

o/c

AmbujaNeotia

Memo No. ANHVL/ SAGAR KUTIR / CRZ-CR/ 25-26

Date: 30.11.2025

To

**The Member Secretary/ Chief Environment Officer
West Bengal State Coastal Zone Management Authority (WBSCZMA)
Department of Environment, Govt. of West Bengal
DD-24, Sector-I, Salt Lake City, Kolkata - 700 064**

Subject: Submission of Six-monthly compliance report for "SAGAR KUTIR- A Resort and Spa" at JL No. 77, Mouza – Duttapur, P.O & P.S – Digha, District -Purba Medinipur, West Bengal – 743248 by Ambuja Neotia Hotel Ventures Limited (erstwhile GGL Hotel and Resort Company Limited) for the period of April 2025 to September 2025.

Ref: CRZ clearance vide File no. 11-11/2015-IA-III dt 11.08.2015

Dear Sir,

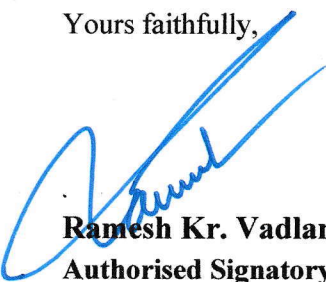
We are pleased to submit the six-monthly compliance report to you of our above mentioned project "SAGAR KUTIR- A Resort and SPA", at JL No. 77, Mouza –Duttapur, P.O & P.S – Digha, , District -Purba Medinipur, West Bengal - 743248

Environmental Monitoring has been conducted for Q1 of 2025-2026 and furnished along with this compliance report.

The compliance report has been prepared against the conditioned mentioned in the CRZ clearance no. F.No.11-11/2015-IA-III issued on 11/08/2015 for the period of October 2024 to March 2025.

This is for your kind information and record in this regard.

Yours faithfully,


Ramesh Kr. Vadlamani

Authorised Signatory

Ambuja Neotia Hotel Ventures Limited

(earlier GGL Hotel and Resort Company Ltd)

Corporate Office: ECOSPACE BUSINESS PARK, Block 4B,

6th Floor, Action Area II, Newtown, Pin: 700160


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CONTENTS NOT VERIFIED
Institute of Environmental Studies
and Wetland Management
DD-24, Sector-I, Salt Lake
Kolkata-700 064

AMBUJA NEOTIA HOTEL VENTURES LIMITED

(Formerly Known As GGL Hotel & Resort Company Limited)

Regd. Office: Ecospace Business Park | Block-4B | 6th Floor | Premises No.-IIF/11| Action Area-III| New Town | Kolkata - 700160

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CIN: U55101WB1988PLC044475

Six-monthly Compliance Report
of
Sagar Kutir
Hotel & Resort with Spa, Health Club & Gym
by
Ambuja Neotia Hotel Ventures Limited
(erstwhile GGL Hotel and Resort Company ltd)



Period

April 2025 to September 2025

Project Site

JL No -77, Mouza: Duttapur, GP: Padima-I, PS & PO: Digha,
District: Purba Midnapore, West Bengal- 721428

Registered office

VISHWAKARMA,, 86C, TOPSIA ROAD (SOUTH),, KOLKATA, West Bengal,
India, 700046

Salient features of the proposed project:

Project Name	'SAGAR KUTIR - Hotel & Resort with Spa, Health Club & Gym'
Developed by	M/s Ambuja Neotia Hotel Ventures Limited (earlier GGL Hotel and Resort Company Ltd)
Project Address	Plot No - 164 (P), 165, 166 (P), 171(P), 210, 211, 212, 213, 214(P), 215, 216(P), 220 (P), 223 (P), 243 (P), 249 (P), 250 (P), 251 (P), 253, 254 (P), 255 (P), 261 (P), 262 (P), 265 (P), 176 / 330 (P), JL No -77, Mouza: Duttapur, PS & PO: Digha, District: Purba Midnapore, West Bengal- 721428
CRZ Clearance No.	F.No.11-11/2015-IA-III dt 11.08.2015
Consent to Establish (NOC) No.	No 126307 vide Memo No. 1303-4041/WPB(HRO)-NOC/14, dt 04/03/2015. Valid till 31/10/2018
Renewed NOC	Vide Memo No. 89-4041/WPB(HRO)- NOC/14 dt 31/10/2018. Valid till 31/08/2022 Vide CTE No.: WBPCB/6400237/2025 dated 03/04/2025. Valid till 31/03/2032
Land area	3.5 acres
Land allotted by	Digha Sankarpur Development Authority
Built up area	4250 sqm
Building description	30 typical rooms and one suite. The resort consists of restaurant, banquet, spa, gym, swimming pool, recreation area, conference rooms and other facilities.
Total water requirement	98 KLD
Fresh water requirement	62 KLD (DSDA supply)
Domestic Water requirement	56 KLD
Wastewater generation	50 KLD
Wastewater recycled	35 KLD
Wastewater discharge	15 KLD
Solid waste generation	189.6 kg/day
Organic solid waste generation	76 kg/day (to be treated in OWC)
Inorganic solid waste generation	114 kg/day (to be disposed off through municipality agency)
Total power requirement	504 kW supplied by WBSEDCL
Backup power	DG sets (2 x 160 KVA)

A BRIEF DESCRIPTION OF THE PROJECT AS PER CRZ CLEARANCE

Location Details as per CRZ Clearance:

As per the proposal a proposed resort, 'Sagar Kutir' on Plot No. 164 (Part), 165 (full), 166 (part), 171 (part), 210 (full), 211 (full), 212 (full), 213 (full), 214 (part), 215 (part), 216 (part), 220 (part), 223 (part), 243 (part), 249 (part), 250 (part), 251 (part), 253 (full), 254 (part), 255 (part), 261 (part), 262 (part), 265 (part), 176/330 (part), Mouza Duttapur, J.L. - 77, under Digha Sankarpur Development Authority, P.O. 86 P.S. - Digha, Dist. - Purga Medinipur (West Bengal) by M/s GGL Hotel and Resort Company Limited. The coordinates of the project site are as follows :

Land and Design Related Details:

The land has been allotted by Digha Sankarpur Development Authority (DSDA) and does not fall within the hazard zone. The site is completely vacant land. Only one bamboo bush exists within site. No structure exists within the site. Thus, no scope of clearing of buildings is there.

The project site falls under CRZ-III as per the approved Coastal Zone Management Plan of West Bengal. The site is located between the 200m to 500m area from HTL. The CRZ map has been prepared and duly authenticated by Institute of Remote Sensing, Anna University Chennai. The distance from CRZ-I area is 220.480 meter. The West Bengal Coastal Zone Management Authority (WB CZMA) has recommended the project vide letter No: 3318/EN/T-II-4/008/2014 dated 31.12.2014.

The resort has been proposed in 3.5 acres of land. The total built up area is 4250 sqm which is 30% of the total site area. Most of the built-up area of the resort is ground structured with only 150 sqm on the first floor in the public area.

The resort have 30 typical rooms and one suite. The resort consists of restaurant, banquet, spa, gym, swimming pool, recreation area, conference rooms and other facilities.

The permissible ground coverage is 50% of the plot area 7,082.00 sqm, Permissible F.A.R. is 0.33, permissible built up area is 4674 sqm. Proposed ground coverage of 33% of the plot area i.e. 4,534.00 sqm. Proposed F.A.R. is 0.30. Total height of the buildings will be 8.25m from G L (G+ 1 storied), No. of Resort Unit is 5 (30 Rooms).

Parking facility for 30 will be provided. Open car parking (semi-paved surface) is 818 sq.m (5.7% of Land Area).



Figure 1: Geo-satellite image of Sagar Kutir project (yellow polygon).

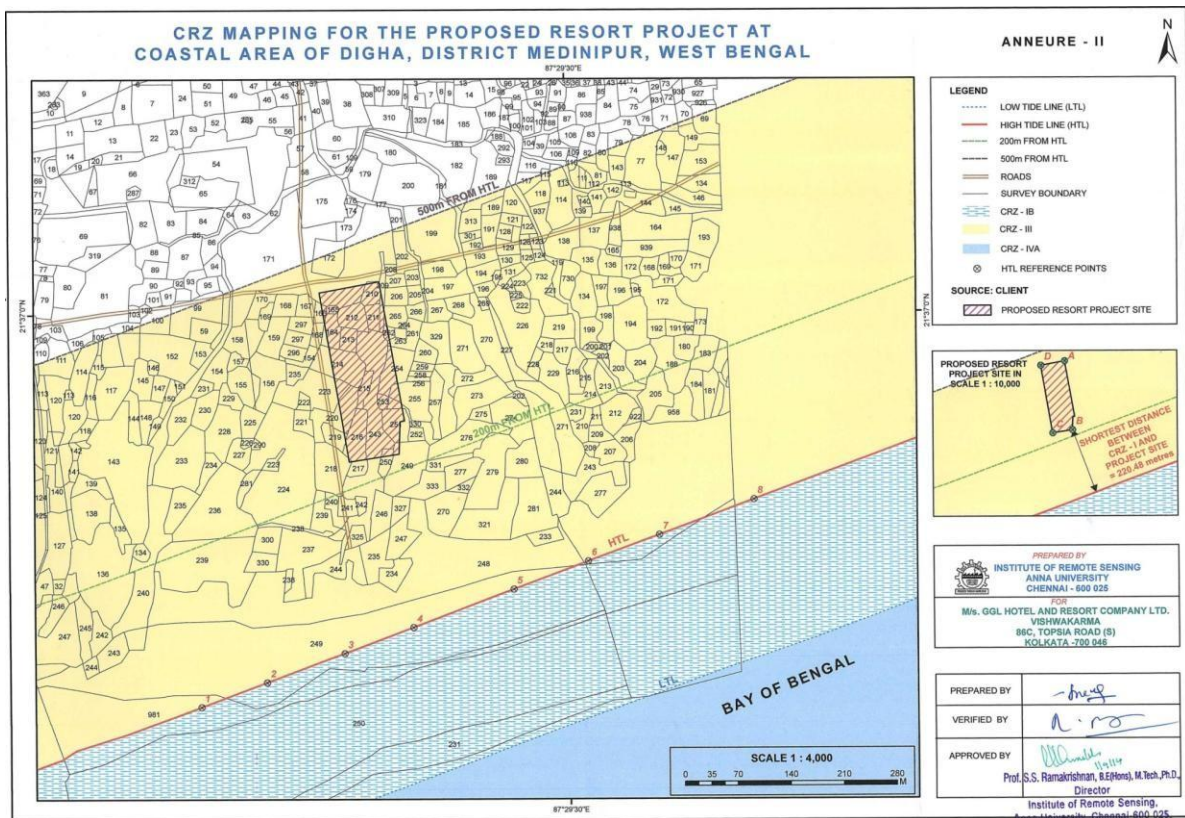


Figure 2: CRZ mapping of proposed Sagar Kutir project prepared by IRS, Anna University, Chennai. HTL, LTL and different CRZ areas are also shown in the map.

A. SPECIFIC CONDITIONS	
Conditions	Status of Implementation
(i) The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work.	All the necessary clearances are in place.
(ii) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.	'Consent to Establish' has already been obtained from WB Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974. with Consent to Establish (NOC) No. - NO126307 and Vide Memo No is 1303-4041/WPB(HRO)-NOC/14 issued on 04/03/2015, valid till 31/10/2018. NOC validity has been extended up to 31.08.2022. Revised CTE obtained vide CTE No.: WBPCB/6400237/2025 dated 03/04/2025. Valid till 31/03/2032
(iii) All construction shall be beyond 200 m from High Tide Line (HTL) of Sea and 100m from HTL of Creek.	All construction has been taken place beyond 200 m from High Tide Line (HTL) of Sea. The property line is present 220.480 m from CRZ-I area.
(iv) Approval of the State or Union territory Tourism Department shall be obtained.	This project has been allotted by the Govt. of West Bengal for developing resort & SPA in connection with the Tourism Department. This land has been allotted by the Govt. of West Bengal to the proponent for this reason only.
(v) The project proponent shall not undertake any construction within 200 m in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line	The project site fall at ~300 m from the HTL. Hence it is beyond 200 m HTL.
(vi) There shall be no ground water drawl in No Development Zone of CRZ area. Between 200-500 m from HTL, the water can be tapped with the approval of the State Ground Water Authority.	The Project Proponent has obtained confirmation from Public Health Engineering Department (PHED), GoWB regarding the unavailability of a piped water supply to the project site. To fulfill the daily freshwater demand, the Project Proponent has obtained NOC from the State Water Investigation Directorate (SWID), Government of West Bengal, for borewell permission. The proposed borewells are located within the project premises and is positioned more than 200 meters away from the High Tide Line (HTL), ensuring compliance with regulatory requirements.

	  (Scan QR Code with QR Reader) Government of West Bengal Department of Water Resources Investigation and Development (WRIDD) State Water Investigation Directorate (SWID) Form 4A [See rules 9(3) and 10(5)] PERMIT FOR SINKING OF NEW WELL (ABSTRACTION OF GROUND WATER FOR INDUSTRIAL/ INFRASTRUCTURAL/COMMERCIAL USE) [U/S 7(3)(b)(7)(4)(b)(7)(5)(a) of the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.] PERMIT NO. : P151339077002160000002TSE   (Scan QR Code with QR Reader) Government of West Bengal Department of Water Resources Investigation and Development (WRIDD) State Water Investigation Directorate (SWID) Form 4A [See rules 9(3) and 10(5)] PERMIT FOR SINKING OF NEW WELL (ABSTRACTION OF GROUND WATER FOR INDUSTRIAL/ INFRASTRUCTURAL/COMMERCIAL USE) [U/S 7(3)(b)(7)(4)(b)(7)(5)(a) of the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.] PERMIT NO. : P151339077002430000003TSE
(vii) Necessary arrangements for treatment of effluents and solid wastes to be made to ensure zero liquid discharge, and no untreated effluent and solid wastes are discharged into the water or on to the beach.	STP has already been considered for this project during the operation phase. Part of the treated wastewater will be reused whether remaining amount will be discharged to the local drain. Organic part of solid waste to be treated in OWC and will be used as manure whether inorganic part
	will be disposed off through municipality.
(viii) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986.	Sewage Treatment Plant will be installed after construction as per design requirement. The generated solid waste will be collected from point source segregation manner. Organic part of solid waste to be treated in OWC and will be used as manure whether inorganic part will be disposed off through municipality. Ambient noise levels, Ambient air have been checked as per standards both during day and night by the NABL accredited and WBPCB recognized laboratory in regular intervals. Treated effluent, Emissions will be checked as per requirement by the NABL accredited and WBPCB recognized laboratory in regular intervals.
(ix) The total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetation cover.	Will be complied off.

(x) The overall height of construction up to the highest ridge of the roof, shall not exceed 9 m and the construction shall not be more than two floors (ground floor plus one upper floor).	As per the sanctioned building plan max height of the building is 9 meter.
(xi) Live fencing and barbed wire fencing with vegetative cover may be provided around private properties subject to the condition that such fencing shall in no way hamper public access to the beach; to allow public access to the beach, at least a gap of 20 m width shall be provided if the width of the plot is more than 500 m.	Live fencing with vegetative cover will be provided when it will be required. It will be constructed as per said conditions. The project site is not coming on the way to access the sea beach.
(xii) There shall be no extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool; no flattening of sand dunes shall be carried out.	There will not any extraction of sand from sand dunes. Leveling or digging of sandy stretches except for structural foundation of building, swimming pool will be occurred. No flattening of sand dunes will be carried out. Excavation of foundation and earthwork will be required for the execution of the proposed development. However, entire volume of excavated earth is expected to be reused for site development activities.
(xiii) The construction shall be consistent with the surrounding landscape and local architectural style.	The construction will be consistent with the surrounding landscape and local architectural style as per approved design .The landscaping and plantation programme will guide about the exotic as well as native species to be planted within the project site.
(xiv) Installation and operation of DG set if any shall comply with the guidelines of CPCB. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken, if required.	Power back-up will be providing by two numbers of 160 KVA D.G (now change to 1x 500 kVA).
(xv) There shall be no man-made beach development.	The beach will remain natural.
(xvi) All the conditions/recommendations stipulated by the West Bengal Coastal Zone Management Authority (WB CZMA) vide letter No: 33113/EN/T-II-4/008/2014 dated 31.12.2014, shall be strictly complied with.	All the conditions/recommendations stipulated by the West Bengal Coastal Zone Management Authority (WB CZMA) will be strictly complied.
(xvii) Energy saving measures shall be put in place to bring saving of 20%. Project Proponent (PP) may explore providing solar panel on sloped roofs, use solar energy for heaters; cooking etc. This shall be monitored by the designated Energy Conservation/ Efficiency Authority in the State.	Energy efficient lighting systems e.g. High-Pressure Sodium Vapour (HPSV) Lamps, LED etc. will be used. Street lightings to be fitted with HPSV lamps. Passive solar cooling will be incorporated in building design for ensuring natural ventilation and daylighting. Double glazing to be implemented to reduce solar heat gain.
(xviii) There shall no dredging and reclamation. No off structure shall be constructed.	No reclamation work is required.

(xix) Suitable drainage and waste management measures shall be adopted during construction, which will prevent stagnation of water or accumulation of waste.	During construction, sewage will be treated and disposed through temporarily built septic tanks. During operation, wastewater of around 56 kLD will be treated in S.T.P. within the premises and treated effluent will be mostly reused for toilet flushing, landscaping and site maintenance. Surplus wastewater will be discharged into municipal sewerage network leading to proposed City level Sewage Treatment Plant, located in nearby area.
(xx) No worker shed should be located within CRZ Area.	No worker hutment will be made within the CRZ area.
(xxi) Rainwater-harvesting system shall be provided at the project site to recharge the roof top water to ground water aquifers.	Surface storage and Ground water recharge pit will be developed for sub-surface recharge as per West Bengal Ground Water resources (Management, control and Regulation) Act, 2005.
(xxii) Rain water harvesting for roof run- off and surface run- off, according to plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table. Metering of fresh water, rainwater harvesting and water recycling shall be maintained and submitted to the Competent Ground Water Authority to evaluate water balance.	Rainwater harvesting scheme has been proposed as per the SEAC guideline. Roof-top rainwater will be collected in the rainwater harvesting tanks. Ground water recharge pit will be constructed for surface storage and sub-surface recharge as per West Bengal Ground Water resources (Management, control and Regulation) Act, 2005.
(xxiii) There shall be no disposal of waste into the coastal area. All the solid waste shall be handled as per the Solid waste Management Rules, amended as on dated under the Environment (Protection) Act, 1986.	The disposal of waste into the coastal area will not be done as per stipulated condition.
(xxiv) No construction works other than those permitted in Coastal Regulation Zone Notification, 2011 shall be carried out in Coastal Regulation Zone area.	All the solid waste shall be handled as per the Solid waste Management Rules, amended as on dated under the Environment (Protection) Act, 1986.
(xxv) Construction activity shall be carried out strictly as per the provisions of CRZ Notification, 2011. No construction work other than those permitted in Coastal Regulation Zone Notification shall be carried out in Coastal Regulation Zone area.	Non permitted construction work/s will not be carried out in Coastal Regulation Zone area.
(xxvi) The project proponent shall set up separate environmental management cell for effective implementation of the stipulated environmental safeguards under the supervision of a Senior Executive.	Non permitted construction work/s will not be carried out in Coastal Regulation Zone area.
	The specially appointed separate environmental management cell will be monitored in regular basis to comply the stipulated conditions and for environmental safeguards.

B. GENERAL CONDITIONS	
(i) Adequate provision for infrastructure facilities including water supply fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.	Adequate mitigative measures to control dust emissions, noise and vibrations from construction activities will be taken. Adequate water sprinkler arrangement will be available for the dust minimization during construction . Erosion and sediment control measures will be adopted and implemented at the time of construction of the project site. Vehicles and construction machineries will be taken care off specially in terms of their PUCC. An adequate measure will be adopted to avoid wastage of water. During Construction, water will be being reused wherever possible at different purpose of construction. A dust protective screen will be provided throughout the boundary of the project. Adequate water sprinkling will be available for dust minimization. Proper sanitation facilities with separate septic tank will be available during construction at the site. The separate septic tank will be developed for workers and for site office also.
(ii) Full support shall be extended to the officers of this Ministry/ Regional Office at Bhubaneswar by the project proponent during inspection of the project for monitoring purposes by furnishing full details and action plan including action taken reports in respect of mitigation measures and other environmental protection activities.	No Inspection has been done by the officers of this Ministry/ Regional Office at Bhubaneswar yet. However, full support will be provided if any inspection occurred.
(iii) A six-Monthly monitoring report shall need to be submitted by the project proponents to the Regional Office of this Ministry at Bhubaneswar regarding the implementation of the stipulated conditions.	The six-monthly monitoring report has been submitted periodically.
(iv) Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.	All compliance / stipulated condition will be obeyed which has already been set by Ministry of Environment, Forest & Climate Change or any other competent authority.
(v) The Ministry reserves the right to revoke this clearance if any of the conditions stipulated are not complied with the satisfaction of the Ministry.	Noted.
(vi) In the event of a change in project profile or change in the implementation agency, a fresh reference shall be made to the Ministry of Environment, Forest & Climate Change.	There is a change in the in the project profile till date. Application will be made shortly in the designated PARIVESH portal.

(vii) The project proponents shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities and the date of start of land development work.	Will be complied off.
(viii) A copy of the clearance letter shall be marked to concerned Panchayat/local NGO, if any, from whom any suggestion/representation has been made received while processing the proposal.	A copy of CRZ clearance has already been available on Local Municipality.
(ix) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The CRZ Clearance letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/Tehsildar's office for 30 days.	Complied with.
(x) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.	A clear budget has been earmarked in the project. This budgeted amount will only be utilized for environmental management plan.
5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification 1994, including the amendments and rules made thereafter.	--
6. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.	All the necessary statutory clearances have been obtained from the respective competent authorities.

7. The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at http://www.envfor.nic.in . The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhubaneswar.	Public notice has been published in two local newspaper one in Bengali and other in English language to inform that the project has been accorded CRZ Clearance. The copies of the same has been attached in this report.
8. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.	--
9. Any appeal against this clearance 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.	Not Applicable.
10. Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.	Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded in project proponent's official website after starting construction and it will periodically be updated.
11. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	A copy of CRZ clearance has already been available at Municipality. Based on the CRZ clearance sanctioned copy of the building plan has been handed over to the proponent.
12. The proponent shall upload the status of compliance of the stipulated Clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF & CC, the respective Zonal Office of CPCB and the SPCB.	The stipulated Clearance conditions as like Six monthly compliance report has been submitted to the official website after sending a copy to Regional Office of MoEF and the respective Zonal Office West Bengal Pollution Control Board

13. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of Clearance conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.	Will be complied off.
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Copy of CRZ Clearance:R
18/8/2015**F.No.11-11/2015-IA-III**

Government of India

Ministry of Environment, Forest & Climate Change
(IA.III Section)Indira Paryavaran Bhawan,
Jor Bag Road,
New Delhi - 3Dated: 11th August, 2015**To**The Senior Manager (Environment),
M/s GGL Hotel and Resort Company Limited,
Vishwakarma, 86 C Topsia Road (S),
Kolkata - 46**Sub: 'Sagar Kutir - A Resort & SPA' at Mouza -Duttapur, District Purba Medinipur (West Bengal) by M/s GGL Hotel and Resort Company Ltd - CRZ Clearance - Reg.**

Sir,

This has reference to your proposal forwarded by Director (Environment) & Member Secretary, West Bengal Coastal Zone Management Authority (WB CZMA), West Bengal vide letter No: 3318/EN/T-II-4/008/2014 dated 31.12.2014, to this Ministry for grant of CRZ Clearance in term of the provisions of the Coastal Regulation Zone (CRZ), Notification, 2011 under the Environment (Protection), Act, 1986.

2. The proposal for **'Sagar Kutir - A Resort & SPA' at Mouza -Duttapur, District Purba Medinipur (West Bengal) by M/s GGL Hotel and Resort Company Ltd**, was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 148th meeting held on 19th - 21st May, 2015.

3. The details of the project, as per the documents submitted by the project proponents (PP), and also as informed during the above said EAC meeting, are reported to be as under:-

(i) The proposal involves construction of a resort, SPA & health club 'Sagar Kutir' on Plot No. 164 (Part), 165 (full), 166 (part), 171 (part), 210 (full), 211 (full), 212 (full), 213 (full), 214 (part), 215 (part), 216 (part), 220 (part), 223 (part), 243 (part), 249 (part), 250 (part), 251 (part), 253 (full), 254 (part), 255 (part), 261 (part), 262 (part), 265 (part), 176/330 (part), Mouza - Duttapur, J.L. - 77, under Digha Sankarpur Development Authority, P.O. & P.S. - Digha, Dist. - Purga Medinipur (West Bengal) by M/s GGL Hotel and Resort Company Limited.

(ii) The coordinates of the project site will be as under:

Point	Latitude	Longitude
A	21° 37'1.383"N	87 ° 29'21.363"E
B	21° 36'53.963"N	87 °29'22.216"E
C	21° 36'53.642"N	87 °29'22.916"E
D	21° 36'53.963"N	87 °29'22.607"E

skd

- (iii) The resort has been proposed in 3.5 acres of land. The total built up area is 4250 sqm which is 30% of the total site area. Most of the built-up area of the resort is ground structured with only 150 sqm on the first floor in the public area.
- (iv) The resort will have 30 typical rooms and one suite. The resort consists of restaurant, banquet, spa, gym, swimming pool, recreation area, conference rooms and other facilities.
- (v) The permissible ground coverage is 50% of the plot area is 7,082.00 sqm, Permissible F.A.R. is 0.33, permissible built up area is 4,674 sqm. Proposed ground coverage of 33% of the plot area will be 4,534.00 sqm, Proposed F.A.R. will be 0.30. Total height of the buildings will be 8.25m from G. L (G + 1 storied), No. of Resort Unit will be 5 (30 Rooms).
- (vi) Total water requirement is estimated to be 98 KLD excluding water requirement for fire-fighting. The freshwater requirement will be 62 KLD, which will be met from DSDA/ municipal supply. However, in absence or inadequate municipal supply, groundwater will be abstracted with prior permission from the concerned authority.
- (vii) Water required for toilet flushing, landscaping, internal pavement & semi paved area maintenance (site maintenance) and STP filter backwash will be available by recycling the treated waste water. Water required for car cleaning will be made available from the collected rainwater from the roof & non-roof surface. Rainwater from roof and non-roof surface will be collected in the proposed water bodies within the site.
- (viii) Liquid Effluent: During construction, sewage will be treated and disposed through temporarily built septic tanks. During operation, wastewater of around 56 KLD will be treated in S.T.P. within the premises and treated effluent will be mostly reused for toilet flushing, landscaping and site maintenance. Surplus wastewater will be discharged into upcoming municipal sewerage network leading to proposed city level Sewage Treatment Plant, located in nearby area.
- (ix) Total 35 KLD of treated wastewater shall be reused and 15 KLD of treated wastewater shall be discharged.
- (x) Daily total power requirement for the proposed complex is assessed as around 504 kW which will be supplied by WBSEDCL. Power back-up will be there by providing two numbers of 160 kVA D.G. Sets.
- (xi) The project site falls under CRZ-III as per the approved Coastal Zone Management Plan of West Bengal. The site is located between the 200m to 500m area from HTL. The CRZ map has been prepared and duly authenticated by Institute of Remote Sensing, Anna University Chennai. The distance from CRZ-I area is 220.480 meter. The West Bengal Coastal Zone Management Authority (WB CZMA) has recommended the project vide letter No: 3318/EN/T-II-4/008/2014 dated 31.12.2014.
- (xii) The land has been allotted by Digha Sankarpur Development Authority (DSDA) and does not fall within the hazard zone. The site is completely vacant land. Only one bamboo bush exists within site. No structure exists within the site. Thus, no scope of clearing of buildings is there. The project site itself will be used as partial accommodation of the construction workers. However, majority of the construction workers will come from different outside local areas.
- (xiii) During construction period, generated wastewater from construction activities will be collected into a number of sedimentation trap with required retention period. After sedimentation, the water will be reused for construction activities. Domestic wastewater generated from the labourers will be treated into septic tank.

- (xiv) Total solid waste generation (in KG) is 189.6. The solid waste generated in project area is domestic and inert in nature. Generated solid waste during operational stage of project is preliminarily assessed as 189.6 Kg/day or 0.189 tonne/day. It will be collected from designated locations in each suite/unit and segregated into reusable waste and non-reusable waste by authorized agency dealing in collection and disposal of garbage. Organic part of the solid waste will be composted in a mechanical compost plant within the site and reused as manure for horticulture. Inert part of the segregated solid waste will be disposed to municipal solid waste collection agency. Wet organic waste will be treated in house through an Organic Waste Composting Machine (OWC) and converted into pure manure. The Dry Waste (non-biodegradable) shall be collected daily and will be compacted by compactor before disposed off by the Municipal Authorities.
- (xv) Excavation of foundation and earthwork will be required for the execution of the proposed development. However, entire volume of excavated earth is expected to be reused for site development activities.
- (xvi) No dredging will be required. No reclamation will be required. No off structure will be required.
- (xvii) Green area is proposed on 4,999 sqm (35% of land area).
- (xviii) Parking facility for 30 will be provided. Open car parking (semi-paved surface) is 818 sq.m (5.7% of Land Area).
- (xix) There will be no storage of hazardous chemicals (as per MSIHC rules) except very small amount of used oil of the back-up DG sets. Suitable safety management practice will be adopted for the same. HSD (low sulphur variety) will be used for DG sets. However, the quantity stored will be below the threshold limit specified under the MSIHC rules.
- (xx) Land use of the project site already has been designated by DSDA and which is in conformity of local Land use & Development Control Plan (LUDCP).
- (xxi) Trees/plants will be selected as per the guidelines of MoEF Construction Manual. The plants selected for landscape will also enhance the microclimate of the surroundings and create shading. The plant species to be planted are *Plumeria acutifolia*, *Plumeria rubra*, *Plumeria alba*, *Bignonia crispa*, *Dillenia indica*, *Lagerstroemia flosreginae*, *L. thorelli*, *Cassia fistula*, *Cassia javanica*, *Saraca indica*, *Casuarina equisetifolia*, *Caesalpinioideae nodosa*, *Polyalthia longifolia*, *Putranjiva roxburghii*, *Casuarina equisetifolia*, *Artabotrys odoratissima*, *Ixora parviflora*, *Hiptage madagascariensis*, *Gardenia resinifera*.
- (xxii) **Investment/Cost:** The total cost of the project is Rs. 19.27 Crore.
- (xxiii) **Wildlife issues:** The project is not located within 10 km of any Eco-Sensitive Zone, Wildlife Sanctuary.
- (xxiv) **Forest issues:** The project does not involve forest land.
- (xxv) There is no **court case** pending against the project.
- (xxvi) **Socio Economic Benefit:** (a) There will be an emphasis on employment of local people in the construction process; (b) The materials for the construction will be procured from the local manufactures and traders; and (c) The educated youth can be employed in the back of the house services as well as in the front office management of the resort.

4. The project was considered by the EAC in its meeting held on 19th – 21st May, 2015 for grant of CRZ Clearance. As per recommendations of the EAC, the Ministry of Environment, Forest & Climate Change hereby accords CRZ Clearance for the above-mentioned project **'Sagar Kutir - A Resort & SPA' at Mouza -Duttapur, District**

SK

Purba Medinipur (West Bengal) by M/s GGL Hotel and Resort Company Ltd, under the provisions of the CRZ Notification, 2011 and amendments thereto and circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:-

A. SPECIFIC CONDITIONS:

- (i) The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work.
- (ii) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) All construction shall be beyond 200 m from High Tide Line (HTL) of Sea and 100m from HTL of Creek.
- (iv) Approval of the State or Union territory Tourism Department shall be obtained.
- (v) The project proponent shall not undertake any construction within 200 m in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;
- (vi) There shall be no ground water drawal in No Development Zone of CRZ area. Between 200-500 m from HTL, the water can be tapped with the approval of the State Ground Water Authority.
- (vii) Necessary arrangements for treatment of effluents and solid wastes to be made to ensure zero liquid discharge and no untreated effluents and solid wastes are discharged into the water or on to the beach.
- (viii) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986.
- (ix) The total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetation cover.
- (x) The overall height of construction upto the highest ridge of the roof, shall not exceed 9 m and the construction shall not be more than two floors (ground floor plus one upper floor);
- (xi) Live fencing and barbed wire fencing with vegetative cover may be provided around private properties subject to the condition that such fencing shall in no way hamper public access to the beach; to allow public access to the beach, at least a gap of 20 m width shall be provided if the width of the plot is more than 500 m.

SK

- (xii) There shall be no extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool; no flattening of sand dunes shall be carried out.
- (xiii) The construction shall be consistent with the surrounding landscape and local architectural style.
- (xiv) Installation and operation of DG set if any shall comply with the guidelines of CPCB. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken, if required.
- (xv) There shall be no man-made beach development.
- (xvi) All the conditions/recommendations stipulated by the West Bengal Coastal Zone Management Authority (WB CZMA) vide letter No: 3318/EN/T-II-4/008/2014 dated 31.12.2014, shall be strictly complied with.
- (xvii) Energy saving measures shall be put in place to bring saving of 20%. Project Proponent (PP) may explore providing solar panel on sloped roofs, use solar energy for heaters; cooking etc. This shall be monitored by the designated Energy Conservation/ Efficiency Authority in the State.
- (xviii) There shall no dredging and reclamation. No off structure shall be constructed.
- (xix) Suitable drainage and waste management measures shall be adopted during construction, which will prevent stagnation of water or accumulation of waste.
- (xx) No worker shed should be located within CRZ Area.
- (xxi) Rainwater-harvesting system shall be provided at the project site to recharge the roof top water to ground water aquifers.
- (xxii) Rain water harvesting for roof run- off and surface run- off, according to plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table. Metering of fresh water, rainwater harvesting and water recycling shall be maintained and submitted to the Competent Ground Water Authority to evaluate water balance.
- (xxiii) There shall be no disposal of waste into the coastal area. All the solid waste shall be handled as per the Solid waste Management Rules, amended as on dated under the Environment (Protection) Act, 1986.
- (xxiv) No construction work other than those permitted in Coastal Regulation Zone Notification, 2011 shall be carried out in Coastal Regulation Zone area.
- (xxv) Construction activity shall be carried out strictly as per the provisions of CRZ Notification, 2011. No construction work other than those permitted in Coastal Regulation Zone Notification shall be carried out in Coastal Regulation Zone area.

- (xxvi) The project proponent shall set up separate environmental management cell for effective implementation of the stipulated environmental safeguards under the supervision of a Senior Executive.

B. GENERAL CONDITIONS:

- (i) Adequate provision for infrastructure facilities including water supply fuel and sanitation must be ensured for construction workers during the construction phase of the project to avoid any damage to the environment.
- (ii) Full support shall be extended to the officers of this Ministry/Regional Office at Bhubaneswar by the project proponent during inspection of the project for monitoring purposes by furnishing full details and action plan including action taken reports in respect of mitigation measures and other environmental protection activities.
- (iii) A six-Monthly monitoring report shall need to be submitted by the project proponents to the Regional Office of this Ministry at Bhubaneswar regarding the implementation of the stipulated conditions.
- (iv) Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (v) The Ministry reserves the right to revoke this clearance if any of the conditions stipulated are not complied with the satisfaction of the Ministry.
- (vi) In the event of a change in project profile or change in the implementation agency, a fresh reference shall be made to the Ministry of Environment, Forest & Climate Change.
- (vii) The project proponents shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities and the date of start of land development work.
- (viii) A copy of the clearance letter shall be marked to concerned Panchayat/local NGO, if any, from whom any suggestion/ representation has been made received while processing the proposal.
- (ix) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The CRZ Clearance letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/Tehsildar's office for 30 days.
- (x) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification 1994, including the amendments and rules made thereafter.

6. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
7. The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhubaneswar.
8. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
9. Any appeal against this clearance 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.
10. Status of compliance to the various stipulated environmental conditions and environmental safeguards will be uploaded by the project proponent in its website.
11. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
12. The proponent shall upload the status of compliance of the stipulated Clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
13. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of Clearance conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.


12/8/2015
(S.K. Srivastava)
Scientist E

Copy to:

- 1) The Secretary, Department of Environment, Government of West Bengal, Kolkata

CRZ_GGL Hotel & Rcsort "Sagar Kutir"

Page 7 of 8

- 2) The Member Secretary/Chief Environment Officer, West Bengal State Coastal Zone Management Authority, Poura Bhavan, Block – FD-415A, 4th Floor, Sector – III, Salt Lake City, Kolkata –6
- 3) The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 32
- 4) The Member Secretary, West Bengal Pollution Control Board, Bldg No:10-A, Block I-A, Sector III, Salt Lake City, Kolkata – 98
- 5) Additional PCCF (C), Ministry of Environment, Forests and Climate Change, Regional Office (EZ), A/3, Chandrasekharpur, Bhubaneswar – 23
- 6) Guard File
- 7) Monitoring Cell, MoEFCC


12/8/2015
(S.K. Srivastava)
Scientist E

Consent to Establish:

NOC

WEST BENGAL POLLUTION CONTROL BOARD

No 126307

Paribesh Bhawan
10A, Block-LA, Sector-III
Bidhannagar, Kolkata-700 098



Memo No. 1303-4041/WPB(HRO)-NOC/14

Dated 04/10/2015

From:
Member Secretary,
West Bengal Pollution Control Board

To: M/s. G G L HOTEL AND RESORT COMPANY LIMITED.,
'Viswakarma', 86 C Topsia Road (S),
Kolkata - 700 046

Sub: Consent to Establish (NOC) from Environmental Point of View

Ref: Your letter No. application for Consent to Establish Dated 10/10/2014

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s
G G L HOTEL AND RESORT COMPANY LIMITED.,
for manufacturing/storage/installation of a resort & Spa --- "Sagar Kutir" with total
built up area: 4308.00 Sq.m.
at Mouzai- Duttapur, J.L.No. 77 under D S D A, Plot No. -- As Per annexure - I
P.O. & P.S.- Digha, Dist:- Purba Medinipur, West Bengal. PIN:-743248
this is to inform you that this Board hereby grants the Consent to Establish (NOC) from the environmental point
of the above subject to the following conditions and special conditions annexed.

1. The quality of sewage and trade effluent to be discharged from your factory shall satisfy the permissible limits as prescribed in IS : 2490 (Pt. I) of 1974, and/or its subsequent amendment and Environment (Protection) Rules 1986.
2. Suitable measures to treat your effluent shall be adopted by you in order to reduce the pollutional load so that the quality of the effluent satisfies the standards mentioned above.
3. You shall have to apply to this Board for its consent to operate and discharge of sewage and trade effluent according to the provisions of the water (Prevention & Control of Pollution) Act, 1974. No sewage or trade effluent shall be discharged by you without prior consent of this Board.
4. All emission from your factory shall conform to the standards as laid down by this Board.
5. No. emission shall be permitted without prior approval of this Board and you shall apply to this Board for its consent to operate and atmospheric emission as per provision of the Air (Prevention & Control Pollution) act, 1981.
6. No industrial plant, furnace, flues, chimneys, control equipment, etc. shall be constructed/reconstructed/erected/re-erected without prior approval of this Board

Rishu
Senior Environmental Engineer
W.B. Pollution Control Board

NOC

7. You shall comply with
- (i) Water (Prevention and Control of Pollution) Cess Act, 1977, if applicable.
 - (ii) Water (Prevention and Control of Pollution) Cess Act, 1978, if applicable.
 - (iii) Environment (Protection) Act, 1986
 - (iv) Environment (Protection) Rules, 1986
 - (v) Hazardous Wastes (Management and Handling) Rules, 1989 and Amended Rules, 2000
 - (vi) Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and Amended Rules, 2000
 - (vii) Manufacture, Use, Import and Storage and Hazardous Micro-Organisms, Genetically Engineered Organisms or Cell Rules, 1989
 - (viii) The Public Liability Insurance Act, 1991 and Amended Act, 1992
 - (ix) The Public Liability Insurance Rules, 1991 and Amended Rules 1993
 - (x) Biomedical Wastes (Management & Handling) Rules, 1998 and Amended Rules 2000 if applicable.
 - (xi) Recycled Plastics Manufacture and Usage Rules 1999, if applicable and
 - (xii) Ozone Depleting Substances (Regulation & Control) Rules, 2000, if applicable
8. You will have to abide by any other stipulations as may be prescribed by any authority/local bodies/Government Departments etc.

SPECIAL CONDITION:

Please refer to the annexures (I & II)

Any violation of the aforesaid conditions shall entail cancellation of this Consent to Establish (NOC)

Gross capital investment for this project is 19.27 Crores.

Yours faithfully,


 Member Secretary,
 West Bengal Pollution Control Board
 Senior Environmental Engineer
 W.B. Pollution Control Board

Memo No.

Copy forwarded for information to :

1. Chief Inspector of Factories, Government of West Bengal, N. S. Building, Kolkata-700 001
 2. Director of Industries/Director of Cottage & Small Scale Industries, Government of West Bengal, N. S. Building, Kolkata-700 001
 3. Guard file, West Bengal Pollution Control Board.
 4. Environmental Engineer, I/II Alipur R.O./Howrah R.O./Hooghly R.O./B.R.O./D.R.O./Haldia R.O./S.R.O./Asansol/ Sub-R.O./WBPC Board

Himalaya Bhawan Delhi Road, Dankuni Dist. Hooghly	Vill. Panpur Kalyani Expressway P.O. Narayanpur Dist. 24 Pgs. (N)	Sahid Khudiram Sarani City Centre, Durgapur-16 Dist. Burdwan
Paribesh Bhawan 10A, LA-Block, Sector-III Salt Lake City, Kolkata - 700 098	Block-05 at 40 Flats Complex Adjacent to Priyambada Housing Estate P.O. : Khanjanchak, P.S. Durgachak Haldia-721602 Dist. : Purba Medinipur	Faribahan Nagar Matigara, Siliguri Dist.-Darjeeling
- | | | |
|---|--|--|
| Satya Chowdhury
Indoor Stadium
Balurchar Bandh Road
Malda-732101 | Asansol Sub-Regional Office
ADDA Commercial Market (2nd Floor)
Opposite Asansol Fire Station
G.T. Road, Asansol-713 301 | Member Secretary,
West Bengal Pollution Control Board |
|---|--|--|

Annexure I to NOC Sl. No126307 issued to:

M/s GGL Hotel and Resort Company Ltd. (For "Sagar Kutir")
Mouza: Duttapur, P.O. & P.S. Digha, J.L. No. 77 under DSDA,
Dist: Purba Medinipur, Pin: 743248.

Plot numbers of the proposed project site are as follows:

- 1) 164 (Part),
- 2) 165 (full),
- 3) 166 (part)
- 4) 171 (part),
- 5) 210-213 (full)
- 6) 214-216 (part)
- 7) 220 (part)
- 8) 223 (part)
- 9) 243 (part)
- 10) 249-251 (part)
- 11) 253 (full)
- 12) 254-255 (part)
- 13) 261 (part)
- 14) 262 (part)
- 15) 265 (part)
- 16) 176/330 (part)


Member Secretary
West Bengal Pollution Control Board

Senior Environmental Engineer
W.B. Pollution Control Board

Annexure II to NOC Sl. No126307

Special conditions issued to: M/s GGL Hotel and Resort Company Ltd. (For "Sagar Kutir")
Mouza: Duttapur, P.O. & P.S. Digha, J.L. No. 77 under DSDA,
Dist: Purba Medinipur, Pin: 743248.

A) Emission:

- DG Sets (Diesel Fired) - 02 nos. (Capacity 160 KVA each)-to be provided with acoustic enclosure and stack of height 3 m and 5 m above DG room. (as proposed)
- Burners, ovens and fryer to be provided with kitchen hood fitted with exhaust and stack of Height 3.5 m above the roof. Kitchen area to be provided with adequate suction system maintaining environmental norms.

Stacks to have sampling port, platform, and ladder as per Emission Regulation Part III of CPCB.

B) Effluent: To be treated in STP and to be reused for gardening, landscaping and cleaning purposes etc., as proposed.

C) Solid Waste: To be collected in designated space and disposed through municipal facility.

F) General:

1. **CRZ Clearance to be obtained from competent authority before starting any construction work.**
2. **Consent to Operate of the State Board to be obtained prior to running of the unit.**
3. The Project Proponent shall have to obtain prior concurrence from the concerned municipality for ensuring supply of water, discharge of sewage and disposal of solid wastes.
4. The unit shall take proper measures to control air, water and noise pollution.
5. Ambient noise level and noise generated from DG sets not to exceed the permissible limit. Every care to be taken to control noise.
6. Standards/guideline for control of noise from stationary diesel generator set prescribed under notification of Ministry of Environment & Forests, Govt. of India vide G.S.R. 371(E) dated 17/05/2002 and as amended to be followed.
7. The unit shall not use plastic carry bags of size less than 12" x 16" and thickness below 40 microns.
8. Water body, if any within the premises is to be kept in natural condition without disturbing the ecological habitat.
9. The following activities are restricted during the night time (9 pm to 6 am), if there is any significant human settlement in the vicinity:
 - a) Piling work
 - b) Operation of Ready Mix Plant, if installed and Vibrator.
 - c) Loading and unloading of construction materials.
10. Adequate measures to be taken to reduce vibration during piling work.
11. Water sprinkling arrangement should be ensured at every loading and unloading point to prevent spreading of dust. Rubbish, debris, broken materials and others must be kept properly within project area at suitable place with proper water sprinkling to prevent fugitive dust spreading.
12. Provision of drinking water, waste water disposal and solid waste management should be ensured for labour camps. Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Health and safety of the workers should be ensured during construction.

Contd...P/2

-2-

Annexure II to NOC SL No126307

Special conditions issued to: M/s GGL Hotel and Resort Company Ltd. (For "Sagar Kutir")
Mouza: Duttapur, P.O. & P.S. Digha, J.L. No. 77 under DSDA,
Dist: Purba Medinipur, Pin: 743248.

13. The project proponent should take necessary care not to cause any inconvenience to the resident of surrounding neighbourhood. Regular supervision should be in place all through the construction phase so as to avoid disturbance to the surroundings.
14. Necessary dust barrier should be provided during construction phase. Before taking up the construction work it is preferable to enclose the area with some enclosure.
15. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
16. Fly Ash 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 27.8.2003 and S.O. 2804 (E) dated 03.11.2009 of the Ministry of Environment & Forests, Govt. of India.
17. The project proponent will ensure that no accumulation of any kind of water occurs within the project area to prevent breeding of various disease spreading vectors.
18. Road design should be done with due consideration for environment and safety of users. The entry and exit points should be designed properly without disturbing the existing traffic.
19. Adequate provision shall be made for storage of solid waste and adequate means of access shall be provided. Vats/bins should be provided inside the project area from where the wastes are to be disposed of by arrangement with the local body.
20. Use of energy efficient construction materials should be ensured. Water efficient devices/fixtures should be installed. Energy efficient system should be installed.
21. 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.
22. Appropriate arrangements to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
23. The proponent should strictly abide by the West Bengal Trees (Protection and Conservation in Non-Forest Areas), Rules, 2006.
24. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
25. Adequate green belt is to be developed within the project site.
26. Adequate fire fighting storage should be provided as per Rules.
27. Adequate parking space should be provided within the project site as per Rules.
28. No expansion of the project should be undertaken without prior permission of the State Board.
29. This NOC is valid upto 31/10/2018 for setting up the unit.
30. This NOC may be revoked if any valid complaint is lodged against your unit regarding Environmental Pollution.


Member Secretary
West Bengal Pollution Control Board
Senior Environmental Engineer
W.B. Pollution Control Board

Validity extension of Consent to Establish:

	WEST BENGAL POLLUTION CONTROL BOARD [Department of Environment, Govt. of West Bengal] Office of the Sr. Environmental Engineer Camac Street Circle Office KIT Building (1 st Floor) 247, Deshapran Sashmal Road, Tollygunge, Kolkata - 700 033. Ph. 033 2417-0270/50
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Memo No: 89-4041/WPB(HRO)-NOC/14 Date: 31/10/2018

To
M/s GGL Hotel and Resort Company Limited
"Viswakarma", 86 C Topsia Road (S),
Kolkata- 700046

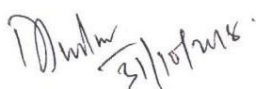
Sub: Extension of validity of Consent to Establish.
Ref: Your letter dated 03/10/2018 for extension of validity of Consent to Establish (Sl no. NO126307) issued vide memo no. 1303-4041/WPB (HRO)-NOC/14 dated 04/03/2015.

Sir,

In reference to the above, **validity of the above referred Consent to Establish** for setting up a resort & spa under name "Sagar Kutir" with total built up area 4308.00 sqm at mouza: Duttapur, J.L. no. 77 under DSDA, P.O. & P.S.- Digha, Dist: Purba Medinipur, Pin: 743248 is **hereby extended upto 31/08/2022.**

This may be treated as annexure to the said NOC. All other conditions of the Consent to Establish will remain unchanged.

Thanking you,



**Sr. Environmental Engineer,
Camac St, Circle Office**

Senior Environmental Engineer
W.B. Pollution Control Board

Revised Consent to Establish:

UDIN: 25-G-GA00004-C-1743651964899 (Verify at <https://udin.wb.gov.in/verify-udin/>)



WEST BENGAL POLLUTION CONTROL BOARD
Paribesh Bhawan, 10A, Block LA, Sector III
Salt Lake City, Bidhan Nagar, Kolkata – 700 106, INDIA
 Website : www.wbpcb.gov.in, e-mail : wbpcbnet@wbpcb.gov.in

Validity Period :03/04/2025 To 31/03/2032

Category: ORANGE
 Application Type: CTE
 CTE No.: WBPCB/6400237/2025 Date: 03/04/2025

Sub : Consent to Establish (CTE) under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended.

Ref.: Application No. 6400237

To,

M/s Sagar Kutir-Ambuja Neotia Hotel Ventures Limited
ECOSPACE BUSINESS PARK, PLOT NO. - 11F/11, ACTION AREA II, BLOCK 4B, 3RD FLOOR, NEW TOWN, KOLKATA-700160

The West Bengal Pollution Control Board (hereinafter referred to as the State Board) hereby grants Consent to Establish (CTE) from environmental point under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended and rules and orders made thereunder for proposed new unit of **Sagar Kutir- Ambuja Neotia Hotel Ventures Limited** at Plot No. 164(P), 165, 166 (P), 171(P), 210, 211, 212, 213, 214(P), 215, 216(P), 220(P), 223(P), 243(P), 249(P), 250(P), 251(P), 253, 254(P), 255(P), 261(P), 262(P), 265(P), 176/330(P), JL No.- 77, Mouza- Duttapore, GP- Padima-I, Block- Ramnagar-I, P.O. & P.S. - Digha, Dist.Purba Midnapore, Pin- 721428 for the following activities :

SLNo.	Name of Activity,Product and/or By-Product	Production Capacity
1	Expansion of 1 No. Restaurant cum Bar and 1 No. banquet hall with Built up area of 480.878 sqm along with modernization and renovation of earlier 4308 sqm built-up area. Total built up area is 4788.878 sqm	0 Not Specified

Total cost of the Project (in Lakhs)	945.0
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(A) General Conditions :

- (1) The quality of sewage and industrial effluent to be discharged from the factory shall satisfy the permissible limits as per norms and Environment (Protection) Rules 1986.
- (2) The unit shall apply to the State Board for Consent to operate according to the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as amended and the Air (Prevention & Control Pollution) Act, 1981 as amended prior to commencement of activities of the unit.
- (3) The unit shall comply with the following Environmental Acts and Rules and its amendment as applicable
 - (i) The Water (Prevention and Control of Pollution) Act, 1974 .
 - (ii) The Air (Prevention and Control of Pollution) Act, 1981
 - (iii) The Environment (Protection) Act, 1986
 - (iv) The Public Liability Insurance Act, 1991
 - (v) The Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989
 - (vi) The Ozone Depleting Substances (Regulation and Control) Rules, 2000
 - (vii) The Batteries (Management and Handling) Rules, 2022

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UDIN: 25-G-GA000004-C-1743661964899 (Verify at <https://udin.wb.gov.in/verify-udin>)

- (viii) The Noise Pollution (Regulation and Control) Rules, 2000
(ix) The Bio-medical Wastes Management Rules, 2016
(x) The Hazardous Wastes (Management and Transboundary Movement) Rules, 2016
(xi) The Plastic Waste Management Rules, 2016
(xii) The Solid Waste Management Rules, 2016
(xiii) The E-Waste (Management Rules), 2022
(xiv) The Construction and Demolition Waste Management Rules, 2016

(4) The State Board reserves the right to review, amend, suspend, revoke etc. this consent for establishment and the same shall be binding on the unit.

(5) The unit shall obtain permission/clearance from the other competent authorities, as applicable and such permissions may be required at the time of submitting application for Consent to operate.

(6) The unit shall abide by the stipulations as may be prescribed by any authority / local body / government departments etc.

(7) Suitable measures to treat the effluent and emission shall be adopted in order to reduce the pollution load so that the quality of the effluent and emission from the unit always conforms to the relevant permissible standards.

(8) No equipment/machinery, emission and effluent generation/discharge source etc. shall be installed/modified without prior approval of the State Board.

(B) Special Conditions:

1.Pl. see the attached Annexure for additional conditions.

2.The unit shall obtain Transfer of CRZ Clearance from MoEF & CC, GoI for the project 'Sagar Kutir' from M/s. GGL Hotel and Resort Company Ltd. to M/s. Ambuja Neotia Hotel Ventures Ltd. including the proposed expansion project.

3.The unit shall strictly abide by the conditions imposed in the CRZ Clearance issued by MoEF & CC, GoI vide F.No.11-11/2015-IA-III dt. 11.08.2015.

4.The unit shall abide by the conditions mentioned in the Consent to Establish issued by the State Board vide memo no. 1303-4041/WPB(HRO)-NOC/14 dt. 04.03.2015. The unit shall obtain validity extension of the said CTE in favour of M/s. Ambuja Neotia Hotel Ventures Ltd.

Any Violation of the aforesaid Conditions shall entail cancellation of this Consent to Establish

For and on behalf of West Bengal Pollution Control Board



03/04/2025

**Senior Environmental Engineer
Operation & Execution Cell**

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WBPCB/64/00237/2025

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UPLOADED BY RUBY SINHA (XXXXXXXXX3477) (AUTHORIZED PERSON OF WEST BENGAL POLLUTION CONTROL BOARD)

UDIN: 25-G-GAUUUUU4-G-1/43661964899 (verify at <https://udin.wb.gov.in/verify-udin>)**Annexure to CTE Application No. 6400237**

Special Conditions issued to : **M/s. Sagar Kutir-Ambuja Neotia Hotel Ventures Ltd.**
Plot No. 164(P), 165, 166 (P), 171(P), 210, 211, 212, 213, 214(P), 215, 216(P), 220(P), 223(P), 243(P),
249(P), 250(P), 251(P), 253, 254(P), 255(P), 261(P), 262(P), 265(P), 176/330(P), JL No.- 77, Mouza-
Duttapore, GP- Padima-I, Block- Ramnagar-I, P.O. & P.S. - Digha, Dist.Purba Midnapore, Pin- 721428

- A. Emission:-** i. D.G.Set(01x500 KVA) – to be provided with in-built acoustic enclosure, residential silencer and connected to a stack of 5.0m above D.G.Set. Stack shall have sampling port, ladder & platform as per Emission Regulation Part-III of CPCB.
- B. Effluent:-** i. Domestic – waste water shall be treated in STP and treated waste water shall be reused in gardening, landscaping and cleaning/flushing purposes.
- C. Solid Waste :-**
- i. Domestic solid wastes to be collected in designated space and disposed of through local body. Solid Waste Management Rules,2016 and its amendments thereof shall be followed.
- ii. Plastic Waste Management Rules,2016 and amendments thereafter shall be followed.
- D. General :-**
- Guidelines for Control of Pollution and Enforcement of Environment Norms at Individual Establishments and the Area/Cluster of Restaurants/Hotels/Motels/Banquets to be strictly followed.**
 - Guidelines for Ceremonial Houses/Lawns, Banquet Halls issued by the State Board vide Memo No. 23-4A-10/2012 dt. 11.04.2023 shall be strictly followed.**
 - The unit shall take proper measures to control air, water and noise pollution.
 - No sound generating systems shall be fitted in any uncovered area and/or outside the unit premises.
 - This NOC is valid only subject to obtaining permission/clearances from other Competent Authorities as applicable.
 - Ambient noise level not to exceed the permissible limit.
 - No addition/alteration/modification can be done without prior permission from the State Board.
 - The unit shall obtain permission for ground water abstraction from concerned authority.
 - Good housekeeping to be maintained.
 - All measures to be taken to prevent fire hazard including obtaining necessary permission from competent authority.
 - Adequate greenbelt shall be developed in and around the unit.
 - Adequate parking space should be provided within the project site as per rules.
 - The unit shall obtain Consent to Operate of the State Board.

Sd/-

Sr. Environmental Engineer (O & E Cell)
West Bengal Pollution Control Board



UPLOADED BY RUBY SINHA (XXXXXXXXX3477) (AUTHORIZED PERSON OF WEST BENGAL POLLUTION CONTROL BOARD)

Land Document:

DIGHA SANKARPUR DEVELOPMENT AUTHORITY
P.O. DIGHA, DIST-PURBA MEDINIPUR
PIN :: 721428

Phone No. 03220-266001
Fax No. 03220-266273
E-mail Id: eodsda@gmail.com

Memo, No. 760 /XXX- 204/DSDA/2014

Dated, Digha, the 12th Aug., 2014

From : The Executive Officer,
Digha Sankarpur Development Authority
& Spl. Officer, U.D. (T & CP Branch) Deptt.
Digha :: Purba Medinipur.

To : M/S GGL Hotel and Resort Company Ltd.
Ecospace Business Park, Block-4B,
Plot no.11F/11, Action area -II,
New Town, Kolkata - 700 156

Sub : Mutation of lease hold interest.

Sir,

With reference to the 'Lease Agreement' being No.I- 48 for the year 2014 registered in the office of the Additional Registrar of Assurance - III, Kolkata on 30.01.2014 with due permission from the office of the undersigned vide this office memo. 1172/XXX - 204/DSDA/2014 dated 26.12.2013, the lease hold interest of plots as noted below measuring 3.50 acres in mouza Duttapur under Digha Sankarpur Dev. Authority is hereby mutated in your name.

R.S. Plot No.	Area (in acre)
164 (Part)	0.14
165 (Full)	0.04
166 (Part)	0.02
171 (Part)	0.15
210 (Full)	0.18
211 (Full)	0.17
212 (Full)	0.31
213 (Full)	0.16
214 ((Part)	0.28
215 (Full)	0.15
216 (Part)	0.23
220 (Part)	0.18

R.S. Plot No.	Area (in acre)
223 (Part)	0.03
243 (Part)	0.70
249 (Part)	0.08
250 (Part)	0.04
251 (Part)	0.16
253 (Full)	0.08
254 (Part)	0.20
255 (Part)	0.08
261 ((Part)	0.03
262 (Full)	0.03
265 (Part)	0.02
176/330 (Part)	0.04

Total : 3.50

This is for your information & record.

Yours faithfully



Executive Officer
Digha Sankarpur Development Authority
& Spl. Officer, U.D. (T & CP Branch) Deptt.

Sanction Letter:**PERMISSION FOR ERECTION OF STRUCTURE/ BUILDING****OFFICE OF THE PURBA MIDNAPORE ZILLA PARISHAD**No. **HC6S18G16**Date : **15-Nov-2024**

From,

**THE ADDITIONAL EXECUTIVE OFFICER,
PURBA MIDNAPOREZILLA PARISHAD**

To,

**AMBUJA NEOTIA HOTEL VENTURES LTD,
ECOSPACE,NEWTOWN
RAMNAGAR,DIGHA
721428**

Subject: Permission for construction of building /erection of structure / /addition or alteration of the existing building or structure in plot No. under PADIMA-I Gram Panchayat in the district of PURBA MIDNAPORE

**Ref. Your application dated 15-Nov-2024 / Your application Id HC6S18G16
(for online application)**

Sir/Madam,

With reference to your application dated 15-Nov-2024 / having Id HC6S18G16 seeking permission for the sanction of construction of building / erection of structure or addition or alteration of the existing building or structure in plot No. under PADIMA-I Gram Panchayat in the district of PURBA MIDNAPORE, permission is hereby granted for construction of building/ erection of structure or addition or alteration of the existing building or structure in Plot No under PADIMA-I Gram Panchayat subject to the following conditions

- (1) The Building Permission is valid up to 11-Feb-2028 .
- (2) The building/work for which this Building Permission is issued shall be completed within 11-Feb-2028
- (3) The construction shall be undertaken as per the sanctioned building plan and site plan only and no deviation from the West Bengal Panchayat (Gram Panchayat Administration) Rules, 2004/ The West Bengal Panchayat(Panchayat Samiti Adminisration) Rules, 2008 be permitted. If any deviation is done in constructing the building or erection of structure, your building or structure is liable to be demolished.
- (4) One set of the plans (building plan and site plan) duly vetted is returned herewith.

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Borewell NOC from SWID, GoWB:




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Government of West Bengal
Department of Water Resources
Investigation and Development (WRIDD)
State Water Investigation Directorate
(SWID)

Form 4A
 [See rules 9(3) and 10(5)]

PERMIT FOR SINKING OF NEW WELL (ABSTRACTION OF GROUND WATER FOR INDUSTRIAL/ INFRASTRUCTURAL/COMMERCIAL USE)
 [U/S 7(3)(b)(7)(4)(b)(7)(5)(a) of the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.]

PERMIT NO. : P151339077002160000002TSE

1) (a) Name of the Applicant with Designation : Mr. Deepak Haralka, Director
(b) Name of the Industry/Infrastructure/Commercial Unit : Hotel and Resort by Ambuja Neotia Hotel Ventures Limited

(c) Type of Industry (Micro/Small/Medium/Large) : NA
(d) Location details of the Industry/Infrastructure/Commercial Unit :
 District : Purba Medinipur **JL No. : 77**
 Block : Ramnagar - I **Plot No. : 00216/00000**
 Mouza : Duttapur **Lat/Long :**

Subdivision/Corporation/Municipality/Urban Development Authority/ Statutory Industrial Notified Area/SEZ/Gram Panchayat : Contai

Assessee No. (for CLA only) : NA
Village/Ward No. : Duttapur
Borough No. : NA
Holding No. : NA

(e) Communication Address : 164(P), 165(P), 166(P), 210, 211, 212, 213, 214(P), 215, 216(P), 220(P), 223(P), 243(P), 249(P), 250(P), 251(P), 253, 254(P), 255(P), 261(P), 262 (P), 265(P), 178/330(P), Post Office:- Digha SO East Midnapore, Police Station :- Digha.

(f) Book No. & Serial No. of the Application Form and date of submission : WB-Inf/01, 212512503300001485, 28-May-2025

(g) Approved in DLA/CLA/SLA/HLA details : 28th DLA, on 21.08.2025

(h) Specimen Signature of the applicant :

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(Scan QR Code with QR Reader)

Government of West Bengal
Department of Water Resources
Investigation and Development (WRIDD)
State Water Investigation Directorate
(SWID)

Form 4A
 [See rules 9(3) and 10(5)]

PERMIT FOR SINKING OF NEW WELL (ABSTRACTION OF GROUND WATER FOR INDUSTRIAL/ INFRASTRUCTURAL/COMMERCIAL USE)
 [U/S 7(3)(b)(7)(4)(b)(7)(5)(a) of the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.]

PERMIT NO. : P151339077002430000003TSE

1) (a) Name of the Applicant with Designation : Mr. Deepak Haralka, DIRECTOR
(b) Name of the Industry/Infrastructure/Commercial Unit : Hotel and Resort by Ambuja Neotia Hotel Ventures Limited

(c) Type of Industry (Micro/Small/Medium/Large) : NA
(d) Location details of the Industry/Infrastructure/Commercial Unit :
 District : Purba Medinipur **JL No. : 77**
 Block : Ramnagar - I **Plot No. : 00243/00000**
 Mouza : Duttapur **Lat/Long :**

Subdivision/Corporation/Municipality/Urban Development Authority/ Statutory Industrial Notified Area/SEZ/Gram Panchayat : Contai

Assessee No. (for CLA only) : NA
Village/Ward No. : Duttapur
Borough No. : NA
Holding No. : NA

(e) Communication Address : 164(P), 165(P), 166(P), 210, 211, 212, 213, 214(P), 215, 216(P), 220(P), 223(P), 243(P), 249(P), 250(P), 251(P), 253, 254(P), 255(P), 261(P), 262 (P), 265(P), 178/330(P), Post Office:- Digha SO East Midnapore, District :- Purba Medinipur.

(f) Book No. & Serial No. of the Application Form and date of submission : WB-Inf/01, 212512503300001481, 28-May-2025

(g) Approved in DLA/CLA/SLA/HLA details : 28th DLA

(h) Specimen Signature of the applicant :

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Environmental Parameters Monitoring Reports (Q1- FY25-26):



Qualissure Laboratory Services

361, Prantik Pally, 45/361, Bose Pukur Road, Kolkata -700107
Email : qualissure@gmail.com; info@qualissure.com ; Mob.No. 98312 87086 ; 9830093976



TC-6271

DOC NO : QLS/SAMP/08-A/00

TEST REPORT

Name & Address Of the Customer :	Report No. : QLS/MR/A/25-26/C/231
M/S. Ambuja Neotia Hotel Ventures Ltd.	Date : 07.07.2025
Ecospace Business Park, Kolkata-700156	Sample No. : QLS/MR/A/25-26/231
Project – ANHVL-DIGHA	Sample Description : Ambient Air Monitoring
'Sagar Kutir' Digha Hotel & Resort	Date of performance(s) : 01-07.07.2025
Dattapukur, New Digha, Medinipur-721428	Ref. No. & Date : 1700001305; Dated : 21.05.2025

Analysis Result

Location : Near Main Gate			Date of sampling : 29-30.06.2025	
Sampling Done by: R.Sardar/D.Sahoo			Sampling done as per : CPCB Guidelines (Volume-1)	
Environmental Condition : Cloudy & Drizzling				
Sl. No.	Pollutants	Result	Limit as per CPCB	Method of Test Reference
1	Particulate matter (PM ₁₀) in µg/m ³	38	100	IS 5182 (Part-23) Reff 2022
2	Particulate matter (PM _{2.5}) in µg/m ³	15	60	IS 5182 (Part-24) Reff 2024
3	Sulphur dioxide (SO ₂) in µg/ m ³	4.2	80	IS 5182(Part -2) Reff 2023
4	Nitrogen dioxide (NO ₂) in µg/ m ³	16.5	80	IS 5182 (Part -6) Reff 2017
5	Carbon Monoxide (CO) in µg/m ³	435	2000	IS 5182 (Part -10) Reff 2019
NOTE: Limit as per CPCB notification, New Delhi, 18 th November 2009, for Ambient air quality.				

Report Prepared By :

[Signature]

for Qualissure Laboratory Services

Reviewed & Authorized By

Benimadhab Gorai, Chemist
(Authorized Signatory)



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DOC NO : QLS/SAMP/08-A/00

TEST REPORT

Name & Address Of the Customer :	Report No. : QLS/MR/A/25-26/C/232
M/S. Ambuja Neotia Hotel Ventures Ltd.	Date : 07.07.2025
Ecospace Business Park, Kolkata-700156	Sample No. : QLS/MR/A/25-26/232
Project – ANHVL-DIGHA	Sample Description : Ambient Air Monitoring
'Sagar Kutir' Digha Hotel & Resort	Date of performance(s) : 01-07.07.2025
Dattapukur, New Digha, Medinipur-721428	Ref. No. & Date : 1700001305; Dated : 21.05.2025

Analysis Result

Location : Near Project Office			Date of sampling : 29-30.06.2025	
Sampling Done by: R.Sardar/D.Sahoo			Sampling done as per : CPCB Guidelines (Volume-1)	
Environmental Condition : Cloudy & Drizzling				
Sl. No.	Pollutants	Result	Limit as per CPCB	Method of Test Reference
1	Particulate matter (PM ₁₀) in µg/m ³	42	100	IS 5182 (Part-23) Reff 2022
2	Particulate matter (PM _{2.5}) in µg/m ³	18	60	IS 5182 (Part-24) Reff 2024
3	Sulphur dioxide (SO ₂) in µg/ m ³	4.6	80	IS 5182(Part -2) Reff 2023
4	Nitrogen dioxide (NO ₂) in µg/ m ³	20.2	80	IS 5182 (Part -6) Reff 2017
5	Carbon Monoxide (CO) in µg/m ³	503	2000	IS 5182 (Part -10) Reff 2019
NOTE: Limit as per CPCB notification, New Delhi, 18 th November 2009, for Ambient air quality.				
Report Prepared By: _____				

Report Prepared By :

[Signature]

for Qualissure Laboratory Services
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Benimadhab Gorai, Chemist
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TC-6271

DOC NO : QLS/SAMP/08-A/00

TEST REPORT

Name & Address Of the Customer : M/S. Ambuja Neotia Hotel Ventures Ltd. Ecospace Business Park, Kolkata-700156 Project – ANHVL-DIGHA 'Sagar Kutir' Digha Hotel & Resort Dattapukur, New Digha, Medinipur-721428	Report No.	: QLS/MR/A/25-26/C/233
	Date	: 07.07.2025
	Sample No.	: QLS/MR/A/25-26/233(A-B)
	Sample Description	: Ambient Noise Monitoring
	Date of performance(s)	: 01.07.2025-07.07.2025
	Ref. No. & Date	: 1700001305; Dated : 21.05.2025

Analysis Result

Sampling Done By: R.Sardar/D.Sahoo				
Sampling Guideline : As per IS: 9989: 1981 (RA-2020)				
Sample No.	Date of Monitoring	Location	Leq dB (A) Day Time	Leq dB (A) Night Time
233A	29-30.06.2025	Near Main Gate	58.7	46.3
233B		Near Project site	59.3	48.9

Code/ Category	Leq dB(A) Day Time	Leq dB(A) Night Time	NOTE: Day Time: 06.00 Hr. – 22.00 Hr. Night Time: 22.00 Hr. – 06.00 Hr.
A/Industrial	75	70	
B/Commercial	65	55	
C/Residential	55	45	
D/Ecological Sensitive	50	40	

Report Prepared By :

for Qualissure Laboratory Services

Reviewed & Authorized By

Benimadhab Gorai, Chemist
(Authorized Signatory)



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TC-6271

DOC NO : QLS/SAMP/08-E/00

TEST REPORT

Name & Address Of the Customer:	Report No. : QLS/MR/S/25-26/C/07
M/S. Ambuja Neotia Hotel Ventures Ltd.	Date : 14.07.2025
Ecospace Business Park, Kolkata-700156	Sample No. : QLS/MRS/S/25-26/07
Project – ANHVL-DIGHA	Sample Description : Soil
'Sagar Kutir' Digha Hotel & Resort	Sample Location : Project site
Dattapukur, New Digha, Medinipur-721428	Date of Performance : 02.07.2025 - 12.07.2025
	Sample Drawn On : 30.06.2025
	Ref. No. & Date : 1700001305 Dated 21.05.2025

Analysis Result

Sl.No.	Test Parameter	Test Method	Result
1.	pH at 25 °C	IS 2720 (Part 26): 1987(RA 2011)	7.15
2.	Electrical Conductivity, mS/cm at 25 °C	IS 14767 :2000, RA 2016	0.16
3.	Organic Carbon, %	Soil Analysis (Soil Science society for America) Part II	0.68
4.	Texture	SOP No. TPM/QLS/E/S/MA Soil & Plant Analysis, C.S.Piper	Sandy Clay Loam
	a) Sand, %		52
	b) Silt, %		23
	c) Clay, %		25
5.	Moisture Content, %	IS: 2720 (Part 2) 1973 (RA 2015)	4.7
6.	Zinc (as Zn), in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February 2007	18.4
7.	Lead (as Pb), in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February, 2007	2.3
8.	Cadmium (as Cd), in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February, 2007	<0.2
9.	Total Chromium (as Cr), in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February 2007	3.71
10.	Potassium (as K), in mg/kg	Soil Analysis (Soil Science society for America) Part II	114
11.	Phosphorus (as P), in mg/kg	Soil Analysis (Soil Science society for America) Part II	19.7
12.	Available Sulphur (as S), mg/kg	IS 2720(Part-27): 1977 (RA 2015)	8.3
13.	Calcium (as Ca) in %	Methods of Soil Analysis (Soil Science society for America) Part II	0.38
14.	Magnesium (as Mg) in %	Methods of Soil Analysis (Soil Science society for America) Part II	0.12
15.	Nickel (as Ni), in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February, 2007	3.82
16.	Available Boron (as B), in mg/kg	Soil Analysis (Soil Science society for America) Part II	1.2
17.	Copper (as Cu) in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February 2007	2.58
18.	Iron (as Fe) in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February, 2007	392
19.	Molybdenom (as Mo) in mg/kg	EPA 3050 B: December, 1996, EPA 7000 B: February, 2007	<10

Report Prepared By:

for Qualissure Laboratory Services
Reviewed & Authorized By

Bishnupriya Banerjee, Chemist
(Authorized Signatory)

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