

--***--

**State Environment Impact Assessment Authority
West Bengal
Minutes of SEIAA Meeting**

--***--

Subject:- 16th meeting of SEIAA
Venue:- Conference Room of Environment Department, Prani Sampad Bhavan, 5th Floor, LB – Block, Sector – III, Salt Lake, Kol – 106
From :- 08 Feb 2021
To :- 08 Feb 2021

(1) Proposal No. :- SIA/WB/MIS/105643/2019 File No- EN/T-II-1/047/2019 **Type- EC**

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/MIS/105643/2019** dated **29 Jul 2019** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed at SL.No. **8(a) Building and Construction projects**, under Category "**B2**" of EIA Notification 2006 and the proposal is appraised at State level.

PROJECT DETAILS

The project of M/s **IDEAL UNIQUE REALTORS PVT LTD** located in as follows :

State of the project

S. No.	State	District	Tehsil	Village
(1.)	West Bengal	Kolkata	Kolkata	Kolkata

DELIBERATION IN SEIAA

After detailed deliberations, the Authority observed:- **The project had already received Environmental Clearance under violation category for G+27 storied building, MLCP (G+4 storied) for built up area of 74833.99 sq.m. vide Memo No. 512/EN/T-II-1/075/2018 dated 13.03.2019. The project proponent had received stipulated conditions for environmental clearance vide letter no. 2328/EN/T-II-1/047/2019 dated 26.11.2019 for the expansion project for an additional area 11231.93 sqm. totalling 86065.92 sqm. (G+31 storied, MLCP – G+6 storied). The project proponent has submitted copy of the building plan vide Building Permit No. 2011070208 dated 12-12-2011 for G+31 storied building, MLCP = G+5 and a total built up area of 80218.22 sqm.**

SEAC in its 7th meeting held on 11.12.2020 recommended the proposal to SEIAA for issue of EC. Inspection report dated 06.02.2021 submitted by WBPCB was perused along with the last six monthly compliance report for the period upto March, 2020.

RECOMMENDATIONS OF SEIAA

SEIAA considered the recommendation of SEAC and approved the same. The application for EC is approved based on the revised approved plan from KMC vide Building Permit No. 2011070208 dated 24.11.2020.

Conclusion

Recommended for EC.

(2) Proposal No. :- **SIA/WB/MIS/46408/2019** File No- **857-2N-44/2019(E)**

Type- **EC**

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/MIS/46408/2019** dated **13 Nov 2019** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed at SL.No. **8(b) Townships and Area Development projects.**, under Category "**B1**" of EIA Notification 2006 and the proposal is appraised at State level.

M/s **SOUTHWINDS PROJECT LLP** obtained Terms of Reference (ToR) vide Memo No. 857-2N-44/2019(E) dated 30.07.2019.

PROJECT DETAILS

The project of M/s **SOUTHWINDS PROJECT LLP** located in as follows :

State of the project

S. No.	State	District	Tehsil	Village
(1)	West Bengal	South 24 Parganas	Sonarpur	Manikpur

Expansion Details :

S. No.	Product/Activity (Capacity / Area)	Quantity		Unit	Other Unit
		From	To		
	BUA	149860.97	89661	Others	sqm

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and observed the following :

- The project had earlier received Environmental Clearance for a built up area of 149860.97 sqm. over a land area of 43381.533 sqm. vide Memo No. 1465/EN/T-II-1/060/2015, dated-13.07.2017.
- The project proponent applied for EC under expansion category for additional built up area of 89492.11 sqm. over an additional land area of 21648.437 sqm.
- After the perusal of the land records submitted by the project proponent it is found that in case of 9

land parcels of Dag No. 523 (Sl. No. 128 to 136) the nature of land has been described as "to be applied". The existing classification of the said land parcels should be mentioned.

iv. The project proponent has obtained the permission from concerned municipality for supply of their entire water requirement. Therefore, the ground water extraction should not be resorted to.

v. Pending six monthly compliance report should be submitted by the project proponent.

RECOMMENDATIONS OF SEIAA

Therefore, the application for EC is deferred (for additional information).

Conclusion

Deferred for additional information.

(3) Proposal No. :- SIA/WB/NCP/28697/2017 File No- IA/WB/NCP/71728/2017

Type- EC

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/NCP/28697/2017** dated **31 Aug 2018** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed under Category "B1" of EIA Notification 2006 and the proposal is appraised at State level.

The **Expansion of Calcutta Riverside Township, Batanagar** of **M/s RIVERBANK DEVELOPERS PRIVATE LIMITED** located in 1, New Bata Road, Batanagar, Maheshtala Municipality, Ward No. 27 & 28, Kolkata – 700140, West Bengal was initially received in the Ministry on 21 Dec 2017 for obtaining Terms of Reference (ToR) as per EIA Notification, 2006. The Project proposal was transferred to SEIAA by MoEF&CC and subsequently ToR was issued on 07.06.2018 by SEAC vide Memo No. 312-2N-11/2008(E) to the project for undertaking detailed EIA study for obtaining Environmental Clearance.

PROJECT DETAILS

The project of M/s **RIVERBANK DEVELOPERS PRIVATE LIMITED** located in as follows :

State of the project

S. No.	State	District	Tehsil
(1)	West Bengal	South 24 Parganas	Thakurpukur Mahestola

DELIBERATION IN SEIAA

SEIAA considered the submissions made by the project proponent and noted the following :-

- I. The project proponent has submitted the original master plan issued by KMDA vide Plan No. III-B/MM/2/578/06 dated 22.08.2006 (262 acres of land) based on which the initial EC No. EN/1283/T-II-1/066/2008 dated 19.06.2008 was issued.

The present land use distribution of the proposed project is mentioned below with reference to URDPFI 2015 Guidelines.

Table 1

Sl. No.	Landuse type	Land utilisation	Implemented (Acre)	As per URDPFI, VOL-I-2015(Acre)	Handed over to Govt. of West Bengal and Other Govt. Authority
1.	Residential	Residential purpose	114.97	120.52	
2.	Commercial	Other socially relevant purpose / Hospital	14	13.10	14 Acre of Land Handed over to Govt. of West Bengal - Hospital
3.	Industrial	Industrial park / Film city	14.81	18.34	
4.	Transport and Communication	Road and transport infrastructure/Sewerage treatment plant/Rehabilitation	42.99	31.44	0.915 Acre of Land Handed over to Govt. of West Bengal – CESC Maheshtala Municipality (Elec. Substation, Fire Station, Post Office)
5.	Public-Semi Public	Open spaces for beautification, Landscapes and other social utilities	26.73	26.20	14.18 Acre of Land Mela Ground/Foot ball Ground/Puja bedi/Existing School
6.	Recreational	Golf course, entertainment and recreational facilities, Sports academy/ Cricket academy	33.48	36.68	3.44 Acre of Land Handed over to Govt. of West Bengal – Sports/Cricket Academy
7.	Agriculture , water bodies and Special Areas	Water bodies and school	15.062	15.72	5.48 Acre of Land Handed over to Govt. of West Bengal – New School
Total Developed Area			262.0	262.0	38.02

- II. The project proponent has submitted the site plan for the land area in possession of the project proponent approved by the Chairman, Maheshtala Municipality showing the existing project as well as the proposed project.
- III. The project proponent has submitted the Mobility plan as per Ministry of Housing & Urban Affairs best practices guidelines, Urban and Regional Development Plans Formulation and Implementation

(URDPFI) of the entire project.

- IV. The project proponent has submitted the drawing approved by the Chairman, Maheshtala Municipality vide Plan No. III-B/MM/BLDG/2/578/2006/SP/BP(Revised) dated 01.02.2021 wherein it is shown as 'road open to public'. They have further submitted copies of the agreement with the agencies to which the land has been transferred to inter alia grant access to them through the road which is fully accessible to the general public.
- V. a) The project proponent has submitted that out of 25 acres, 10 acres of land has been surrendered to the Govt. of West Bengal and the balance land has been applied for the development of residential use – the projects 'Elgin' and 'Hiland Greens – Phase II' for which the building plan was sanctioned on 12.10.2020 and 17.02.2016.
- b) The project proponent has submitted the mutation certificate from the Maheshtala Municipality for a total land area of about 915 Bighas. The correction in the mutation certificate consequent to the handover of some parcels of land to other agencies is yet awaited.
- c) The project proponent has submitted the documents regarding distribution of land along with the relevant Govt. Order.

Table 2

Sl. No.	Land utilisation	06.04.2006 Order	25.08.2014 order amended by 28.11.2014 order	implemented
1.	Hospital	12 acres	14 acres	14 acres
2.	School	20 acres	5.48 acres	5.48 acres
3.	Sports academy / Cricket academy / Other socially relevant purpose	--	3.44 acres	3.44 acres
4.	Industrial park / Film city	15 acres	14.81 acres	14.81 acres
5.	Road and transport infrastructure / Sewerage treatment plant/Rehabilitation	30 acres	40.16 acres	42.99 acres
6.	Water bodies and open spaces for beautification, Landscapes and other social utilities	26 acres	26 acres	26.73 acres
7.	Golf course, entertainment and recreational facilities.	30 acres	30 acres	30.04 acres

d) The project proponent has submitted the documents showing conversion / relocation of the water bodies within the project area along with the plan demarcating the water bodies.

- VI. The project proponent has submitted the documents (Development Agreement / Power of Attorney) showing the project proponent as the sole agency responsible for developing the project.

Table 3

Year	Note	Document	Land Status
01/01/1935	BIL acquired about 262 Acres of land between 1935 to 1948, through several title deeds both from individual entities and government.	Bata Title Deed.pdf	BIL - 262 Acres
06/04/2006	The State Cabinet through Department of Land & Land Reforms (L&LR) Govt. of West Bengal, passed an order dated 6th April 2006, based on the application made on 25th January, 2006, for development of a comprehensive township on 262 acre of land through Riverbank Holdings Private Limited (RHPL).	Government Order 6th April, 2006.pdf	RHPL - 262 Acres
21/01/2010	Pursuant to the letter dated 19th January, 2010 from office of the District Magistrate, South 24 Parganas, BIL/RDPL transferred 4.5 acres and 8.7 acres of land respectively for School and Hospital to the Govt. of West Bengal through two Gift Deeds dated 21st January, 2010 in respect of furtherance of fulfillment of obligations mentioned in the clause 4A(i) and (ii) of the Govt. Order dated 6th April, 2006. Such gift Deeds was subsequently cancelled on 9th January, 2012.	Two gift deeds and cancellation thereof.pdf	RHPL - 262 Acres Total gifted Land - 13.2 Acres
28/04/2010	On 28th of April 2010, BIL entered into a development agreement with RDPL, RHPL and CMGL vide which RDPL and RHPL jointly became entitled to develop 248.80 acres of land.	Development Agreement BIL - RDPL - 2010.04.28.pdf	RHPL - 248.80 Acres
11/12/2012	That vide two registered gift deeds both dated 11th of december 2012, BIL and RDPL gifted two land parcels measuring total 2230 square meters (0.55 acres) to CESC Limited for establishment of electrical	CESC Gift Deeds.pdf	RHPL - 248.25 Acres
05/12/2013	On 5th of Dcember 2013, BIL, RDPL, RHPL and CMGL entered into a addendum agreement to the earlier development agreement, vide which BIL transferred development right over 13.2 Acres of land which was gifted to the Government as subsequently cancelled.	Addendum Agreement 5th December, 2013.pdf	RHPL - 261.45 Acres
09/09/2014	An application was filed before Hon'ble High Court at Calcutta for merger of Riverbank Holdings Private Limited into Riverbank Developers Private Limited. The Hon'ble High Court of Calcutta vide their order dated 9 th September, 2014 has passed order of merger of RHPL into RDPL.	Merger Court Order RDPL & RHPL.pdf	RHPL - 261.45 Acres
28/11/2014	The State Cabinet through Department of Land & Land Reforms (L&LR) issued a new order on 25 th August, 2014 which they subsequently modified and issued as Memorandum on 28 th November, 2014 where the land use of social and economic infrastructures areas had been modified to 51.91 acres and subsequently on behalf of BIL, RHPL relinquished 51.91 acres of land to Govt. of West Bengal vide a letter dated .	New Government order and relinquishment of 51.91 Acres of Land.pdf	RHPL/RDPL - 209.54 Acres RELINQUISHED - 51.91
02/12/2016	L&LR Department then issued an order for transferring 14.81 acres (out of the previously mentioned 51.91 Acres land) of land to RHPL / RDPL via Long Term Settlement Order on 29th Dec, 2015. Subsequently RDPL received possession of the 14.81 acres land via possession letter dated 10th Nov, 2016, and thereafter Govt. of West Bengal transferred the same land to RDPL via registered deed between RDPL and Governor of West Bengal on 2nd Dec, 2016.	Possession and Lease of 14.81 acres of land.pdf	RHPL/RDPL - 224.35 Acres
31/12/2019	Vide a gift deed dated 31-12-2019, BIL and RDPL gifted 3423.818 square feet (0.078 acre) of land to Department of Post, government of India for establishment of a new post office building.	2019-12-31 - Post office gift deed.pdf	RHPL/RDPL - 224.27 Acre
28/02/2020	That vide a gift deed dated 28th of February 2020, BIL and RDPL gifted 1165.27 square meter (0.287 acre) of land to Maheshtal Municipality for establishment of a fire station.	Registered Gift Deed for fire station.pdf	RHPL/RDPL - 223.98 Acre

As per the documents submitted by the project proponent it is found that M/s. Riverbank Developers Pvt. Ltd. is the sole agency responsible for execution of this project.

RECOMMENDATIONS OF SEIAA

SEIAA considered the recommendation of SEAC and the application for EC is approved.

Conclusion

Recommended for EC.

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/NCP/70410/2017** dated **31 Oct 2017** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed under Category "B2" of EIA Notification 2006 and the proposal is appraised at State level.

PROJECT DETAILS

The project of M/s **MANGALBELA REAL ESTATES PVT LTD** located in as follows :

State of the project

S. No.	State	District	Tehsil
(1)	West Bengal	South 24 Parganas	Sonarpur

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and observed that the project proponent has received a sanction plan of total built up area of 19416.44 sqm. from Rajpur-Sonarpur Municipality vide Plan No. 887/CB/25/86 dated 17.07.2014. From the Google map it is found that the project is ongoing. Since the sanctioned area mentioned is very close to 20,000 sqm., a field inspection is required to assess the current status of the existing project before appraisal by SEIAA is taken up.

RECOMMENDATIONS OF SEIAA

Therefore, the application for EC is deferred for further consideration.

Conclusion

Deferred for further consideration.

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/NCP/75288/2018** dated **22 Jun 2018** along with copies of EIA/EMP seeking environment clearance under the provisions of the EIA Notification, 2006 for the above mentioned project. The proposed project activity is listed under Category "B2" of EIA Notification 2006 and the proposal is appraised at State level.

PROJECT DETAILS

The project of M/s **LEISURE STOCKIST PRIVATE LIMITED AND OTHERS** located in as follows :

State of the project

S. No.	State	District	Tehsil
(1)	West Bengal	North 24 Parganas	Rajarhat

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and observed that the sanction plan submitted by the project proponent has been vetted by Chief Architect of NKDA and approved by the Executive Officer, Rajarhat Panchayat Samity vide Approval Order No. 1430/RPS dated 21/12/2020 as per the provisions of Notification No. 438/SS/PN/O/I/3R-6/2004(Pt.-II) dated 11.06.2015 issued by Panchayats and Rural Development Deptt., Govt. of West Bengal.

Further it is found that as per Developer Agreement the Power of Attorney was given to M/s. Ajna Commercial Pvt. Ltd. on behalf of the developer M/s Leisure Stockist Pvt. Ltd. and 63 other owners. The application was submitted by the developer only without any involvement of the appointed attorney. Therefore, a clarification is required from the project proponent. Simultaneously, an opinion of the Law Officer of the Environment Dept. may also be obtained.

RECOMMENDATIONS OF SEIAA

Therefore, the application for EC is deferred (for additional information).

Conclusion

Deferred for additional information.

(6) Proposal No. :- SIA/WB/IND/47089/2019 File No- EN/T-II-1/059/2020

Type- TOR

INTRODUCTION

This has reference to your online application vide proposal no. **SIA/WB/IND/47089/2019** dated **13 Oct 2020** along with the copies of EIA/EMP seeking Terms of reference (TOR) under the provisions of the EIA Notification, 2006 for the above mentioned proposed project. The proposed project activity is listed at S.No ,**3(a) Metallurgical industries (ferrous & non ferrous)** under Category **B** of EIA Notification, 2006 and the proposal is appraised at state level.

PROJECT DETAILS

The project of M/s **SATYAM SMELTERS PVT. LTD.** located in as follows :

State of the project

S. No.	State	District	Tehsil	Village
(1)	West Bengal	Barddhaman	Jamuraia	Ikrah

The salient features of the project submitted by the project proponent is available at [Report](#) under online proposal no. **SIA/WB/IND/47089/2019**

DELIBERATION IN SEIAA

SEAC observed that the present proposal is an expansion of an existing DRI unit which falls under 'A' category. SEIAA considered the recommendation made by SEAC and further observed that the project proponent has applied for EC as a new project and not an expansion of the existing category 'A' project. Hence, the application for EC is rejected and the applicant is advised to approach MoEF&CC for obtaining EC.

RECOMMENDATIONS OF SEIAA

The application for EC is rejected.

Conclusion

Rejected

Sd/-

(Ujjwal Kumar
Bhattacharya)

Chairman

Sd/-

(Prof. Madhumita Roy) Member

Sd/-

(Niraj Singhal)

Member Secretary