

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Director

MESASO INFRASTRUCTURE PVT. LTD.

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

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/SK/MIS/244081/2021 dated 10-Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B038SK115854 |
| 2. File No. | 214/E &SC |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Development of "WEST POINT" - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim |
| 7. Name of Company/Organization | MESASO INFRASTRUCTURE PVT. LTD. |
| 8. Location of Project | Sikkim |
| 9. TOR Date | N/A |

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

Date: 25/02/2022

(e-signed)
N.W Tamang(IFS)
Member Secretary
SEIAA - (Sikkim)

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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ENVIS CELL, FEWMD

Received No. 836

Date: 01/03/2022



GOVERNMENT OF SIKKIM
OFFICE OF THE CHIEF CONSERVATOR OF FOREST (T/HQ)
DEPARTMENT OF FOREST & ENVIRONMENT
DEORALI, GANGTOK-737102
EAST SIKKIM.

Memo no: FEWMD/SEIAA

Date: 25/2/22

To,

M/S MESASO INFRASTRUCTURE PVT. LTD
3rd Floor Vega Circle Mall, 3rd Miles,
Sevok Road, Siliguri
West Bengal- 734001

Subject: Proposed Development of "WEST Point"- Integrated Commercial cum MLCP Complex at Od West Point School Area, Near M.G Marg, Gangtok, East Sikkim taken by MESASO INFRASTRUCTURE PVT. LTD.- Environmental Clearance- Regarding.

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

Sir,

This has reference to your application dated 10th December, 2021 on above project. The above referred proposal was considered by the State Environment Assessment Authority (SEIAA) for prior Environmental Clearance for construction of Building Projects on 22.02.2022. The project envisages construction of 11-storeys building covering build up area of 28806.37 Sqm for Development of "WEST POINT"- Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G Marg, Gangtok, East Sikkim. No Forest land is involved.

The committee members after thorough interaction and deliberation in each points, observation of Minutes of Meeting (MoMs) drawn on dated 17.02.2022 by SEAC and further confirmed by SEIAA on 22.02.2022 on their reply with clarification and justification given by the project proponent, the following terms and condition has been laid down to comply during the construction phase & post implementation stages by project proponent.

- 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. Structural Engineers from GMC also have to be included in the project.
- iii. 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 storeys 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.
- xxxvi. The condition laid down by the GMC as mentioned in DPR should strictly adhere to by the Project Proponent.
- xxxvii. The User Agency needs to quantify muck generated during construction and proper estimation must be spell out to avoid future problem in the vicinity of Project site due to pilling of muck.
- xxxviii. The Project Proponent should calculate total quantity of rain water discharge during the construction period and shall accordingly prepare water harvesting plant.
- xxxix. Green Cover Plan needs to be covered 50% 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).
- xl. The cost of maintenance should be provided including cost of creation of garden, beautification, quality planting materials of ornamentals and other evergreen shrubs and herbs till the expiry of the agreement with the State Government.
- xli. The Multi- Disciplinary Committee comprising of members from Forest and Environment Department, State Pollution Control Board (SPCB), UDHD Department, Smart city, Mines & Geology, NGOs (Non- Government Organization), Power Department, Health Department, Fire & Emergency Services, PHE (Water Supply) and PHE (Sewage) which will do quarterly field monitoring and submit report.
- xlii. Quarterly inspect project site and submit report accordingly. If committee feels need to visit of the project site besides stipulated dates, may visit the site to ensure proper execution of the Project and follow of all the guidelines and condition laid down by various agencies (Government and Non-Government).
- xliii. Half-yearly progress report for implementation of different work components under the project should furnished to SEIAA and State Forest Department by projectproponent.
- xliv. In case of change in the scope of the project would require to obtain fresh appraisal.
- xlvi. The SEIAA reserves the right to add additional safeguard measures subsequently, if found necessary.

Non- Compliance of above terms and conditions by the Project Proponent shall attracts revocation of Environmental Clearance.


This clearance is valid for a period of five years from the date of issue for commencement of construction work. The project proponent should submit this environmental Clearance copies to the following.



1. District Collector, East.
2. DFO (Territorial) and Environment and Soil Conservation, East.
3. Local Panchayat / Councillor
4. Local NGOs
5. And other stake holder of the locality for information and about Environment Clearance. The copy of this Clearance will also be available in the ENVIS website www.sikenvis.nic.in of the Department of Forest, Environment and Wildlife Management.

Thanking you.

Yours faithfully



N. W. Tamang, IFS
CCF-cum Member Secretary (SEIAA)
Forest, Env. & Wildlife management Department.

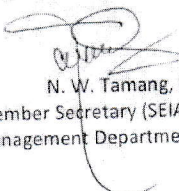


Memo no: 78 /CCF/(T/HQ)/ FEWMD

Date: 28/02/22

Copy for favour of kind information:

1. Principal Secretary to HCM.
2. Chief Secretary, Government of Sikkim
3. Pr. Secretary-cum, PCCF. FEWMD
4. Chairperson (SPCB)
5. Member Secretary (SEAC)
6. Sr. program Officer (Envis) : For uploading in the website.


N. W. Tamang, IFS

CCF-cum Member Secretary (SEIAA)
Forest, Env. & Wildlife management Department.

Signature Not Verified

Digitally signed by N.W
Tamang(IFS)

Member Secretary

Date: 2/25/2022 4:38:03 PM