



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

To,

The Executive Vice President
BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD.
Uniworld City, Horizons, Tower-7, Unit Nos. 001 and 002, Action Area-III,
Major Arterial Road, New Town, Rajarhat, Kolkata - 700160 -700160

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/WB/MIS/61427/2005 dated 27 Dec 2024. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC26B039WB110296 |
| 2. File No. | EN/T-II-1/020/2020 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed Expansion of "UNIWORLD
CITY" at Plot No. IIIB/2, Premises No. 52
3333 MAR, Rajarhat, New Town, Kolkata,
West Bengal |
| 7. Name of Company/Organization | BENGAL UNITECH UNIVERSAL
INFRASTRUCTURE PVT. LTD. |
| 8. Location of Project | West Bengal |
| 9. TOR Date | 13 Jul 2007 |

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

Date: 02/04/2026

(e-signed)
SMT SUMANA BHATTACHARYYA IFS
Member Secretary
SEIAA - (West Bengal)

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

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and Virtuous Environmental Single-Window Hub)



Environmental Clearance for the proposed expansion of “UNIWORLD CITY” at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.

Background of the project

The proponent made online application vide proposal no. SIA/WB/MIS/61427/2005 dated 27 December 2024 seeking Environmental Clearance (EC) under the provisions of the EIA Notification, 2006 for the proposed expansion of housing project “UNIWORLD CITY” at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.

The proposal is for expansion of housing project “UNIWORLD CITY”. Total land area of the project is 398064.38 sqm.

The project proponent (PP) had already obtained Environment Clearance for the above mentioned project from SEIAA vide No. EN/493/T-II-1/007/2009 dated 17.02.2009. The project will be developed in 9 (nine) phases. The salient features for which Environmental Clearance was granted are as follows:

Components	As per EC dated 17.02.2009
Land Area	39.81 ha (3,98,100 sqm)
Built-up Area	9,87,267.37 sqm
No. of Apartments	3712 no.

Consent to Establish (NOC) had been obtained vide Letter No. NOC NO61767 having Memo. No. 490-2N-353/2005 dated 24/07/2009 for the construction of Residential Group Housing project having 3,712 apartments and BUA of 8,57,427.37 sqm.

Consent to Operate had been obtained for Phase 1A & 1B of residential group housing project “Uniworld City” having 574 no. of apartments and total BUA 8,40,043 sq.ft (78,042.55 sqm. for phase 1A and 7,77,332 sq.ft (72,216.51 sqm) for phase 1B, vide Consent letter no. CO15643 having Memo. No. 1034-SEE-Camac-WBPCB-1A-402/2012 dated 08/11/2013 which was valid upto 31.03.2016.

Subsequently, another Consent to Operate had been obtained for 2178 nos. of dwelling units with total BUA 412344.45 sqm., vide Consent letter no. CO113716 having Memo. No. 147-sl-CO-0/16/0069 dated 31/10/2018 valid upto 31/03/2021.

The proponent applied in prescribed format for Terms of Reference under 8(b) category (Proposal No. SIA/WB/NCP/56083/2020) and uploaded the application in the PARIVESH portal on 29.08.2022.

Subsequently, project obtained ToR issued by SEIAA, WB vide No. File No. EN/T-II-1/020/2020 dated 06.10.2020.

Now the PP has applied in prescribed format for Environmental Clearance and uploaded final EIA report for the proposed project in the PARIVESH portal on 27.12.2024.

The PP has submitted Certified Compliance Report (CCR) dated 18.02.2025 from MoEF&CC as per the provisions of MoEF&CC O.M. F No. IA3-22/10/2022-IA.III[E 177258] dated 08.06.2022.

SEIAA approved the EC based on the Construction / Building Permit vide No. 05/HIDCO/CE(EM)/BP Section/194BP/11-12 dated 25.06.2011 from The West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO).

Salient features of the proposed project as submitted by the PP in the portal is as below:

Particulars	As per already obtained EC vide No. EN/493/T-II-1/007/2009 dated 17.02.2009	As per Revised new proposal			
		Already Constructed at Site	Under Construction	To be Constructed	Total
LandArea	3,98,064.38sqm	3,98,064.38sqm			
BuiltUpArea	9,87,267.37 sqm	7,91,101.66 sqm	2,54,903.27 sqm	26,493.55 sqm	9,55,253.56 sqm

Environmental Clearance for the proposed expansion of “UNIWORLD CITY” at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.

Particulars	As per already obtained EC vide No. EN/493/T-II-1/007/2009 dated 17.02.2009	As per Revised new proposal			
		Already Constructed at Site	Under Construction	To be Constructed	Total
No. of Towers	73 nos.	52 nos.	19 nos	2 nos.	73 nos.
No. of Dwelling units	3,712 nos.	2,971 nos.	1,438 nos	96nos.	4,505 nos.
Population	18,560 persons	26,247 persons	8,820 persons		35,067 persons (Permanent–22,525, Temporary–12,542)
Total Water Requirement	4,016 KLD	3,332.475 KLD	923.2 KLD		4,255.675 KLD
Wastewater generated and discharged	2,437 KLD	2,289.31 KLD	942.241 KLD		3,231.551 KLD
Number of Recharge Pits					56 additional rainwater harvesting (RWH) pits will be provided for the 21 towers, in addition to the existing 3 nos. RWH pits.
Solid waste generated	6.241 TPD	9.00 TPD	3.67 TPD		12.67 TPD
Car Parking	8,033 nos. (Covered–6,492, Open– 1,541)	4,126 nos. (Covered–3,153nos., At Ground–973nos.)	3,366 nos. (Covered–2,131nos., At Ground–1,235 nos.)		7,492 nos. (Covered–5,284nos., At Ground –2,208 nos.)
Power Requirement	24 MVA	12 MVA	12 MVA		24 MVA
Back up Power	DG sets 9x500 KVA+ 8x625 KVA	DG Sets (installed so far) 4x625 KVA + 2x380 KVA + 1x320 KVA + 1x500 KVA + 2x750 KVA + 4x140 KVA+ 5x125 KVA+ 1x200 KVA	DG Sets (proposed for the project) 9x625 KVA + 3x380 KVA + 1x320 KVA + 3x500 KVA + 5x750 KVA + 1x125 KVA + 1x62.5 KVA + 1x250 KVA		DG Sets (proposed for the entire project) 13x625 KVA + 5x380 KVA + 2x320 KVA + 4x500 KVA + 7x750 KVA + 4x140 KVA + 6x125 KVA + 1x200 KVA + 1x62.5KVA+ 1x250 KVA

Environmental Clearance for the proposed expansion of "UNIWORLD CITY" at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.

Particulars	As per already obtained EC vide No. EN/493/T-II-1/007/2009 dated 17.02.2009	As per Revised new proposal			
		Already Constructed at Site	Under Construction	To be Constructed	Total
Solar Power					1% of the tower load as a solar power for 21 towers
Plantation Proposed					6522 nos.
Project Cost (for the expansion project)					Rs.658.97 Crores -
Need based EMP amount proposed (for the expansion project)					Rs.3.29 crores -

The area statement for the project as per EIA report as submitted by the PP is given below:

Use Classification	Total Area (sqm)	Area (%)
Land Area	398064.38 (98.34 acres)	100
Total Ground Coverage	71027.21	17.84
Paved Area	23082.48	5.80
Road Area	91321.00	22.94
Exclusive Tree Plantation Area	79612.94	20.00
Other Green Area & Waterbody Area	128039.38	32.17
Service Area	4981.37	1.25
TOTAL AREA	398064.38	100.0

State Level Environment Impact Assessment Authority (SEIAA), West Bengal examined the proposal and also perused recommendations of the State Level Expert Appraisal Committee (SEAC). After due consideration of the project proposal, and after considering the recommendations of the State Level Expert Appraisal Committee (SEAC), the State Level Environment Impact Assessment Authority accords Environmental Clearance to the project as per provisions of the EIA notification no. S.O. 1533 (E) dt. 14th September, 2006 of Ministry of Environment & Forests, GOI and the subsequent amendments, in super session of EC issued vide No. EN/493/T-II-1/007/2009 dated 17.02.2009 on the basis of above mentioned features along with other details submitted to SEIAA subject to strict compliance of the terms and conditions mentioned below.

I. Statutory compliance:

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.**
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi. The project proponent should strictly comply with the guidelines for High Rise Buildings, issued by MoEF, GoI vide No. 21-270/2008-IA.III dated 07.02.2012.
- xii. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF& CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.
- xiii. Unless and until all the conditions of EC are complied with by the PP, ownership and management of the project will not be handed over to any other authority/RWA.**
- xiv. The project proponent has to obtain necessary land conversion from the competent authority for the entire project area prior to starting of construction activity. WBPCB is requested not to issue Consent to Operate (CTO) till the project proponent obtains necessary land conversion for the entire project area.**

II. Air quality monitoring and preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.**
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period. The ambient air quality monitoring should be done fortnightly during the construction phase for each project and all such reports should be included in the six monthly compliance reports.**
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets

should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel is mandatory. The location of the DG sets may be decided in consultation with State Pollution Control Board.

- v. **Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/wind breaking walls all around the site (at least 3 meters height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.**
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

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

- vii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
- viii. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- ix. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- x. **A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. Ground water shall not be withdrawn without approval from the Competent Authority.**
- xi. **Rainwater harvesting plan with recharge pits and storage tank, sewerage plan with nodal points of manholes with flow direction and size, storm drainage plan with nodal points of manholes with direction of flow and size to be submitted separately in individual plan and with superimposed plan with all markings in separate color code to be submitted along with the first six-monthly compliance report and the manholes of all recharge pits and drainage pits to be marked sequentially with unique identification numbers at site as well.**
- xii. **The entire sewage should be drained to the existing sewer line of WBHIDCO. The approval for connecting the sewer line of the site to the existing main sewer line of WBHIDCO vide letter no 54/HIDCO/CE(EM)/54/08-09 Dated 10.04.2008 and also as per WBHIDCO's letter no. 385/HIDCO/CE(EM)99/08-09 dated 09.01.2009 where it has been stated that WBHIDCO will provide water supply, sewerage and drainage connection for the project.**
- xiii. Water meter with totaliser should be provided at freshwater inlets.
- xiv. **The proposed number of recharge pits is 56 (in addition to existing 3 pits), through which rainwater from rooftop would be used for groundwater recharging after going through cleaning mechanisms like first flush diverter and settling tank. The overflow from recharge pits can flow to the waterbody but not vice versa.**

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate

- fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
 - v. **Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.**
 - vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
 - vii. **PP should ensure proper insulation to prevent heating of the water in overhead water tank and distribution pipe.**

VI. Waste Management

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

VII. Water Body Conservation:-

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

VIII. Green Cover

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- iii. **The proponent should plant 6522 nos. trees as per DFO approved plantation plan. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The project proponent should follow plantation plan approved by DFO, 24 - Parganas (North) Division vide No. 3639/17-T-9 dated 06.01.2026.**
- iv. **The designated tree plantation area in the DFO approved plan should be used exclusively for tree plantation only, not for any other purpose.**
- v. **In case felling of trees is involved in the project, PP should explore the possibility of transplantation of maximum number of trees within the project area. Tree felling will be done when transplantation is not possible.**
- vi. Where the trees need to be cut, compensatory plantation as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules shall be done and maintained with prior permission from the concerned Authority. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the DFO approved plantation plan.
- vii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

IX. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and to be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv. **At least 10% of the total parking capacity to be provided with electrical charging points for e-vehicles.**

v. **Cycle and two-wheeler parking to be included.**

X. Human health issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

XI. Environment Management Plan (EMP)

- i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF& CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.
- ii. The project proponent shall install display board for display of all the environmental parameters including sensor-based air, water and noise quality monitoring stations within their premises.
- iii. **Need based activities for local people is part of the EMP. Need-based activities to be done by the PP is given in Annexure-1. All the works under need based activities shall be done in the State of West Bengal only and will be reflected in six monthly compliance report where pictures of works/items supplied with beneficiaries and accounts of the PP showing expenditures towards these items of works shall also be provided. The need based activities and plantation will have to be implemented within next three years or before starting of operation, whichever is earlier. Photographic evidence (geo-tagged) of the need based activities and relevant bills/vouchers regarding the implementation of need based activities with actual expenses incurred are to be given in 6 monthly compliance report.**
- iv. **The project proponent should obtain land conversion certificate for the entire project from the competent authority before starting construction activity.**
- v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements /deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.
- vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of Senior Executive, who will directly report to the head of the organization.
- vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise

funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.

- viii. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six-Monthly Compliance Report.

XII. Additional conditions imposed by SEAC:

- 1) The DFO-approved tree plantation plan requires compliance with all regulations and reporting in the six-monthly compliance report.
- 2) **The PP's proposal on the EMP's Need Based Activities must be implemented. The matter should be immediately brought to the attention of the Honorable Supreme Court and consent should be obtained for spending the requisite amount. Letters should be sent to the different schools, Panchayats (for the construction of a bus stop, green belt, the acquisition of an ambulance, a water tanker, medical camps and so on), and the local temple authorities. Roof-top rainwater harvesting and artificial recharging should be prioritized within the school premises. All of these activities must be reported in the six-monthly Compliance Report.**
- 3) The PP shall install the following for the two new buildings:
 - a) Solar smart meter for recording generation.
 - b) Ambient air quality monitoring station based on real time data. Anti-smog gun/ mist canon to be provided especially during the construction period.
 - c) Ambient noise quality monitoring station based on real time data.
 - d) Display board for display of all the environmental parameters and beneficiary of the social component of EMP.
 - e) Piezometer with automatic water level meter connected to an electronic display board.
 - f) Charging facility for e-vehicles for at least 10% should be provided.
 - g) Rooftop rainwater harvesting and artificial recharge from the two proposed new buildings as per norm.
 - h) The condensate from air conditioners should be connected to the rainwater harvesting tank.

XIII. Miscellaneous

- i. **Validity of EC is 10 years (for construction). Validity of EC becomes perpetual (operational validity) subject to the start of production operations by the project or activity within validity date for construction. In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the EIA Notification, 2006 and its amendment.**
- ii. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iv. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

- v. **The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.**
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).
- x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.
- xi. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.
- xv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xvii. **The PP shall install the following :-**
 - a) **Solar smart meter for recording generation.**
 - b) **Smart flow water meter with totalizer at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater with provision for water quality monitoring at all such points.**
 - c) **Sensor based water quality management system.**
 - d) **STP with the digital data for inlet / outlet along with discharge quality.**
 - e) **Ambient air quality monitoring station.**
 - f) **Piezometer with automatic water level recorder attached to a display board.**

Environmental Clearance for the proposed expansion of “UNIWORLD CITY” at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.

- g) **Ambient noise quality monitoring station.**
- h) **Display board for display of all the environmental parameters mentioned above along with beneficiary of the social component of EMP.**

xviii. The contact details of the proponent and the name of the consultant are given below –

Name of the Contact person with	Mr. Sameer Bahri, Executive Vice President
Address	"Uniworld City", Horizons, Tower-7, Unit Nos. 001 & 002, Action Area-III, Major Arterial Road, New Town, Rajarhat, Kolkata - 700160, North 24
Email	tarun.bansal@unitechgroup.com
Telephone Number / Mobile Number	33-46038692
Name of the Environmental Consultant	M/s. Envirotech East Pvt. Ltd.



Annexure-1

NEED BASED ACTIVITIES FOR LOCAL PEOPLE FOR THE EXPANSION PROJECT

Sl. No.	Proposed activities	3 Year Planning (in Lakhs)			Total Expenditure (in Lakh)
		1 st Year	2 nd Year	3 rd Year	
1.	Repairing of school building and infrastructure development :				
a.	Kachua High School				
	<ul style="list-style-type: none"> Construction of toilets with running water supply (1 for boys and 1 for girls) (W/C/Toilet(2) each - 4 numbers (@ Rs. 3.0 Lakhs per set of 2 Toilets).	6.0	3.0	3.0	12.0
	<ul style="list-style-type: none"> Repairing of the school building 	10.0	5.0	5.0	20.0
	<ul style="list-style-type: none"> Painting of grills, doors and windows of the school building 	1.0	1.0	1.0	3.0
b.	Langal Benki Pally Mangal High School				
	<ul style="list-style-type: none"> Providing 4 nos. of computers & 2 nos. of Printers 	1.5	1.0	1.0	3.5
	<ul style="list-style-type: none"> Providing sports equipment for the students 	0.5	0.5	0.5	1.5
c.	Polerhat High School				
	<ul style="list-style-type: none"> Development of a library room and providing books for the library 	4.0	1.0	1.0	6.0
	<ul style="list-style-type: none"> Development of a playground for the students 	3.0	2.0	2.0	7.0
	<ul style="list-style-type: none"> Providing sports equipment for the students 	0.5	0.5	0.5	1.5
d.	Kanthalia High School				
	<ul style="list-style-type: none"> Providing 4 nos. of computers & 2 nos. of Printers 	1.5	1.0	1.0	3.5
	<ul style="list-style-type: none"> Providing books for the library 	0.5	0.5	0.5	1.5
e.	Krolberia Free Primary School				
	<ul style="list-style-type: none"> Construction of toilets with running water supply (1 for boys and 1 for girls) (W/C/Toilet(2) each - 3 numbers (@ Rs. 3.0 Lakhs per set of 2 Toilets).	3.0	3.0	3.0	9.0
	<ul style="list-style-type: none"> Repairing of the school building 	5.0	5.0	5.0	15.0
	<ul style="list-style-type: none"> Painting of grills, doors and windows of the school building 	1.0	1.0	1.0	3.0
2.	Providing support to hospital				

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Sl. No.	Proposed activities	3 Year Planning (in Lakhs)			Total Expenditure (in Lakh)
		1 st Year	2 nd Year	3 rd Year	
	<ul style="list-style-type: none"> Providing some infrastructural support to Jirangacha Rural Hospital by constructing a shed as waiting area for patient party. 	5.0	-	-	5.0
	<ul style="list-style-type: none"> Carrying out some repairing and painting work as per requirement. 	6.0	6.0	6.0	18.0
	<ul style="list-style-type: none"> Providing medical equipment as per requirement and in consultation with the hospital authorities 	100.0	-	-	100.0
3.	Development of bus stand				
	<ul style="list-style-type: none"> Construction of bus stand with shed and seats for the passengers on Bhojerhat Road near Wari Grain Market. 	2.0	-	-	2.0
	<ul style="list-style-type: none"> Construction of bus stand with shed and seats for the passengers on Bhojerhat Road near Paikan Junior High School. 	2.0	-	-	2.0
4.	Providing support to local temple				
	<ul style="list-style-type: none"> Development of boundary wall and creating other supporting infrastructure of Brahmanchak Radha Krishna Temple 	2.0	2.0	1.0	5.0
5.	Development of green belt				
	<ul style="list-style-type: none"> Organizing tree plantation programme in the nearby areas by distributing saplings to local school students in consultation with local civic bodies. 	0.5	0.5	0.5	1.5
6.	Procurement of ambulances with all modern amenities for the locals	20.0	20.0	-	40.0
7.	Supply of potable water				
	<ul style="list-style-type: none"> Procuring 2 tankers for supplying potable water in the surrounding areas during the summer seasons 	15.0	15.0	-	30.0
8.	Organizing medical camps for general checkup for local people suffering from different ailments.	5.0	5.0	5.0	15.0
9.	Providing admission fees, regular fees, books, study material & equipment for a certain period to the poor and meritorious, preferably girl students	8.0	8.0	8.0	24.0
Total					329.0

The need based activities and plantation will have to be implemented within next three years or before starting of operation, whichever is earlier. Photographic evidence (geo-tagged) of the need based activities and relevant bills/vouchers regarding the implementation of need based activities with actual expenses incurred are to be given in 6 monthly compliance report.