

Minutes of the 79th meeting of the State Level Expert Appraisal Committee, West Bengal (2023-2026) held on July 23, 2025 at 14:00 hr at the Conference Room, Paribesh Bhawan, Bidhannagar.

The 79th meeting of the State Level Expert Appraisal Committee (SEAC), West Bengal (2023-2026) was held on Wednesday the 23rd July, 2025 at 14:00 hr at the Conference Room, Paribesh Bhawan, Bidhannagar. The following members participated:

1)	Jagdish Prasad Meena, IAS	Secretary, SEAC	Present
2)	Prof. Anirban Gupta	Chairman, SEAC	Present
3)	Prof. Indranath Sinha	Member, SEAC	Present
4)	Prof. Pradip Sikdar	Member, SEAC	Present
5)	Prof. Sampa Chakrabarti	Member, SEAC	Present
6)	Prof. Suchandra Bardhan	Member, SEAC	Present
7)	Prof. 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 Residential Complex at 1/5, C.I.T. Scheme, VII-M, PS: Ultadanga, Kolkata – 700 067, West Bengal.

Proposal No.: SIA/WB/INFRA2/431980/2023

Project Proponent: Indian Audit & Accounts Department (IA and AD), West Bengal.

Environmental Consultant: M/s. Ind Tech House Consult.

Activity:

- This is a proposal for construction of Residential Complex of 333 quarters (120 nos. Type-II (G+15), 184 nos. Type –III (G+15), 24 nos. Type-IV + 5 nos. Type-V (G+12), Multipurpose hall (G+1), Substation building & Enquiry Office (Civil & Electrical) (G+1), demolishing of existing (Old Govt. Type-I, II & III Quarters) structures & refurbishing of existing campus boundary wall for IA & AD. In the proposed project, land area is, 16789.177 sqm. (4.1486 Acres). Built up area is 34954.420 sqm.

Following Existing Buildings will be demolished.

- Type-III Quarters (G+3) - 9 Nos.
- Type-II Quarters (G+3) 4 Nos.
- Type-I Quarters (G+3) 4 Nos.
- Generator room / Pump House 1 no.
- Electrical room 1 No.
- OHR 1 No.

- Office building and shed 1 No.
- Shed 1 No.
- Toilet 1 No.
- Electrical sub-station 1 No.

Demolition waste Quantity = 150 - 200 MT

Salient Features of the Project-

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

Plot Area	16789.177 sqm.
Proposed Built Up Area	34954.420 sqm.
Total no of Saleable DU's	333 nos.
Max Height - (Height of tallest block)	51 m.
No of Building Blocks (Residential + Community facilities)	5 (3+2) nos.
Max No of Floors	ST/G+15
Expected Population	2167 nos. (1694 Residential + 473 Floating)
Proposed Ground Coverage Area	3336.18 sqm. (19.9%)
Proposed FAR Area (188)	31568.13 sqm.
Non-FAR areas - Stilt, Mumty Machine Room, ESS etc.	3386.290 sqm.
Proposed Green Area	3416.62 Sqm. (20.35% of plot area)
Total Water Requirement	162.84 kLD
Fresh water requirement	118.57 kLD
Treated Water Requirement	44.27 kLD
Waste water Generation	135.71 kLD
Proposed Capacity of STP	200 kLD
Treated Water Available for Reuse	122.14 kLD
Treated Water Recycled	44.27 kLD
Surplus treated water to be discharged in Municipal Sewer with Prior permission	77.87 kLD
Total Parking Required as / Building Bye Laws	186 ECS
Proposed Total Parking	186 ECS
Parking on Surface	146 ECS
Stilt Parking & Podium Parking	40 ECS
Total Solid Waste Generation	0.94 TPD
Organic waste	0.376 TPD
Quantity of E-Waste Generation	11.14 kg/Day
Quantity of Hazardous waste Generation	0.2 LPD
Quantity of Sludge Generated from STP	26 Kg/Day
Total Power Requirement	1453.8 kW from CESC
DG set backup	1x 200 kVA
Plantation proposed	Total trees (202 + 66 + 160) 428 nos.

	[Plantation proposed - 202 Existing no of trees - 98 Trees to be Cut – 32 Additional Trees planted @ 5 times the number of trees cut - 160 Trees Retained – 66]
Total project cost (Rs.)	Rs. 130.66 Crores

Chronology of the Events:

- The PP applied in prescribed format for EC for the project and uploaded the application in the PARIVESH portal on 02.06.2023.
- The PP has 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.
- The PP was called for the EC presentation in the 5th meeting of SEAC, WB (2023-2026) held on 28.06.2023 and the PP presented their proposal in this meeting.
- The SEAC noted that the building plan has been sanctioned by the CPWD as per the Circular No. DG/P&WA/91 dated 18.05.2016. Since the Kolkata Municipal Corporation (KMC) has not sanctioned the building plan, the PP is required to submit a letter of concurrence from the KMC regarding provisions of services including supply of fresh water, sewerage connection, drainage, management of solid waste which are directly connected to the environmental parameters in the area.

The SEAC made the following observations based on the presentation of the PP:

Legal documents:

- 1) PP is required to submit a letter of concurrence from the KMC regarding provisions of services including supply of fresh water, sewerage connection, drainage, management of solid waste which are directly connected to the environmental parameters in the area.

Land details:

- 2) As per the Notification issued by SEIAA vide No. 2495/EN-T-II/011/2018 dated 17.12.2019, the area statement at ground level along with percentages of the land use area adding upto 100% must be distinctly shown in the sanctioned plan.
- 3) Apartment configuration vis-à-vis number of parking space to be indicated.

Groundwater

- 4) It is reported that KMC will supply freshwater. However, PP reported that there are existing borewells at the site. Registration/ permission to operate such borewells for emergency from competent authority should be submitted.
- 5) The existing two borewells should be registered as per the provision of Ground Water Act. Registration Certificate should be submitted.
- 6) Though the PP has not proposed any groundwater use, the piezometer will help to understand the groundwater level in the vicinity. Piezometer should be installed to continuously monitor the groundwater level. The lithological log of the piezometer and ground water level should be submitted with six monthly compliance reports.

Rainwater Harvesting:

- 7) As per the Notification issued by SEIAA vide No. 2495/EN-T-II/011/2018 dated 17.12.2019, a rainwater harvesting tank having a storage capacity of minimum one day fresh water requirement should be provided. The location of the harvested rainwater tank should be shown in the sanction plan.
- 8) Use of harvested rainwater (gardening, car wash, yard wash) to be shown in water balance. Yard/car washing to show in water balance- to be done by harvested rainwater.

Social part of EMP:

- 9) EMP as per Office Memorandum of MoEF & CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 to be submitted. Evidence of collecting data on the need of the locality should be submitted.
- 10) PP may work with KMC and WBPCB for need-based activities. The budget should commensurate with the project cost.

Construction and Demolition Waste:

- 11) The construction and demolition waste should be disposed as per the Construction & Demolition Waste Management Rules, 2016 and its subsequent amendments. A plan in this regard should be submitted. Consent from KMC to accept such wastes for processing may be submitted.
- 12) Proper plan for pollution control during demolition should also be submitted.

Greenbelt Development:

- 13) Though the plantation plan has already obtained DFO's approval yet is suggested to select and plant the saplings on species cut to species planted basis.

Therefore, the SEAC recommended that the above documents should be submitted in the PARIVESH portal for further consideration of the application.

- The project proponent uploaded their reply in PARIVESH Portal on 27.09.2023, which was considered in the 16th meeting SEAC, WB (2023-2026) held on 04.10.2023.
- Based on the submission made by the PP, the committee after careful consideration and detailed deliberation observed that the PP has not submitted proper reply to the point no. 1) Legal documents and point no. 4) & 5) Groundwater. Proper comprehensive documents and necessary permission from the Competent Authority should be submitted.

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 18.07.2025, which was considered in the 79th meeting SEAC, WB (2023-2026) held on 23.07.2025.
- Land use statement of the project as submitted by the PP is as below :

Plot Area	16789.177 sqm.
Proposed Built Up Area	34954.420 sqm.
Proposed ground coverage	3336.18 sqm. (19.87%)
Green Area	3416.62 sqm. (20.35%)
Surface area parking	1850.00 sqm. (11.01%)

Road Area	5670.37 sqm. (33.77%)
Service Area	1264.06 sqm. (7.53%)
Boundary wall	131.73 sqm. 0.78%)
Future expansion area	1120.21 sqm. (6.68%)

SEAC Observations and Recommendations:

- The SEAC scrutinized the documents submitted by the PP in the 79th meeting of SEAC, WB (2023-2026) held on 23.07.2025. SEAC scrutinized the documents in the meeting and deliberated on the submissions made by the project proponent, SEAC accepted the final proposal consisting of various environmental parameters and salient features and **recommended the proposed project for Environmental Clearance.**

Table-1 : List of the projects which were placed before the SEAC, WB (2023-2026) in the seventy ninth meeting held on 23.07.2025 and the Summary Decisions / Recommendations thereon:

Sl. No.	Name of the unit and Project address	Summary Decision
1. Reconsideration proposals		
1.1) Environmental Clearance		
1.1.1) Construction Sector		
I.	Indian Audit & Accounts Department (IA and AD), West Bengal. Proposed construction of Residential Complex at 1/5, C.I.T. Scheme, VII-M, PS: Ultadanga, Kolkata – 700 067, West Bengal. (Proposal No.: SIA/WB/INFRA2/431980/2023)	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/-

(Anirban Gupta)
Chairman
S E A C, West Bengal

Sd/-

(Pradip Sikdar)
Member
S E A C, West Bengal

Sd/-

(Indranath Sinha)
Member
S E A C, West Bengal

Sd/-

(Sampa Chakrabarti)
Member
S E A C, West Bengal

Sd/-

(Aniruddha Mukhopadhyay)
Member
S E A C, West Bengal

Sd/-

(Suchandra Bardhan)
Member
S E A C, West Bengal

Sd/-

(Shubhendu Bandyopadhyay)
Member
S E A C, West Bengal

Sd/-

Jagdish Prasad Meena, IAS
Secretary
S E A C, West Bengal