

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
Pranisampad Bhawan, 5th floor, LB 2, Sector-III, Salt Lake, Kolkata – 700 106
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No. 2495 / EN / T – II – 1/011 / 2018

Date: 17th December, 2019

NOTIFICATION

Building projects having built up area $\geq 20,000$ sqm. require prior environmental clearance (EC) from SEIAA before starting construction activities as per EIA notification, 2006 (made under Environment Protection Act, 1986).

Since inception, SEIAA has been handling applications for EC of building projects in two stages viz. –

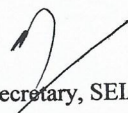
1. Issue of stipulated conditions based on which the project proponents are required to get their building plan sanctioned.
2. Issue of EC based on sanctioned plan.

Recently, MoEF&CC had introduced PARIVESH Portal for online processing of EC application wherein it is observed that there is no scope of issuing stipulated conditions.

Therefore, SEIAA has decided to issue EC based on sanction plan only (without first issuing stipulated conditions) for applications to be received from 01.01.2020. However, in case of project proposals requiring EIA (built up area $\geq 1,50,000$ sqm.) the project proponent would initially apply to SEIAA with Concept Plan only and would submit sanctioned building plan later along with prepared EIA report.

In order to ensure that essential environmental parameters are incorporated in building plan, a set of conditions entitled 'SALIENT ENVIRONMENTAL CONDITIONS FOR SANCTION OF BUILDING PLAN' are circulated herewith.

Therefore, the project proponent must incorporate all these conditions while preparing building plan and the concerned authorities should ensure the incorporation of the said conditions before sanctioning the building plan.

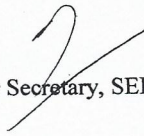

Member Secretary, SEIAA

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Copy forwarded for kind information and necessary action to –

1. The Principal Secretary, Urban Development & Municipal Affairs Department, GoWB, Nagarayan, Sector – I, Block DF – 8, Bidhan Nagar, Kolkata – 700 064. He is kindly requested to advise all Municipal Corporations and Urban local bodies accordingly.
2. The Principal Secretary, Panchayat & Rural Development Department, GoWB, Joint Administrative Building, Block: HC, Plot No.7, Sector-III, Salt Lake City, Kolkata – 700106. He is kindly requested to advise all Jila Parishads and Panchayat Samities accordingly.
3. The Commissioner, Kolkata Municipal Corporation, 5, S.N.Banerjee Road, Kolkata 700 013.
4. The Commissioner, Bidhannagar Municipal Corporation, Poura Bhawan, FD - 415A, FD Block, Sector III, Bidhannagar, Kolkata, West Bengal 700106.
5. The Chief Executive Officer, NKDA, Street No. 653, Action Area IIC, Newtown, New Town, West Bengal 700135.
6. The Municipal Commissioner, Howrah Municipal Corporation, 4, M.G. Road, Howrah – 711 101.
7. Chief Executive Officer, Asansol Durgapur Development Authority, 1st Administrative building, City Centre, Durgapur – 713 216.
8. The Municipal Commissioner, Siliguri Municipal Corporation, Baghajatin Road, Ward – 17, Subhah Pally, Siliguri, West Bengal, PIN – 734 001.
9. The Chairman, SEAC, 'Paribesh Bhavan', LA, Salt Lake Sector III, Kolkata – 700 106.
10. The Member Secretary, WBPCB and Secretary, SEAC 'Paribesh Bhavan', LA, Salt Lake Sector III, Kolkata – 700 106.
11. The President, CREDAI Bengal, Jindal Towers, Block 'A', Flat 4E, 4th floor, 21/1A/3, Darga Road, Kolkata – 700 017.


Member Secretary, SEIAA

SALIENT ENVIRONMENTAL CONDITIONS FOR SANCTION OF BUILDING PLAN

a) Use of fly ash and fly ash based materials:-

Fly Ash and fly ash based materials are to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.08.2003, S.O. 2804(E) dated 03.11.2009 and S.O.254(E) dated 25.01.2016 of the Ministry of Environment & Forests, Govt. of India.

b) Water Body Conservation:-

- i. Existing water body (if any) should not be lined and their embankments should not be cemented. The water body is to be kept in natural conditions without disturbing the ecological habitat.
- ii. No construction is allowed on wetland and water bodies. No conversion of water body shall be allowed without approval of Competent Authority.
- iii. The location and area of the water body (if any) should be clearly earmarked in the sanctioned plan.

c) Green cover :-

- i. No tree can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. List of existing trees and number of trees to be felled should be provided.
- ii. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The sanctioned plan should include an exclusive tree plantation area comprising of **tree cover at least 20%** of the total project land area. Exclusive tree plantation area should be clearly demarcated in the sanctioned plan. **The total area for exclusive tree plantation and its percentage of the total project area should be mentioned in the sanctioned plan.**
- iii. In case the project area has water bodies over more than 10 % of the land area, the exclusive tree plantation area is to be calculated as percentage of the net land area.
- iv. **Plantation plan** giving number of trees, species and spacing etc. duly approved by the competent authority/concerned DFO should be submitted.
- v. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas and external services. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

d) Water supply :-

- i. A concurrence letter from the local body shall be submitted regarding supply of fresh water to the proposed project.
- ii. Ground water should not be abstracted without prior permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.

e) Rain Water Harvesting :-

- i. The proponent must collect rainwater from roof-top catchments and reuse for various purposes after necessary cleaning. Adequate retention time and storage provisions should be provided for harvesting rainwater. All recharge should be limited to shallow aquifer.

- ii. A rain water harvesting (RWH) plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. **The location and capacity of the RWH tanks including scaled up drawings, both plan and section, and recharge bores must be clearly specified in the sanctioned plan.**
- iii. West Bengal specific guidelines, if any, by SWID would be applicable instead of e(ii).

f) Sewage Treatment Plant :-

- i. Entire waste water shall be treated in adequately designed Sewage Treatment Plan (STP) with tertiary treatment. Treated waste water shall be reused for toilet flushing, landscaping, internal road and pavement cleaning etc.
- ii. **Installation of dual pipe plumbing-** one for fresh water for drinking, cooking and bathing etc and the other for supply of recycled water for toilet flushing, landscape irrigation, car washing, thermal cooling, conditioning etc shall be done.
- iii. **Location and capacity of the STP including scaled up drawings, both plan and section must be clearly demarcated in the sanctioned plan.**
- iv. In case the local body certifies that there is centralised STP which covers the specific project, the individual STP would not be required for the project.

g) Solid Waste Management:-

- i. The proponent shall install onsite **compost plant for treatment of entire biodegradable part** of Municipal Solid Waste. Sufficient space for installation of onsite compost plant should be provided.
- ii. **Area for solid waste management within the project site should be shown with dimensions in the plan with designated areas for waste storage, segregation of recyclables section. Location and capacity of the compost plant must be clearly demarcated in the sanctioned plan.**

h) Renewable energy:-

Solar, wind or other renewable energy shall be installed to meet electricity generation equivalent to **at least 1% of the connected load** or as per the state/local building bye-laws requirement, whichever is higher.

i) Area statement :-

- i. **The area statement at ground level along with the percentages of the land use area adding upto 100% must be distinctly shown in the sanctioned plan.**
- ii. **The Total Built-up Area means the covered area of all the floors and basements put together including the exempted areas and other service areas.**
- iii. **Total number of flats for each type (e.g. 2 BHK, 3BHK etc) should be mentioned in the sanctioned plan for ease of calculation of water demand and other environmental parameters.**