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WEST BENGAL POLLUTION CONTROL BOARD

(Department of Environment, Government of West Bengal)

Paribesh Bhawan, 10A, Block – LA, Sector III, Bidhannagar

Kolkata – 700 106, Ph. No.: 2202-3097/3096

Website: www.wbpcb.gov.in, Email: net.wbpcb-wb@bangla.gov.in

Memo No.

-2N-22/2012(E)

Date: /11/2025

DIRECTION

WHEREAS, M/s. Sugam Diamond Abason LLP (Project Name – Morya) [hereinafter referred to as the unit] located at **88A, B.L. Saha Road, KMC Ward No.-116, Borough-XII, P.S.-Behala, Kolkata-700053** is a residential complex. The unit had obtained Environmental Clearance (EC) from State Environment Impact Assessment Authority (SEIAA), West Bengal on 12/10/2018 and Consent to Establish from the State Board on 04/01/2019. Subsequently the unit has obtained Environmental Clearance from SEIAA, West Bengal on 31.07.2024 and Consent to Establish from the State Board on 10/09/2024. The unit has now applied for Consent to Operate from the State Board for one block having two towers of B1 and B2 and another block having two towers of A3 and A4 including club facilities having G+2 storied in the combined part of towers A3 and A4 of this project.

AND WHEREAS, the unit was inspected by the **West Bengal Pollution Control Board** (hereinafter referred to as the State Board) official on 13/06/2025. The inspecting official made the following observations:-

- During inspection it was observed that at present the project is comprising of two blocks having four towers A3 (G+19 storied), A4 (G+19 storied), B1 (B+G+17 storied), B2 (B+G+17 storied) with a club house (G+2 storied) combined with towers A3 and A4 which are totally completed. It was also observed that the construction for expansion part is going on full swing at project site.
- A natural water body exists at the site which is kept undisturbed. On enquiry, the representative of the unit informed that the natural water body exists at the site will be used as rainwater harvesting pond.
- A Moving Bed Biofilm Reactor (MBBR) technology based STP of capacity 300 KLD has been installed at the common Basement of the towers B1 and B2.
- Solar Panel array was observed at the rooftop of the towers.
- Car parking space has been provided at the basement the towers B1 and B2. Mechanical ventilation systems were also observed at the base of the towers. During inspection Electric Vehicle (EV) charging systems were observed at the car parking space within the towers.
- Ground water recharging pits were observed at the project premises. However, the conditions of the recharging pits are very poor.
- An Organic Waste Composter (OWC) plant was observed at the designated space for exclusive tree plantation. It was observed that an internal roadway has been created on the designated space provided for exclusive tree plantation as per sanctioned building plan, completion plan & DFO approved plantation plan. A DG set of capacity 450 KVA provided with a stack was also observed at the project premises.
- During inspection greenery were observed within the project site. It was also observed that the existing trees are kept intact. Rooftop garden was observed at the top floor of the towers.
- On enquiry, the representative of the unit informed that the unit has obtained Completion Certificate from the Kolkata Municipal Corporation on 01.10.2024 for the Towers A3 (G+19 storied), A4 (G+19 storied), B1 (B+G+17 storied) & B2 (B+G+17 storied) with a club house (G+2 storied) combined with towers A3 and A4 with total built up area 38180.189 sq.m. having total 212 nos. of flat.
- A show cause notice was issued by the State Board vide Memo no. 797-2N-22/2012(E) dated 26.06.2025 in regard to the above mentioned violations. The PP has submitted a reply to the said notice on 12.09.2025.

AND WHEREAS, the project proponent was called for a hearing on 16/09/2025 at the Head office of the Board. The representatives on behalf of the unit appeared in the hearing and submitted that creation of a pathway is done on the designated space earmarked for tree plantation as per the sanctioned plan on a temporary basis for the convenience and safety of the residents of the Phase-I project. They assured that the permanent pathway and the implementation of tree plantation on the designated space will be completed as

per sanctioned building plan before submission of final CTO application for Phase-I & Phase-II project. They also submitted that the organic waste treatment plant has been shifted temporarily and it will be relocated back to its approved designated location. They informed that an online monitoring system has been installed within project premise for public display of environmental parameters including sensor based air and noise quality monitoring facility. They stated that after festive occasions they would deploy a water tanker for watering on the adjacent roads for suppression of road dust.

NOW THEREFORE, considering the above, **M/s. Sugam Diamond Abason LLP (Project Name – Morya)** located at 88A, B.L. Saha Road, KMC Ward No.-116, Borough-XII, P.S.-Behala, Kolkata-700053 is hereby directed as follows:-

1. **That**, the project proponent shall comply with the conditions of Environmental Clearance and Consent to Establish and submit action taken report within 15 (fifteen) days from hereof.
2. **That**, the project proponent shall relocate Organic Waste Composter plant to its specified space as per approved sanctioned building plan. Segregation of municipal solid waste should be done at the specified space with the help of garbage bins as per the prevailing norms.
3. **That**, the project proponent shall take appropriate measures to control noise and air pollution due to the ongoing construction and also to comply with the conditions of Environmental Clearance, Consent to Establish.
4. **That**, the project proponent shall always make functional the display board for display of all the environmental parameter including sensor based air, water and noise quality monitoring stations.
5. **That**, the project proponent shall develop green belt on the designated space as per sanctioned building plan and DFO approved plantation plan.
6. **That**, the project proponent shall submit detailed documentary evidence to the State Board under CER programme.

The Chief Engineer, EIM Cell of the State Board is requested to oversee the compliance of Board's direction.

This direction is issued in exercise of the powers conferred under the provision of Section 33A of Water (Prevention & Control of Pollution) Act, 1974, Section 31A of Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and Rules made thereunder after being approved by the Competent Authority.

By Order,

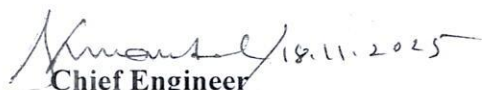
Sd/-
Chief Engineer
(Operation & Execution)
West Bengal Pollution Control Board

Memo No. 11278 (6)-2N-22/2012(E)

Date: 18/11/2025

Copy forwarded for information and necessary action to:-

1. M/s. Sugam Diamond Abason LLP (Project Name – Morya), 88A, B.L. Saha Road, KMC Ward No.-116, Borough-XII, P.S.-Behala, Kolkata-700053
2. The Chief Engineer, Planning & EIM Cell, WBPCB
3. The Senior Law Officer, WBPCB
4. T.A. to the Member Secretary, WBPCB
5. P.A. to the Chairman, WBPCB
- ✓ 6. Technical Cell, WBPCB for updating the website
7. Environment Officer- Communication, WBPCB – for circulation through float file
8. Guard file of O & E Cell


Chief Engineer
(Operation & Execution)
West Bengal Pollution Control Board