

Minutes of the 35th meeting of the State Level Expert Appraisal Committee, West Bengal (2023-2026) held on April 10, 2024 at 13:00 hr at the Conference Room, Paribesh Bhawan, Bidhannagar.

The 35th meeting of the State Level Expert Appraisal Committee (SEAC), West Bengal (2023-2026) was held on Wednesday the 10th April, 2024 at 13:00 hr at the Conference Room, Paribesh Bhawan, Bidhannagar. The following members participated:

| | | | |
|----|------------------------------------|-----------------|---------|
| 1) | Dr. Rajesh Kumar, IPS | Secretary, SEAC | Present |
| 2) | Prof. (Dr.) Anirban Gupta | Chairman, SEAC | Present |
| 3) | Prof. Sampa Chakrabarti | Member, SEAC | Present |
| 4) | Prof. Suchandra Bardhan | Member, SEAC | Present |
| 5) | Prof. (Dr.) Pradip Kumar Sikdar | Member, SEAC | Present |
| 6) | Prof. (Dr.) Indranath Sinha | Member, SEAC | Present |
| 7) | Prof. (Dr.) Aniruddha Mukhopadhyay | Member, SEAC | Present |
| 8) | Shri Shubhendu Bandyopadhyay | Member, SEAC | Present |

1) Reconsideration proposals :-

1.1) Environmental Clearance :

1.1.1) Construction Sector :

- I. **Proposed construction of 3 Nos. G+1 Storied Building at Block A, B, C, Under Group - D Mercantile, MC – 9, Kolkata West International City, R.S. Plot No. :20 to 21, 23 to 24, 39, 41 to 45, 47 to 52, 54 to 73, 79 to 87, 89 to 91, 93 to 97, 112, 116 to 118, 121, 126 to 128, 150 to 160, 163 to 164, 216 to 218, 222 to 223, 835 to 843, 845 to 848, 60/1068, 61/1069, 62/1070, 65/1071, 66/1072 150/1073, 1305 to 1307, 1311, L.R. Plot No. : 24 to 25, 27 to 28, 37, 39 to 43, 45 to 50, 52 to 76, 82 to 90, 92 to 99, 118 to 119, 122 to 123, 126, 131 to 133, 155 to 166, 169 to 170, 222 to 224, 228 to 229, 849 to 853, 856 to 857, J.L No. : 54 and 106, Khatian No. : 985 and 1004, Mouza-Kona, Balitikuri, Bankra, Pakuria, Tetulkuli, Khalia & Salap, PO & PS-Domjur, Dist.-Howrah, West Bengal.**

Proposal No.:

SIA/WB/INFRA2/441704/2023

Project Proponent:

M/s. Kolkata West International City Private Limited.

Environmental Consultant -

M/s. Ind Tech House Consult.

Activity:

- This is a proposal for construction of 3 Nos. G+1 Storied Building at Block A, B, C, Under Group - D Mercantile, MC – 9, Kolkata West International City, Howrah over the land of 81463.220 sqm. Total built-up area of the project 63863.019 sqm.

Salient Features of the Project:

- Salient features of the proposed project as uploaded in the PARIVESH portal by the PP is given below –

| | |
|---|--|
| Land Area | 81463.22 sqm. |
| Block details | 3 Nos. G + One Storied Building at Block A, B, C |
| Expected Population (as per NBC, 2016) | 2339 Nos. |
| Total Water requirement (as per NBC, 2016) | 120.4 kLD |
| Fresh Water requirement | 59.2 kLD |
| Wastewater generated | 83 kLD |
| Wastewater recycled | During Dry season 61.2 kLD During Wet Season 44.7 kLD |
| Wastewater discharged | During Dry season 13.6 kLD During Wet Season 30.1 kLD |
| Solid waste generation & disposal (as per NBC, 2016) | 0.66 TPD |
| Total Built-up Area | 63863.019 sqm. |
| Ground Coverage with percentage of the total land area | 32176.036 sqm. (39.5 %) |
| Service Area (Elec. Station, Pump Room, Security Room) with percentage of the total land area | 353.640 sqm. (0.43 %) |
| Waterbody Area (if any), with percentage of the total land area | 1379.287 sqm. (1.7 %) |
| Exclusive Tree Plantation Area with percentage of the total land area | 16505.696 sqm. (20.26%) |
| Total Paved Area with percentage of the total land area | 4654.095 sqm. (5.71 %) |
| Area for services (Deck Area) | 1061.285 sqm. (1.30 %) |
| Other area, if any. (Over Ground Water Tank) | 493.630 sqm. (0.61 %) |
| Open Car Parking | 3303.399 sqm. (4.59 %) |
| Open Truck Parking | 3739.066 sqm. (0.61 %) |
| Area For SWM | 133.820 sqm. (0.16 %) |
| Area for STP | 100.128 sqm. (0.12 %) |
| Roads | 17563.138 sqm. (21.56 %) |
| Peak power demand load for the project | 792 KW |
| Solar power plant generation in KW & % of the connected load | 8 KW and more than 1 % of connected Load |
| No. of Parking spaces proposed | Car Parking 319 Truck Parking 83 |
| No. of Trees proposed | 700 Nos. |
| Backup Power | 2 @ 500 KVA each |
| Project Cost (Rs.) | Rs.158.65 Crores |

Chronology of Events:

- M/s. Kolkata West International City Pvt. Ltd. (KWIC), Howrah obtained EC vide No. 572/EN/T-II-1/126/2008 dated 09-03-2016 for their township project for a built up area of 2922411.278 sqm. on a land parcel of 367.811 acres.
- The present project proposal is within the above township.
- The Project Proponent (PP) applied in prescribed format for Environmental Clearance and uploaded the application in the PARIVESH portal on 20.09.2023.
- The PP was called for the EC presentation in the 16th meeting of SEAC, WB held on 04.10.2023 and the PP presented their proposal in this meeting.
- Based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC made the following observations:

Mandatory documents:

- 1) Complete land documents showing individual dag nos. and their status of conversion and mutation in the name of the project proponent.
- 2) The sanction plan by KMDA shows existence of a private land measuring about 0.33 acres completely enclosed within the land parcel. It is observed that there is no means of access for that parcel of land. The PP shall provide necessary means of public access to that land plot. The sanction plan should be revised accordingly.
- 3) The sanction plan is not in consonance with the SEIAA Notification vide no. 2495/EN/T-II-1/011/2018 dated 17.12.2019. Scaled up drawings of the STP and the rainwater harvesting tank should be shown in the sanction plan.
- 4) Concurrences regarding water supply, treated waste water and storm water discharge, solid waste disposal from the Competent Authority.
- 5) The Power of Attorney for the project has been given to M/s. Kona Logistics Park Private Limited. However, the project applicant is M/s. Kolkata West International City Private Limited. Also, M/s. Kolkata West International City Private Limited has subleased the land for the proposed project to M/s. Kona Logistics Park Private Limited. Necessary clarification regarding the above should be submitted.
- 6) LR Plot No. 119 and 45 is yet to be mutated. Mutation in the name of the PP should be submitted.
- 7) The land parcel as per the lease deed is 19.959 acres, as per ROR 20.435 acres and as per KMDA approved sanction plan it is 20.13 acres. Reasons for the discrepancies should be submitted.
- 8) Individual floor plans should be submitted.
- 9) The PP should submit a declaration regarding there will be no manufacturing or storage of chemical or any other hazardous products.
- 10) Disaster Risk Reduction and Management Plan should be submitted.
- 11) Salient features of the project to be submitted.

Green Belt Development

- 12) The plantation plan has been certified by the Forest Range Officer. DFO approved plantation plan should be submitted.

Water and wastewater:

- 13) The STP capacity mentioned in the sanction plan is of 80 kLD. However, the STP proposal submitted is 100 kLD. Necessary clarification regarding the above should be submitted. Scaled up drawings for STP should be submitted. Expected water quality at inlet and outlet should be submitted.
- 14) Discharge of treated wastewater into the canal should be permitted by competent authority.
- 15) Separate water balances are required for dry and rainy season.
- 16) It appears that there is a mixing/ confusion over rainwater and storm water management. It should be properly addressed and to be clarified.
- 17) Piezometer should be installed to continuously monitor the groundwater level by installing automatic water level meter. The lithological log of the piezometer and ground water level should be submitted with compliance reports.
- 18) Smart flow water meter with totalizer at inlet for fresh water, for inlet, recycle and discharge of wastewater/ treated wastewater with provision for water quality monitoring at all such points.
- 19) As per NBC, 2016, in the schedule water supply, for mercantile buildings the population calculation has been given as 1 person of 3 m² of street floor and sales basement areas + 1 person per 6 m² of upper sale floors. However, the population calculation submitted is given as 30 persons per sqm. Revised population calculation should be submitted as per NBC, 2016.
- 20) Environmental Management Plan for waterbodies should be submitted. Embankment preservation should be done as per guidelines.

Rainwater Harvesting :

- 21) Detailed design with pit-log of rainwater harvesting recharge structure should be submitted. A clear description of the rainwater harvesting plan vis-a-vis the storm water management plan should be submitted.
- 22) Scaled up drawings of the rainwater harvesting tank and borewell should be uploaded.
- 23) Only rooftop area should be considered for rainwater harvesting. Storm water from the yard should not be taken to any rainwater recharge structure for possible recharge. Calculation for the quantity of rainwater to be harvested should be recast.
- 24) First flush divertor for rainwater harvesting to be installed.

Solar:

- 25) Roof plan with solar PV array should be submitted.

Need-based activities

- 26) EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 to be submitted. Consents from the beneficiaries of the social part of EMP should be furnished. Any other local need should be identified.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

- The project proponent uploaded their reply in PARIVESH Portal on 14.11.2023, which was considered in the 19th meeting of SEAC, WB (2023-2026) held on 22.11.2023.
- Based on the submission made by the PP, the SEAC observed that the PP has not submitted specific replies to the queries raised. Therefore, the PP is requested to submit specific and proper replies to the above-mentioned queries.
- The project proponent uploaded their reply in PARIVESH Portal on 19.12.2023, which was considered in the 23rd meeting of SEAC, WB (2023-2026) held on 03.01.2024.
- The SEAC scrutinized the documents submitted by the PP in the 23rd meeting of SEAC, WB (2023-2026) held on 03.01.2024. After careful consideration and detailed deliberation, the committee deferred the proposed project for further consideration in the next SEAC meeting.
- The SEAC scrutinized the documents submitted by the PP in the 25th meeting of SEAC, WB (2023-2026) held on 17.01.2024. After careful consideration and detailed deliberation, the committee observed that the LR Plot Nos. 119 and 45 is yet to be mutated. Mutation in the name of the PP should be submitted.
- The project proponent uploaded their reply in PARIVESH Portal on 16.02.2024, which was considered in the 30th meeting of SEAC, WB (2023-2026) held on 28.02.2024.
- The SEAC scrutinized the documents submitted by the PP in the 30th SEAC meeting held on 28.02.2024 and observed that the mutation in the name of the PP is yet to be done. Therefore, the PP is once again requested to submit the mutation of all the plots in the name of the PP.
- The project proponent uploaded their reply in PARIVESH Portal on 07.03.2024, which was considered in the 33rd meeting of SEAC, WB (2023-2026) held on 20.03.2024.
- The SEAC scrutinized the documents submitted by the PP in the 33rd SEAC meeting held on 20.03.2024 and after careful consideration and detailed deliberation the committee noted that the PP has not submitted any specific and proper reply to the query raised. The PP is requested to submit specific and proper reply to the above and the documents may be submitted in the PARIVESH portal for further consideration of the application.
- The gazette notification regarding the ownership should specifically be uploaded to the portal.
- The project proponent uploaded their reply in PARIVESH Portal on 01.04.2024, which was considered in the 35th meeting of SEAC, WB (2023-2026) held on 10.04.2024.

SEAC observations and recommendations:

- The SEAC scrutinized the documents submitted by the PP in the 35th meeting of SEAC, WB (2023-2026) held on 10.04.2024. After careful consideration and detailed deliberation, the committee **recommended the proposed project for Environmental Clearance.**

1.1.2) Mining of Minerals

- I. Proposed Bhatpara Sand Mine over an area of 2.30 ha (5.68 Acres) on the Kangshabati River at Plot No: - 172(P) & 194(P), J.L. No. - 84, Mouza: - Bhatpara, P.S. - Medinipur, District: - Paschim Medinipur, West Bengal.

Proposal No. SIA/WB/MIN/261603/2022
Project Proponent - Shri Subhrangsu Kumar Ghosh.
Environmental Consultant - M/s. Chaitanya Projects Consultancy Private Limited

Activities:

- This is a proposal for riverbed sand mining at the MSB-65 Sand Block over an extent of 2.30 ha (5.68 Acres) on the Kangshabati River at Plot No: - 172(P) & 194(P), J.L. No. - 84, Mouza: - Bhatpara, P.S. - Medinipur, District: - Paschim Medinipur, West Bengal.
- **The project is falling within the DSR potential zone code PO_PSM_MD_KS_14.**
- **The PP has not uploaded the proper pre-feasibility report (PFR) for the proposed project.** The reserves mentioned in the PFR are not in uniformity with the approved Mine Plan.
- **The PP has not uploaded the copy of valid LOI.**
- The PP has uploaded non-cluster certificate from the competent authority.
- As required under the West Bengal Minor Mineral Concession Rules, 2016, the PP got a composite 'Mining Plan' prepared for proposed sand Mine at the site by an RQP. **However, the above Mine Plan has not been endorsed by the competent authority.**
- **The PP has not submitted the requisite EC processing fees** as required under Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Department of Environment, Government of West Bengal.

Chronology of Events

- The PP applied for EC in prescribed format in the PARIVESH portal on 15.12.2023.
- The PP was called for the EC presentation in the 24th meeting SEAC, WB held on 10.01.2024 and the PP presented their proposal in this meeting.
- Based on the submission and presentation made by the PP, the committee observed that the plot area for the proposed project as per the geo-coordinates mentioned in the approved Mining cum Progressive Mine Closure Plan **falls within the potential mining zone** recorded in the approved District Survey Report (DSR) of Paschim Medinipur district.
- The SEAC scrutinized the documents submitted by the PP in the 24th SEAC meeting held on 10.01.2024. Based on the submission and presentation made by the PP, the committee recommended that the following documents / clarifications may be uploaded in the PARIVESH portal by the project proponent for further consideration :-
 - 1) Valid Lol from the competent authority.
 - 2) Proper and corrected pre-feasibility report (PFR).
 - 3) Copy of the complete approved Mine Plan.

- 4) The copy of requisite EC processing fees as required under Notification No 924/T-II-1/021/2022 dated 23.05.2022 issued by Department of Environment, Government of West Bengal.
 - 5) A need-based EMP may be prepared in accordance with the MoEF&CC Office Memorandum vide F. No. 22-65/2017.IA.III dated 30.09.2020. Record of communications made in this regard with the identified/ intended beneficiaries (schools/ institutions etc.) may also be uploaded.
 - 6) Means of access and egress between the embankment and the sand quarry may be clearly earmarked. The Project Proponent must commit that no hard toping or paving of any haulage route within the riverbed will be attempted.
 - 7) A plan on management and handling of sand during the period of intermediate stock piling should be submitted.
 - 8) A Progressive Greenbelt Plan may be prepared. The project being a riverbed project afforestation/ vegetation should be attempted alongside the village roads or other public land. This may be done with prior approval of the local self governing bodies. If no public land is available for the purpose the Project Proponent shall arrange for land with his personal means. To enhance success/ survival rate the plantation shall be attempted during the first two years of the project life and the plantation so done shall be taken care of during the rest of the project life. Species of the plant selected should be self-sustaining in that particular region.
 - 9) Plan showing spatial distribution of the proposed greenbelt has to be submitted along-with supporting documents of administrative approval/s
 - 10) A study report on base flow level measured at 5 points with date and supporting photographs may be submitted. It should be committed that mining will be done at least 1m above the base flow level. Accordingly, if required, the excavation plan may also be revised.
- The project proponent uploaded their reply in PARIVESH Portal on 01.03.2024, which was considered in the 32nd meeting of SEAC, WB (2023-2026) held on 13.03.2024.
 - The SEAC observed that the PP has uploaded the copy of approved Mine Plan, Lol and other documents.
 - Year wise production details as mentioned in the Mining Plan is given below :-

| Year | Total Area (ha) | Production Area (ha) | Thickness (m) | Geological Resource (cu.m) | Mineable Reserve (cu.m) | Replenishment Rate (%) |
|-----------------------|-----------------|----------------------|---------------|----------------------------|-------------------------|------------------------|
| 1 st | 1.96 | 1.53 | 2.50 | 49000 | 38250 | 100 |
| 2 nd | 1.96 | 1.53 | 1.88325 | 36911.7 | 28813.725 | 75.33 |
| 3 rd | 1.96 | 1.53 | 1.88325 | 36911.7 | 28813.725 | 75.33 |
| 4 th | 1.96 | 1.53 | 1.88325 | 36911.7 | 28813.725 | 75.33 |
| 5 th | 1.96 | 1.53 | 1.88325 | 36911.7 | 28813.725 | 75.33 |
| Total reserves | | | | 196646.8 | 153504.9 | |

- The SEAC scrutinized the documents submitted by the PP in the 32nd SEAC meeting held on 13.03.2024 and after careful consideration and detailed deliberation the

committee noted that the **coordinates mentioned in the approved Mine Plan and Cluster Certificate are in a mismatch.**

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

- The project proponent uploaded their reply in PARIVESH Portal on 04.04.2024, which was considered in the 35th meeting SEAC, WB (2023-2026) held on 10.04.2024.

SEAC observations and recommendations:

- The SEAC scrutinized the documents submitted by the PP in the 35th meeting SEAC, WB (2023-2026) held on 10.04.2024 and after careful consideration and detailed deliberation the committee **recommended the proposed project for Environmental Clearance** with the conditions that the following should be submitted along with the six monthly compliance report :-
 - 1) Monthly monitoring of base flow level at four points of the project should be conducted by installing piezometer and to be reported in the six monthly compliance report.
 - 2) Stipulated plantation should preferably be done adjacent to the project. If not possible due to unavailability of suitable land, plantation may be done at other location in the same block. The particular plantation area should be dedicated and marked for the particular project and to be certified by the respective BDO.
 - 3) Sieve analysis report for grain size distribution should be provided along with six monthly compliance report.
 - 4) Status of the need-based activities to be reported during six monthly progress report.
 - 5) Transportation plan should be provided in six monthly compliance report.
 - 6) Basic amenities, safety and occupational health examinations for labourers to be provided along with six monthly compliance reports.
 - 7) To enhance success/ survival rate the plantation shall be attempted during the first two years of the project life and the plantation so done shall be taken care of during the rest of the project life. Species of the plant selected should be self-sustaining in that particular region. Geotagged photographs of actual plantation done to be submitted along with six monthly compliance reports. Credible document regarding plantation by the Forest department on behalf of the project proponent should be submitted.
 - 8) The project cost may include the auction bid value, estimated royalty to be paid, cost of any infrastructure built like office space, stockyard, etc. The calculation/documents to estimate the project cost should be submitted. The planned expenditure for components like need-based activities may be derived based on the project cost. Proper documents should be submitted along with the six-monthly compliance report.
 - 9) Studies on the biotic components of the river and the impact of sand mining on these components should be submitted.
 - 10) Bank line monitoring report should be submitted along with the six-monthly progress reports.

Table-1 : List of the projects which were placed before the SEAC, WB (2023-2026) in the thirty-fifth meeting held on 10.04.2024 and the Summary Decisions thereof:

| Sl. No. | Name of the unit and Project address | Summary Decision |
|------------------------------|--|---|
| 1. Reconsideration proposals | | |
| 1.1) Environmental Clearance | | |
| 1.1.1) Construction Sector | | |
| I. | M/s. Kolkata West International City Private Limited Proposed construction of 3 Nos. G+1 Storied Building at Block A, B, C, Under Group - D Mercantile, MC – 9, Kolkata West International City, R.S. Plot No. :20 to 21, 23 to 24, 39, 41 to 45, 47 to 52, 54 to 73, 79 to 87, 89 to 91, 93 to 97, 112, 116 to 118, 121, 126 to 128, 150 to 160, 163 to 164, 216 to 218, 222 to 223, 835 to 843, 845 to 848, 60/1068, 61/1069, 62/1070, 65/1071, 66/1072 150/1073, 1305 to 1307, 1311, L.R. Plot No. : 24 to 25, 27 to 28, 37, 39 to 43, 45 to 50, 52 to 76, 82 to 90, 92 to 99, 118 to 119, 122 to 123, 126, 131 to 133, 155 to 166, 169 to 170, 222 to 224, 228 to 229, 849 to 853, 856 to 857, J.L No. : 54 and 106, Khatian No. : 985 and 1004, Mouza-Kona, Balitikuri, Bankra, Pakuria, Tetulkuli, Khalia & Salap, PO & PS-Domjur, Dist.- Howrah, West Bengal. (Proposal No.: SIA/WB/INFRA2/441704/2023) | Recommended for Environmental Clearance |
| 1.1.2) Mining of Minerals | | |
| I. | Shri Subhrangsu Kumar Ghosh. Proposed Bhatpara Sand Mine over an area of 2.30 ha (5.68 Acres) on the Kangshabati River at Plot No: - 172(P) & 194(P), J.L. No. - 84, Mouza: - Bhatpara, P.S. - Medinipur, District: - Paschim Medinipur, West Bengal. (Proposal No.: SIA/WB/MIN/261603/2022) | Recommended for Environmental Clearance |

There being no other agenda the Chair thanked the members present for their fruitful participation and deliberations. The meeting ended with a vote of thanks to the Chair.

Sd/-

(Prof. (Dr.) Anirban Gupta)
Chairman

State Expert Appraisal Committee, West Bengal

Sd/-

(Dr. Pradip Kumar Sikdar)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Prof. (Dr.) Suchandra Bardhan)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Prof. (Dr.) Sampa Chakrabarti)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Prof. (Dr.) Indranath Sinha)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Prof. (Dr.) Aniruddha Mukhopadhyay)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Shri Shubhendu Bandyopadhyay)
Member

State Expert Appraisal Committee, West Bengal

Sd/-

(Dr. Rajesh Kumar, IPS)
Secretary

State Expert Appraisal Committee, West Beng