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State Environment Impact Assessment Authority
West Bengal
Minutes of SEIAA Meeting
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Subject: **97th meeting of SEIAA (Reconstituted on 17.05.2023)**
Venue:- **Conference Room of the New Administrative Building of Environment Department, Govt. of West Bengal at IB-180, Sector-III, Salt Lake, Kolkata-700106.**
From :- **23 March 2026**
To :- **23 March 2026**

CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE

- (1) Proposed Hotel cum Commercial Complex at South Side of Uttarayan “The New Township”, Siliguri, Plot No. – 759, 803, 805, 808, 809, 810, 811, Khatian No. – 1262, JL No. – 86, Mouza – Ujjanu, Block & PS – Matigara, under Patharghata Gram Panchayat, Dist – Darjeeling, West Bengal by **M/s. Global Mercantile Private Limited.**

Proposal No. :- SIA/WB/INFRA2/453862/2023, File No. : EN/T-II-1/548/2023, Type-EC

INTRODUCTION

The project proponent (PP) made online application vide proposal no. **SIA/WB/INFRA2/453862/2023** dated **30 November 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** under Category "**B2**" of EIA Notification 2006.

SEAC, during its 55th meeting held on 11.12.2024, recommended the proposed project for Environmental Clearance.

SEIAA during its 58th meeting held on 03.01.2025, considered the recommendation of SEAC and decided that the PP should make a presentation before the SEIAA regarding the following points:

- 1) Location of services with respect to the jhora passing dividing the project site.
- 2) Permission of construction of bridge or cross over on the jhora to connect both the sides.
- 3) Justification of doing entire plantation in one corner of the plot.

The PP uploaded their reply dated 12.11.2025 in Parivesh portal on 14.11.2025.

SEIAA considered the submission by the PP during its 87th meeting held on 26.11.2025 and observed that the validity of the building permit vide Order No. 782/MPS/Planning dated 27/09/2023 from Matigara Panchayat Samity is upto 26.09.2025. Therefore, SEIAA decided that the PP should revalidate the building permit and submit the same to SEIAA for further consideration of the application.

The PP uploaded their reply dated 26.02.2026 in Parivesh portal on 06.03.2026.

PROJECT DETAILS

The project of **M/s. Global Mercantile Private Limited** located in as follows :

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

The salient features of the project submitted by the project proponent is available at [Report](#) under online proposal no. **SIA/WB/INFRA2/453862/2023**.

DELIBERATION IN SEIAA

SEIAA observed from the reply of PP dated 06.03.2026 that the sanctioned plan has now been revised with corresponding environmental parameters being changed. Therefore, SEIAA decided to send the application to SEAC for reappraisal based on revised sanctioned plan as submitted afresh.

Recommendation of SEIAA

The application for EC is forwarded to SEAC for reappraisal.

CONCLUSION

Referred to SEAC.

(2) Proposed expansion of "UNIWORLD CITY" at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by **M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.**

Proposal No. :- SIA/WB/MIS/61427/2005, File No. : EN/T-II-1/020/2020, Type-EC

INTRODUCTION

The project proponent made online application vide proposal no. **SIA/WB/MIS/61427/2005** dated **27 December 2024** 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 and Area Development projects** under Category "**B1**" of EIA Notification 2006.

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 salient features for which Environmental Clearance was granted are as follows:

Components	As per EC
Land Area	39.81 ha (3,98,100 sqm)
Built-up Area	9,87,267.37 sqm
No. of Apartments	3712

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 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
TOTAL				222	36,530.03
Future Expansion					
Future Expansion	--	--	--	--	29,795.68

SEAC, during its 99th meeting held on 28.01.2026, recommended the proposed project for Environmental Clearance with additional conditions.

SEIAA during its 95th meeting held on 24.02.2026 considered the recommendation of SEAC and decided that the PP should submit the following :

- 1) Location of proposed recharge pits on the master plan.
- 2) Location of solid waste management area on the master plan.
- 3) Specific information of beneficiaries (name and address along with their consent letter) of

proposed need-based activities.

The PP uploaded their reply in Parivesh portal on 09.03.2026.

PROJECT DETAILS

The project of **M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.** located in as follows :

S. No.	State	District
(1.)	West Bengal	North 24 Parganas

The salient features of the project submitted by the project proponent is available at report under online proposal no. **SIA/WB/MIS/61427/2005.**

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC, submission by the PP dated 09.03.2026 and approved the EC based on the Construction / Building Permit vide No. 05/HIDCO/CE(EM)/BP Section/194BP/11-12 dated 25.06.2011 from The West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO) with the following additional conditions -

- 1. Rainwater harvesting plan with recharge pits and storage tank, sewerage plan with nodal points of manholes with flow direction and size, storm drainage plan with nodal points of manholes with direction of flow and size to be submitted separately in individual plan and with superimposed plan with all markings in separate color code to be submitted along with the first six-monthly compliance report and the manholes of all recharge pits and drainage pits to be marked sequentially with unique identification numbers at site as well.**
- 2. At least 10% of the total parking capacity to be provided with electrical charging points for e-vehicles.**
- 3. The designated tree plantation area in the DFO approved plan should be used exclusively for tree plantation only, not for any other purpose.**
- 4. PP should ensure proper insulation to prevent heating of the water in overhead water tank and distribution pipe.**
- 5. In case felling of trees is involved in the project, PP should explore the possibility of transplantation of maximum number of trees within the project area. Tree felling will be done when transplantation is not possible.**
- 6. Unless and until all the conditions of EC are complied with by the PP, ownership and management of the project will not be handed over to any other authority/RWA.**
- 7. 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) Sensor based water quality management system.**
 - d) STP with the digital data for inlet / outlet along with discharge quality.**
 - e) Ambient air quality monitoring station.**

- f) Piezometer with automatic water level recorder attached to a display board.**
- g) Ambient noise quality monitoring station.**
- h) Display board for display of all the environmental parameters mentioned above along with beneficiary of the social component of EMP.**

8. Cycle and two-wheeler parking to be included.

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 ninety seventh meeting held on 23.03.2026 and the Summary Decisions thereof:

Sl. No.	Proposal	Summary Decision
CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE		
1.	Proposed Hotel cum Commercial Complex at South Side of Uttorayan “The New Township”, Siliguri, Plot No. – 759, 803, 805, 808, 809, 810, 811, Khatian No. – 1262, JL No. – 86, Mouza – Ujjanu, Block & PS – Matigara, under Patharghata Gram Panchayat, Dist – Darjeeling, West Bengal by M/s. Global Mercantile Private Limited (Proposal No. SIA/WB/INFRA2/453862/2023)	Referred to SEAC
2.	Proposed expansion of “UNIWORLD CITY” at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd. Proposal No. :- SIA/WB/MIS/61427/2005	Approved EC