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State Environment Impact Assessment Authority
West Bengal
Minutes of SEIAA Meeting
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Subject: **33rd meeting of SEIAA (Reconstituted on 17.05.2023)**
Venue:- **Conference Room of Environment Department, Prani Sampad Bhavan, 5th Floor, LB – Block, Sector – III, Salt Lake, Kolkata – 700106**
From :- **23 February 2024**
To :- **23 February 2024**

CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE

(1) Proposed Residential Complex 'Utsodhaara HIG-1' at Plot No. – HIG-1 at Utsodhaara: Teesta Township, JL No. 02, Mouza- Dabgram, Block- Rajganj, P.S.- New Jalpaiguri, P.O.- Satellite Township, Pin – 734015, West Bengal by **M/s. Ambuja Neotia Teesta Development Pvt. Ltd.**

Proposal No. :- SIA/WB/INFRA2/412503/2022, File No. : EN/T-II-1/041/2023, Type-EC

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/INFRA2/412503/2022** dated **19 January 2023** 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 / Construction** projects under Category "**B2**" of EIA Notification 2006.

SEAC recommended the proposed project for Environmental Clearance during its 70th meeting held on 15.03.2023.

Earlier the proposal was placed before SEIAA in its 94th meeting held on 13.04.2023, 96th meeting held on 25.04.2023, 3rd meeting held on 09.06.2023 and 19th meeting held on 06.10.2023. The application for EC was deferred for additional information.

The PP has uploaded their submission on 15.02.2024 vide letter no. NIL dated 14.02.2024. The PP is requested to appear for a hearing before SEIAA on 23.02.2024.

PROJECT DETAILS

The project of **M/s. Ambuja Neotia Teesta Development Pvt. Ltd.** located in as follows :

S. No.	State	District
(1.)	West Bengal	Jalpaiguri

DELIBERATION IN SEIAA

SEIAA heard the submissions of the project proponent.

SEIAA vide in its meeting dated 13.04.2023, 25.04.2023, 09.06.2023 and 06.10.2023 raised ADS communicating to the PP to apply for EC of the entire township. This inference was

drawn on the basis of LUCC of Utsodhaara - Teesta Township submitted by the PP along with other documents. The LUCC mentions maximum permissible FAR area (Floor Area Ratio) of 632665.81 sqm. PP in reply to ADS claimed that for township project EIA notification mentions only built up area and not FAR area. Therefore, the project would not come under item 8(b) of the schedule of EIA notification.

RECOMMENDATIONS OF SEIAA

The application for EC is referred back to SEAC for reappraisal.

CONCLUSION

Referred back to SEAC.

MISCELLANEOUS

- 1. Order of Hon'ble High Court dated 09.01.2024 related to Gems City.**

SEIAA studied the order of Hon'ble High Court dated 09.01.2024 related to Gems City and decided to write to West Bengal State Electricity Distribution Company Ltd. to submit the compliance report. It also decided to ask action taken report from DM, South 24 Parganas, Sabhadhipati, South 24 Parganas Zilla Parishad with reference to Memo No. 60/EN/T-II-1/077/2012 dated 09.01.2023 and 61/EN/T-II-1/077/2012 dated 09.01.2023 respectively.

List of the projects which were placed before the SEIAA, WB in the thirty third meeting held on 23.02.2024 and the Summary Decisions thereof:

Sl. No.	Proposal	Summary Decision
CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE		
1.	Proposed Residential Complex 'Utsodhaara HIG-1' at Plot No. – HIG-1 at Utsodhaara: Teesta Township, JL No. 02, Mouza- Dabgram, Block- Rajganj, P.S.- New Jalpaiguri, P.O.- Satellite Township, Pin – 734015, West Bengal by M/s. Ambuja Neotia Teesta Development Pvt. Ltd. (Proposal No. SIA/WB/INFRA2/412503/2022)	Referred back to SEAC
MISCELLANEOUS		
1.	Order of Hon'ble High Court dated 09.01.2024 related to Gems City.	West Bengal State Electricity Distribution Company Ltd. asked to submit compliance report