

**Minutes of the 69<sup>th</sup> meeting of the State Level Expert Appraisal Committee, West Bengal (2023-2026) held on April 30, 2025 at 14:00 hr at the Conference Room, Paribesh Bhawan, Bidhannagar.**

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The 69<sup>th</sup> meeting of the State Level Expert Appraisal Committee (SEAC), West Bengal (2023-2026) was held on Wednesday the 30<sup>th</sup> April, 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. Pradip Sikdar	Member, SEAC	Present
4)	Prof. Indranath Sinha	Member, SEAC	Present
5)	Prof. Suchandra Bardhan	Member, SEAC	Present
6)	Prof. Aniruddha Mukhopadhyay	Member, SEAC	Present
7)	Shri Shubhendu Bandyopadhyay	Member, SEAC	Present

**1) Reconsideration Proposals :-**

**1.1) Environmental Clearance :**

**1.1.1) Construction Sector :**

**I. Proposed expansion of “UNIWORLD CITY” at Plot No. IIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal.**

<b>Proposal No.:</b>	<b>SIA/WB/MIS/61427/2005</b>
<b>Project Proponent:</b>	<b>M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.</b>
<b>Environmental Consultant:</b>	<b>M/s. Envirotech East Pvt. Ltd.</b>

***Activities:***

- This is a proposal for expansion of “UNIWORLD CITY”.
- The PP had already obtained Environment Clearance for the above mentioned project from Department of Environment, Govt. of West Bengal, vide No. EN/493/T-II-1/007/2009 dated 17.02.2009. The project will be developed in 9 (nine) phases. The main salient features for which Environmental Clearance was granted are as follows:

<b>Components</b>	<b>As per EC</b>
Land Area	39.81 ha (3,98,100 sqm)
Built-up Area	8,57,427.37 sqm (as per Master Plan area statement) Built-up Area for covered Car Parking 1,29,840 sqm., Total - 9,87,267.37 sqm
No. of Apartments	3712

- The project proponent now apply afresh under expansion and modernisation, under which the following construction shall be taken up:

Towers under Construction - 3 Nos.					
Phase with no. of towers	Towers	No. of storey	Building Height	No. of apartments	F.A.R. area (sqm.)
Phase 5 (2 Towers)	Tower-2	B+G+18	61.05	69	11,786.36
	Tower-4	B+G+15	51.60	57	9,951.77
Phase 7 (1 Tower & Club)	Tower-10	G+24	74.35	96	14,005.13
	Club	G+1	8.10	--	786.77
<b>TOTAL</b>				<b>222</b>	<b>36,530.03</b>
Future Expansion					
Future Expansion	--	--	--	--	29,795.68

**Salient Features of the project:**

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

Particulars	As per already obtained EC (No. EN/493/T-II-1/007/2009 dated 17.02.2009)	As per Revised new proposal		
		Already Constructed at Site	To be Constructed	Total
Land Area	398064.38 sqm	398064.38 sqm		398064.38 sqm
Built Up Area	857427.37 sqm (as per Master Plan area statement)  Built-up Area for covered Car Parking - 129840 sqm., Total - 987267.37 sqm	791101.66 sqm  Built-up Area for covered Car Parking - 106180 sqm., Total – 897281.66 sqm	66325.71 sqm  Built-up Area for covered Car Parking - 3740 sqm., Total – 70065.71 sqm (The covered car parking area for the expansion part has not been calculated yet, there is a provision for increase in the BUA accordingly)	857427.37 sqm  Built-up Area for covered Car Parking 109920 sqm., Total – 967347.37 sqm (The covered car parking area for the expansion part has not been calculated yet, there is a provision for increase in the BUA accordingly)
No. of Towers	73 nos.	69 nos.	4 nos. (The 4 <sup>th</sup> Tower has been kept as Future expansion)	73 nos.
Nos. of Dwelling Units	3712 nos.	4283 nos.	222 nos. in 3 Towers	4505 nos.
Population	18560 persons	34,568 persons Permanent - 21,415	1506 persons Permanent - 1110	36,074 persons Permanent - 22,525

Particulars	As per already obtained EC (No. EN/493/T-II-1/007/2009 dated 17.02.2009)	As per Revised new proposal		
		Already Constructed at Site	To be Constructed	Total
		Temporary - 13,153	Temporary - 396	Temporary - 13,549
Total Water Requirement	4016 kld	4609 kld	194 kld	4803 kld
Wastewater generated and discharged	2437 kld	2857 kld	145 kld	3002 kld
Solid waste generated	6.241 TPD	12.328 TPD	0.602 TPD	12.93 TPD
Car Parking	8033 nos. (Covered - 6492, Open - 1541)	7162 nos. (Covered - 5309, Open - 1853)	310 nos. (Covered - 187, Open - 123)	7472 nos. (Covered - 5496, Open - 1976)
Power Requirement	24 MVA	25 MVA		
Backup Power	DG sets 9x500 KVA + 8x625 KVA	DG Sets (proposed for the entire project) 9x625 KVA + 6x380 KVA + 3x320 KVA + 4x500 KVA + 11x750 KVA + 4x140 KVA + 6x125 KVA + 1x200 KVA + 1x62.5 KVA + 1x250 KVA DG Sets (installed so far) 4x625 KVA + 3x380 KVA + 1x320 KVA + 1x500 KVA + 2x750 KVA + 4x140 KVA + 4x125 KVA + 1x200 KVA		
Project Cost	1221 Crores	Total Project Cost is Rs. 2341 Crores. Executed cost including Retail = 1881 crores (including land cost) Estimated balance cost = 460 crores		
Plantation Proposed	-	5575 nos.		

The PP has uploaded the land use pattern of the project site as per the proposed Master Plan of the project, which is given below:

Use Classification	Total Area (sqm)	Area (%)
Land Area	398064.38	
Total Ground Coverage	71027.21	17.84
Paved Area	23082.48	5.80
Road Area	91321.00	22.94
Exclusive Tree Plantation Area	79612.94	20.00
Other Green Area & Waterbody Area	128039.38	32.17
Service Area	4981.37	1.25
<b>TOTAL AREA</b>	<b>398064.38</b>	<b>100.0</b>

***Chronology of the Events as uploaded by the PP in the PARIVESH portal :***

- The project already received EC from DoE, GoWB vide memo no. EN/493/TII-1/007/2009 dated 17.02.2009.

- Consent to Establish (NOC) had been obtained vide Letter No. NOC NO61767 having Memo. No. 490-2N-353/2005 dated 24/07/2009 for the construction of Residential Group Housing project having 3,712 apartments and BUA of 8,57,427.37 sqm.
- Consent to Operate had been obtained for Phase 1A & 1B of residential group housing project “Uniworld City” having 574 no. of apartments and total BUA 8,40,043 sq.ft (78,042.55 sqm. for phase 1A and 7,77,332 sq.ft (72,216.51 sqm) for phase 1B, vide Consent letter no. CO15643 having Memo. No. 1034-SEE-Camac-WBPCB-1A-402/2012 dated 08/11/2013 which was valid upto 31.03.2016.
- Subsequently, another Consent to Operate had been obtained for 2178 nos. of dwelling units with total BUA 412344.45 sqm., vide Consent letter no. CO113716 having Memo. No. 147-sl-CO-0/16/0069 dated 31/10/2018 valid upto 31/03/2021.
- The proponent applied in prescribed format for Terms of Reference under 8(b) category (Proposal No. SIA/WB/NCP/56083/2020) and uploaded the application in the PARIVESH portal on 29.08.2022.
- Subsequently, project obtained ToR issued by SEIAA, WB vide No. File No. EN/T-II-1/020/2020 dated 06.10.2020.
- Now the PP has applied in prescribed format for Environmental Clearance and uploaded final EIA report for the proposed project in the PARIVESH portal on 27.12.2024.
- The PP has not submitted the 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 59<sup>th</sup> meeting of the SEAC, WB (2023-2026) held on 15.01.2025 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) Certified Compliance Report (CCR) as per the provisions laid down in MoEF&CC O.M. F No. IA3-22/10/2022-IA.III[E 177258] dated 08.06.2022.
- 2) All documents should be submitted as mentioned in the Notification vide no. 2495/EN/T-II-1/011/2018 dated 17.12.2019 issued by SEIAA, WB should be uploaded.
  - a) Sanction plan from NKDA for the above project showing built up area of 967347.37 sqm. Flat break up BHK wise should be shown in sanctioned master plan. Location of recharge wells and rainwater harvesting (RWH) tank should also be shown in the sanctioned master plan. Capacity of the above services should also be mentioned.
  - b) Sanctioned land use statement from NKDA for a land area of 398064.38 sqm.
  - c) Locations of borewells should be provided in a map. The pumping capacity of the wells should also be mentioned.
- 3) The PP has uploaded EIA study report for which base line data was collected in the period 1<sup>st</sup> October, 2020 – 31<sup>st</sup> December, 2020 which is more than three years. The entire EIA report should be revised and submitted having current base line data.

**Rainwater harvesting**

- 4) Recharge wells corresponding to the new and under-construction buildings should be constructed. A schematic plan for the recharge from RWH tank and recharge from the waterbody should be submitted.
- 5) A report on the impact of the basement on shallow groundwater should be incorporated in the hydrogeology report.
- 6) The basement should be equipped with CO detection instruments.

**Green belt**

- 7) Tree plantation plan for the project approved by DFO.
- 8) Quantity of water for plantation should be minimized- water balance should be accordingly revised.

**Energy**

- 9) Detailed plan of solar power plant generation including PV array for at least 1% of the connected load should be submitted for the buildings under-construction and buildings to- be- constructed. Area of rooftop provided to be shown in the plan.

**Need based EMP**

- 10) Compliance of earlier need-based activities given in the EC issued vide No. EN/493/TII-1/007/2009 dated 17.02.2009. Evidence should be provided by photograph and/or certificate from the beneficiaries.
- 11) Specific need-based activities for the proposed expansion part of the project indicating the beneficiaries involved.

**Miscellaneous**

- 12) The PP shall install the following :-
  - a) Solar smart meter for recording generation.
  - b) 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.
  - c) Water quality management system based on real time data.
  - d) STP with the digital data for inlet / outlet along with discharge quality.
  - e) Ambient air quality monitoring station based on real time data. Anti smog gun/ mist canon to be provided especially during the construction period.
  - f) Ambient noise quality monitoring station based on real time data.
  - g) Display board for display of all the environmental parameters and beneficiary of the social component of EMP.
  - h) Piezometer with automatic water level recorder connected to a display board. Litholog of piezometer to be submitted.Plan in this regard to be submitted.
- 13) Charging facility for e-vehicles for at least 10% of all parking areas (underground and ground levels) in the project area should be provided. Plan in this regard to be submitted.
- 14) Present status of construction of the project 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 28.02.2025, which was considered in the 64<sup>th</sup> meeting SEAC, WB (2023-2026) held on 05.03.2025.
- Based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC observed that the PP has not submitted proper and satisfactory reply to the queries raised specially regarding non-compliance of the conditions of earlier EC mentioned in the CCR, approved plantation plan and construction of services – RWH (tank and recharge), OWC facility, solar, need-based assessment as per OM dated 30.09.2020.
- Therefore, the SEAC requested that the PP should submit the following :
  - a) Action taken report on the non-compliances raised in the CCR.
  - b) Modification of the expansion proposal only for the sanctioned built up area.
  - c) DFO approved plantation plan for the project.
  - d) All services as mentioned above i.e. RWH (tank and recharge), OWC facility, solar, need-based assessment as per OM dated 30.09.2020 should be considered for 21 towers and submitted as revised proposals which was discussed in the meeting.

All such facilities and plantation plan should be marked on an authentic (architectural/sanctioned) layout plan.

The PP should strictly comply the conditions mentioned in the Notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019.

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

- The project proponent uploaded their reply in PARIVESH Portal on 23.04.2025, which was considered in the 69<sup>th</sup> meeting SEAC, WB (2023-2026) held on 30.04.2025.

***SEAC Observations and Recommendations:***

- Based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC observed that the PP should submit the following :-
  - 1) DFO approved plantation plan for the project as mentioned in the Notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019.
  - 2) a) Compliance of earlier need-based activities given in the EC issued vide No. EN/493/TII-1/007/2009 dated 17.02.2009.
    - b) Specific need-based activities for the proposed expansion part of the project indicating the beneficiaries involved.

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

**All the documents should be duly signed both by the project proponent and the environmental consultant.**

**Table-1 : List of the projects which were placed before the SEAC, WB (2023-2026) in the sixty-ninth meeting held on 30.04.2025 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.	M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd. Proposed expansion of "UNIWORLD CITY" at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal. (Proposal No.: SIA/WB/MIS/61427/2005)	Additional details sought

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/-

Sd/-

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

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

Sd/-

Sd/-

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

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

Sd/-

Sd/-

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

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

Sd/-

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