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

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Subject: 59th 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 :- **17 January 2025**To :- **17 January 2025** 

CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE

(1) Proposed Modification of "Aerotropolis Township" at Village: Andal, Dakshinkhanda, Tamla, Patsaora, Taluk: Durgapur, District: Paschim Bardhhaman, West Bengal by **M/s. Bengal Aerotropolis Projects Limited.** 

Proposal No.: SIA/WB/INFRA2/450748/2023, File No.: EN/T-II-1/182/2023, Type-EC

#### INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/INFRA2/450748/2023** dated **13 December 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(b) Townships/ Area Development Projects / Rehabilitation Centres** under Category "**B1**" of EIA Notification 2006.

Earlier the project proponent (PP) had obtained Environmental Clearance vide No. EN/2041/T-II-1/025/2009 dated 11.08.2011. The PP obtained ToR from SEIAA, WB vide No. 788/EN/T-II-1/182/2023 dated 25.04.2023 against proposal no. SIA/WB/INFRA2/419254/2023.

SEAC, during its  $55^{th}$  meeting held on 11.12.2024, recommended the proposed project for Environmental Clearance with the following conditions:-

- i. The exclusive tree plantation area should be done only according to the DFO approved plantation plan for the project of 324.41 acre which is 24.43% of the net plot area 1327.90 acre.
- ii. The organized green space to be developed as per URDPFI guidelines should not overlap with the exclusive tree plantation area.
- iii. Dag Nos. recorded as waterbody in the RoR/Porcha should be kept entirely as waterbody. No part of the designated waterbodies should be encroached upon. Water bodies should not be lined and their embankments should not be cemented. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.

The proposal was placed before SEIAA in its  $58^{th}$  meeting held on 03.01.2025. SEIAA considered the recommendation of SEAC and decided to visit the site. SEIAA visited the site on 10.01.2025. The site visit report is attached as Annexure - 1. The reply received from PP based on the discussion during field visit is attached as Annexure - 2.

### PROJECT DETAILS

The project of M/s. Bengal Aerotropolis Projects Limited located in as follows:

Ī	S. No.	State	District
Ī	(1.)	West Bengal	Paschim Bardhhaman

The salient features of the project submitted by the project proponent is available at Report under online proposal no. **SIA/WB/INFRA2/450748/2023.** 

#### DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and the submission made by the PP and approved the EC based on the sanctioned master plan of the township approved by WBIDC vide Memo No. WBIDC/BAPL/Work Status/2013-14(Part III)/2354 dated 08.02.2017 with the following additional conditions –

- 1. Proposed discharge into Tamla Nalah should be restricted to storm water only. Discharge of any polluted water is strictly prohibited.
- 2. The industries being established at the Township are categorized as Logistics, Warehousing, Food Processing, IT and other Manufacturing. In addition, the Township also has 43 Ac dedicated MSME Industrial and Logistics park approved under SAIP 2020 scheme by GoWB. All industrial units would have to obtain all necessary permission like Environmental Clearance and consent from WBPCB, as applicable.
- 3. The necessary infrastructure development to ensure exclusive reliance on DMC-supplied water to be completed by June, 2025 and any ground water extraction by BAPL or any individual unit should be totally stopped.
- 4. As proposed by the PP, the following steps would be taken to ensure plantation as per approved plantation plan of the township:
  - a) The building plan approval process by GCITA mandates the approval of plantation plans as per statutory requirements of the Forest Department.
  - b) To reinforce compliance, we will include the following clause in agreements with developers: "The Assignee will ensure compliance with the plantation requirements as approved by the Forest Department, in line with their proposed development plans, and will implement the same concurrently with construction."
  - c) The plantation area for Institutional and Residential developments is set at 20% of the assigned plot area, while for Industrial plots, it is 33% of the assigned area.
- 5. A list of waterbody present in the township is attached as Annexure 3, which are to be conserved as per the guidelines issued by the Dept. of Environment vide No. EN/1959/1C-10/2007 Dated: October 08, 2007.
- 6. Rainwater recharge should be restricted to rainwater collected from the rooftop of service building of BAPL and residential buildings of the township. Rainwater of industrial area, hospitals, paved area and open space should not be used for ground water recharge.

RECOMMENDATION OF SEIAA

The application for EC is approved.

CONCLUSION

Approved for EC.

## List of the projects which were placed before the SEIAA, WB in the fifty ninth meeting held on 17.01.2025 and the Summary Decisions thereof:

Sl. No.	Proposal	Summary Decision						
CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE								
1.	Proposed Modification of "Aerotropolis Township" at Village: Andal, Dakshinkhanda, Tamla, Patsaora, Taluk: Durgapur, District: Paschim Bardhhaman, West Bengal by M/s. Bengal Aerotropolis Projects Limited.  (Proposal No. SIA/WB/INFRA2/450748/2023)							

Field visit report of SEIAA, West Bengal to the project site of "Aerotropolis Township" at Village: Andal, Dakshinkhanda, Tamla, Patsaora, Taluk: Durgapur, District: Paschim Bardhhaman, West Bengal by M/s. Bengal Aerotropolis Projects Limited.

A field visit of SEIAA was held at 2 pm on 10.01.2025 at the project site of "Aerotropolis Township" at Village: Andal, Dakshinkhanda, Tamla, Patsaora, Taluk: Durgapur, District: Paschim Bardhhaman, West Bengal by M/s. Bengal Aerotropolis Projects Limited (BAPL).

### Background:

- The Township project received Environmental Clearance (EC) for Phase I development of 1,707 acres from SEIAA, West Bengal on 11th August 2011 vide EC No. EN/2041/T-II-1/025/2009.
- The EC validity was extended to 10th August 2022.
- The project proponent has made an application (proposal no SIA/WB/INFRA2/450748/2023) for modification of the proposal.
- SEIAA decided to make a filed visit to project site to ascertain the present status of the project and understand the present proposal for modification.

The following members of SEIAA made the field visit.

- 1. Dr A K Mukherjee Chairman, SEIAA
- 2. Mr Dharmdeo Rai, Member Secretary, SEIAA

The following officers from Environment Dept. and WBPCB accompanied the SEIAA members -

- 1. Mr Samit Dutta, Environmental Engineer, WBPCB
- 2. Dr. Rajarshi Chakraborty, Environment Officer, Environment Department, GoWB

Following persons were present from the side of project proponent-

- 1. Mr Raja Dasgupta- Vice President Projects & Infra, BAPL
- 2. Mr Suman Ray Vice President Business Development, BAPL
- 3. Mr Santasil Das Dy. General Manager Land Liaison & CSR, BAPL
- 4. Mr Ayan Kumar Das Dy. General Manager Survey Inspection and Related Services, BAPL
- 5. Mr Manish Markand Indurkar- Environment Consultant (Voyants Solutions Pvt Ltd)

After a brief round of introduction and discussion, the authority took a tour of the project area.

### Following observations were made -

- The project is under construction. Infrastructural development like roads, storm water drainage and one overhead water tank is completed.
- 2. The township has mixed uses which are residential, industrial and institutional. Plotting is being done and development in some individual plots have started. Among institutional plots two schools have been constructed. Among industrial plots some projects like ware-houses and dry cement manufacturing unit have already established. In the residential project, the plots to be developed by IABA is under construction.
  - The Project proponent (PP) is required to submit the type of industries proposed to be established in the township.
- STP is yet to be constructed. The treated waste water is planned to be discharged in the canal passing through the project site.

- PP is required to submit the permission from the Irrigation Dept regarding discharge of treated waste water and storm water in the canal.
- 4. The source of water for the project is from Durgapur Municipal Corporation (DMC). Since the supply of water by DMC is not yet started, water requirement are being met with by groundwater extraction in some individual projects.
  - Project proponent (PP) is required to give a time frame within which water would be only sourced from DMC supply and extraction of groundwater in the entire township would be totally stopped.
- 5. The total area proposed for plantation as approved by DFO at the Township is 324.41 acre which is 24.43% of the net plot area of 1327.90 acre. The individual end-users will carry out plantation in 264.10 acre (19.89%) and the rest 60.31 acre (4.54%) will be done by BAPL.
  - Since the bulk of the plantation is proposed in individual plots, PP is required to state the steps
    to be taken to ensure the execution of such plantation. Some mandatory conditions are
    proposed to be incorporated in the agreement for residential, institutional and industrial plots.
- 6. There are 49 ponds within the project site which covers 31.89 acres.
  - Since there are numbers of water bodies, PP is required to number the water bodies in the map of the township and give a table providing plot numbers and area corresponding to each numbered water body.
  - Rain water harvesting scheme of the township and its proposed use is to be submitted.

The visit ended with thanks to all.

(Dr. Ashit Kumar Mukherjee)

Chairman

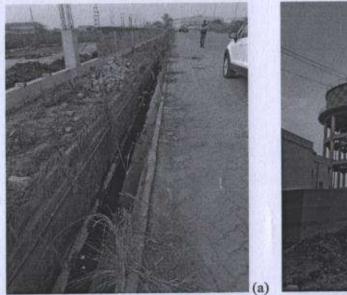
(Dharmdeo Rai, IFS)

Member Secretary

### Photographs from the field visit



Fig 1: SEIAA members at the project site.



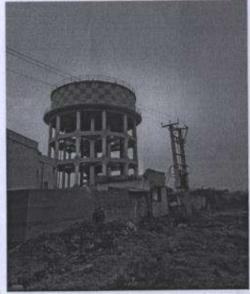


Fig 2: Part of infrastructure developed by BAPL- (a) road and storm water drainage (b) overhead tank.



Fig 3: Some of the development in individual plots - (a) school (b) warehouses.



Fig 4: Tamla canal flowing through the project site in which storm-water and treated wastewater would be discharged.



Fig 5: Plantation done by BAPL (a) along the tamla canal and (b) around one of the waterbodies.

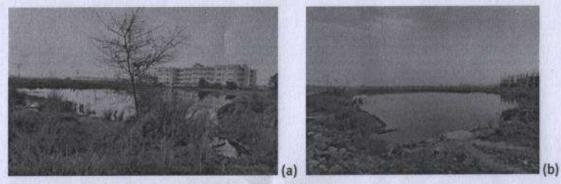


Fig 6: Some of the 49 waterbodies within the project site.



Ref.: BAPL/DGP/INFRA(PI)/L/MS-SEIAA/24-25/789

Date: 15th January, 2025

To
The Member Secretary, SEIAA
5<sup>th</sup> Floor, Prani-sampad Bhawan,
Block LB-II, Salt Lake, Sector III
Bidhannagar, Kolkata – 700 106

Sub.: Response to Observations during Visit to BAPL Township on 10th January 2025

Ref.: Our application # SIA/WB/INFRA2/450748/2023 for modification of Environment Clearance.

Field visit report of SEIAA, WB dtd. 10<sup>th</sup> Jan 2025.

Dear Sir,

This is with reference to your field visit to the BAPL Township on 10th January 2025 regarding our modification proposal, referenced as SIA/WB/INFRA2/450748/2023. Below, we provide our responses to the observations and queries raised during your visit:

**Point #2:** The township has ... under construction - *Project is required to submit the type of industries proposed to be established in the township.* 

The industries being established at the Township are categorized as Logistics, Warehousing, Food Processing, IT and other Manufacturing. In addition, the Township also has 43 Ac dedicated MSME Industrial and Logistics park approved under SAIP 2020 scheme by GoWB.

All the units to whom the lands are transferred are required to take necessary approvals as applicable from the relevant statutory authorities including the Pollution Control Board which are checked during the process for Building plan approval by GCITA/ WBIDC.

As per the MOU/ Agreement, all these Industries are mandatorily required to comply with applicable statutory norms for operation and any deviations have to come to GCITA for approval.

**Point #3:** STP is yet to be ... through the project site - *PP* is required to submit the permission from the Irrigation Dept. regarding discharge of treated wastewater and storm water in the canal.

The No Objection Certificate (NOC) received from the Irrigation and Waterways Department for the discharge of storm water is attached herewith as **Annexure 1**.

It is pertinent to note that the treated wastewater generated post-establishment of the Sewage Treatment Plants (STPs) at the Township will be utilized for flushing purpose, additional industrial requirement if any, maintaining green verges and cleaning roads. Hence, there will be no discharge into the canal.

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### Bengal Aerotropolis Projects Limited

CIN - U35303WB2007PLC117120

Air port Office

: Kazi Nazrul Islam Airport, SCB Building, Vill & P.O. : Khandra, Block : Andal

Registered Office Website Dist: Bardhaman, Pin: 713363 : 5, Gorky Terrace, 1st Floor, Kolkata- 700 017, Phone: 033 - 4020-1753, Fax: 033 - 4020 - 1750

; www.bengalaero.com www.sujalaamskycity com Email : corporate@bengalaero.com



**Point #4:** The water source of the Project ... at some individual projects - *Project proponent is required to give a time frame within which water would be sourced only from DMC, and groundwater extraction within the township would be totally stopped.* 

BAPL, in collaboration with DMC (Durgapur Municipal Corporation) and GCITA (Golden City Industrial Township Authority), is ensuring treated water supply to individual projects at the Township.

Water supply connections are being provided upon receipt of applications from individual projects after their building plans are approved.

The necessary infrastructure development to ensure exclusive reliance on DMC-supplied water will be completed by June 2025.

**Point #5:** The total area proposed ... will be done by BAPL - *PP* is required to state the steps to ensure the execution of such plantation. If any mandatory conditions are proposed to be inserted in agreements, such conditions for residential, institutional, and industrial plots may be stated.

The building plan approval process by GCITA mandates the approval of plantation plans as per statutory requirements of the Forest Department.

To reinforce compliance, we will include the following clause in agreements with developers: "The Assignee will ensure compliance with the plantation requirements as approved by the Forest Department, in line with their proposed development plans, and will implement the same concurrently with construction."

The plantation area for Institutional and Residential developments is set at 20% of the assigned plot area, while for Industrial plots, it is 33% of the assigned area.

**Point #6:** There are 49 ponds ... covers 31.89 acres - Since there are a number of waterbodies, PP is required to number the waterbodies in a map of the township and provide a table with plot numbers and corresponding areas.

The waterbodies within the Township have been marked and numbered on the Township plan, provided as **Annexure 2**.

Additionally, the rainwater harvesting scheme and its proposed utilization are outlined in Annexure 3.

We trust the above responses address your observations.

We shall request you to kindly issue the modified EC to the project.

Yours faithfully,

For Bengal Aerotropolis Projects Limited

Raja Dasgupta

Head - Projects & Infra.

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Ammeriure - 1, 2 & 3

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### Ammexure 1

### Government of West Bengal Trrigation & Waterways Department Jalasampad Bhawan, Salt Lake - 700 091

Memo No. 319-1 )-4M-20/2023 Dated: 22<sup>nd</sup> September, 2023

From: Joint Secretary to the

Government of West Bengal

To: Sri R. Dasgupta

Head-Projects & Infra

M/s Bengal Aerotropolis Projects Limited

5, Gorky Terrace, 1st Floor

Kolkata-700 017

Sub: 'No Objection' towards discharge of storm water from BAPI. Township into Tamla Natla.

Ref: His No. BAPL/DGP/INFRA(PI)/L/Secretary-I&WD/23-24/110 dated 05.05.2023 and No. BAPL/DGP/INFRA(PI)/L/EE-DHWD/23-24/189 dated 19.05.2023.

I am directed to convey the 'No Objection' of this Department towards your proposed discharge of 3.34 camee of storm water into Tamla Nala from BAPL Township and KNI Airport at Andai. District: Paschim Bardhaman, subject to your compliance of the following terms & conditions:

- 1. All outfall structures shall be constructed by Irrigation & Waterways Department,

  Government of West Bengal, Drainage network should be constructed accordingly.
- Proposed discharge should be restricted to storm water only. Discharge of any pollutant water into Tamla Nala is strictly prohibited.

Violation of the above terms & conditions in any manner will lead to cancellation of this 'No Objection'.

(G. K. Dutta)

(G. K. Dutta)

Joint Secretary to the

Government of West Bengal

### Memo No.319/1(1) - 1

Dated, 22<sup>nd</sup> September, 2023 7

Copy forwarded for information to the:

Chairman, West Bengal Pollution Control Board 'Paribesh Bhayan', 10A, Block-LA, Sector-III Salt Lake - 700 106 e-mail: chrmn.wbpcb-wb/dbangla.gov.in

(NOV 7312)

Joint Secretary to the

Government of West Bengal

Memo No.319/2(3) - J

Dated, 22<sup>nd</sup> September, 2023

Copy forwarded for information and necessary action to the:

Chief Engineer (West)

Irrigation & Waterways Directorate

Government of West Bengal

Kanainatshal, Burdwan, P.O. Sreepally

District: Purba Bardhaman, PfN - 713 103

- This has reference to his Memo No.1084-Cl(W) dated 14.09.2023.
- 2. Superintending Engineer, Damodar Irrigation Circle

Irrigation & Waterways Directorate

Government of West Bengal

Kanainatshal, Burdwan, P.O. Sreepally

District: Purba Bardhaman, PIN - 713-103

3. Executive Engineer, Damodar Head Works Division

Irrigation & Waterways Directorate

Government of West Bengal

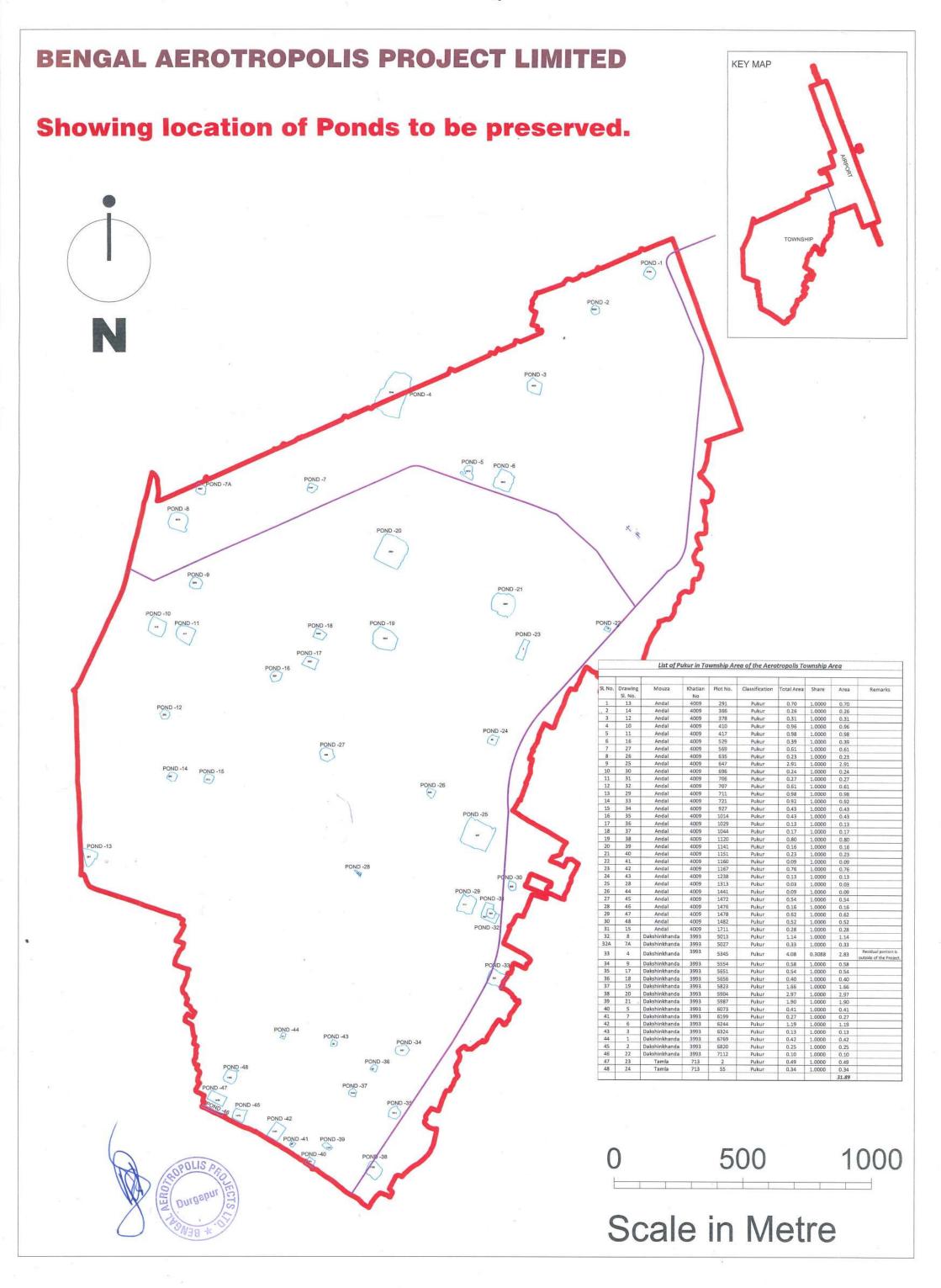
DVC Colony, Durgapur, P.O. Coke Oven

District: Paschini Bardhaman, PIN - 713-202

(10 m) (10)

Joint Secretary to the Government of West Bengal

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### Annexure 3

### Rainwater Harvesting Scheme of the Township and Proposed Use:

Rainwater harvesting is an environmentally sustainable practice aimed at collecting, storing, and utilizing rainwater for various purposes such as irrigation, domestic use, and groundwater recharge. By reducing dependency on conventional water sources, it minimizes surface runoff, mitigates water scarcity, and supports ecological balance. This initiative is integral to the township's commitment to sustainable development and environmental conservation.

### **Rainwater Harvesting Potential**

The township's rainwater harvesting system is designed based on different land-use areas, as detailed in the table below.

S. No.	Category	Area (m²)	Runoff Coefficient	Peak Rainfall Intensity (m/h)	Estimated Runoff (m³/h)	Contribution to Total Runoff (%)
1	Rooftop Area	2,525,695.7	0.8	0.014	28,288	80.7
2	Paved Area	588,474.3	0.7	0.014	5,767	16.5
3	Open Space/Green Area	354,626.3	0.2	0.014	993	2.8
Total		3,468,796.3			35,048	100

Table 1: Rainwater Harvesting Potential by Land Use

- ✓ Evaporation Loss: Estimated at 10%, equivalent to 3,505 m³/h.
- ✓ Net Harvestable Runoff: After accounting for evaporation losses, the net runoff is approximately 31,543 m³/h.
- ✓ Retention Time: Considering a 20-minute retention time, the total runoff volume required for storage is 10,541.35 m³.
- ✓ Rainwater Harvesting Pits: Approximately 2,337 pits (each with dimensions of 1.5 m x 1.5 m x 2 m) are proposed for efficient collection. The Rainwater harvesting Pit Design given in Figure-1.

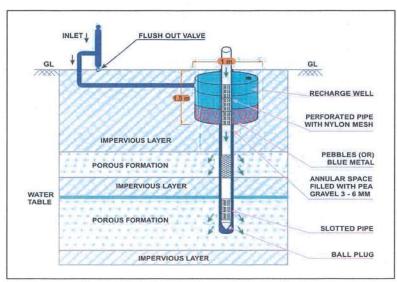


Figure -1: Rainwater harvesting Pit Design

	List of Pukur in Township Area of the Aerotropolis Township Area								
_ SL No.	Drawing Sl. No.	Mouza	Khatian No	Plot No.	Classification	Total Area	Share	Area	Remarks
1	13	Andal	4009	291	Pukur	0.70	1.0000	0.70	
2	14	Andal	4009	366	Pukur	0.26	1.0000	0.26	
3	12	Andal	4009	378	Pukur	0.31	1.0000	0.31	
4	10	Andal	4009	410	Pukur	0.96	1.0000	0.96	
5	11	Andal	4009	417	Pukur	0.98	1.0000	0.98	
6	16	Andal	4009	529	Pukur	0.39	1.0000	0.39	
7	27	Andal	4009	569	Pukur	0.61	1.0000	0.61	
8	26	Andal	4009	635	Pukur	0.23	1.0000	0.23	
9	25	Andal	4009	647	Pukur	2.91	1.0000	2.91	
10	30	Andal	4009	696	Pukur	0.24	1.0000	0.24	
11	31	Andal	4009	706	Pukur	0.27	1.0000	0.27	
12	32	Andal	4009	707	Pukur	0.61	1.0000	0.61	
13	29	Andal	4009	711	Pukur	0.98	1.0000	0.98	
14	33	Andal	4009	721	Pukur	0.92	1.0000	0.92	
15	34	Andal	4009	927	Pukur	0.43	1.0000	0.43	
16	35	Andal	4009	1014	Pukur	0.43	1.0000	0.43	
17	36	Andal	4009	1029	Pukur	0.13	1.0000	0.13	
18	37	Andal	4009	1044	Pukur	0.17	1.0000	0.17	
19	38	Andal	4009	1120	Pukur	0.80	1.0000	0.80	
20	39	Andal	4009	1141	Pukur	0.16	1.0000	0.16	
21	40	Andal	4009	1151	Pukur	0.23	1.0000	0.23	
22	41	Andal	4009	1160	Pukur	0.09	1.0000	0.09	
23	42	Andal	4009	1167	Pukur	0.76	1.0000	0.76	
24	43	Andal	4009	1238	Pukur	0.13	1.0000	0.13	
25	28	Andal	4009	1313	Pukur	0.03	1.0000	0.03	
26	44	Andal	4009	1441	Pukur	0.09	1.0000	0.09	
27	45	Andal	4009	1472	Pukur	0.54	1.0000	0.54	
28	46	Andal	4009	1476	Pukur	0.16	1.0000	0.16	
29	47	Andal	4009	1478	Pukur	0.62	1.0000	0.62	
30	48	Andal	4009	1482	Pukur	0.52	1.0000	0.52	
31	15	Andal	4009	1711	Pukur	0.28	1.0000	0.28	
32	8	Dakshinkhanda	3993	5013	Pukur	1.14	1.0000	1.14	
32A	7A	Dakshinkhanda	3993	5027	Pukur	0.33	1.0000	0.33	
33	4	Dakshinkhanda	3993	5345	Pukur	4.08	0.3088	2.83	Residual portion is outside of the Project.
34	9	Dakshinkhanda	3993	5554	Pukur	0.58	1.0000	0.58	
35	17	Dakshinkhanda	3993	5651	Pukur	0.54	1.0000	0.54	
36	18	Dakshinkhanda	3993	5656	Pukur	0.40	1.0000	0.40	
37	19	Dakshinkhanda	3993	5823	Pukur	1.66	1.0000	1.66	
38	20	Dakshinkhanda	3993	5904	Pukur	2.97	1.0000	2.97	
39	21	Dakshinkhanda	3993	5987	Pukur	1.90	1.0000	1.90	
40	5	Dakshinkhanda	3993	6073	Pukur	0.41	1.0000	0.41	
41	7	Dakshinkhanda	3993	6199	Pukur	0.27	1.0000	0.27	
42	6	Dakshinkhanda	3993	6244	Pukur	1.19	1.0000	1.19	
43	3	Dakshinkhanda	3993	6324	Pukur	0.13	1.0000	0.13	
44	1	Dakshinkhanda	3993	6769	Pukur	0.42	1.0000	0.42	
45	2	Dakshinkhanda	3993	6820	Pukur	0.25	1.0000	0.25	
46	22	Dakshinkhanda	3993	7112	Pukur	0.10	1.0000	0.10	
47	23	Tamla	713	2	Pukur	0.49	1.0000	0.49	
48	24	Tamla	713	55	Pukur	0.34	1.0000	0.34	
								31.89	