green Tribunal, Eastern Zone Bench
Kolkata - 700156.



Sir,

Kindly enter my appearance in the above matter on behalf of the Petitioner / Appellant / Respondent.

Dated 25/02/2022



Saumitra

Advocate for the
Petitioner(s)/Appellant(s)/Respondent(s)

P-115, Second Floor, Chittaranjan Park, New Delhi - 110019
Phone: + 917289850011; E-mail: saumitra.jaiswal@gmail.com