

--\*\*\*--  
**State Environment Impact Assessment Authority**  
**West Bengal**  
**Minutes of SEIAA Meeting**  
--\*\*\*--

Subject: **95<sup>th</sup> 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 :- **24 February 2026**  
To :- **24 February 2026**

**CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE**

(1) 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 (PP) 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:

| <b>Components</b> | <b>As per EC</b>        |
|-------------------|-------------------------|
| 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:

| <b>Towers under Construction - 3 Nos.</b> |               |                      |                        |                          |                           |
|---|---------------|----------------------|------------------------|--------------------------|---------------------------|
| <b>Phase with no. of towers</b>           | <b>Towers</b> | <b>No. of storey</b> | <b>Building Height</b> | <b>No. of apartments</b> | <b>F.A.R. area (sqm.)</b> |
| Phase 5<br>(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<br>(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>          |
| <b>Future Expansion</b>                   |               |                      |                        |                          |                           |
| Future Expansion                          | --            | --                   | --                     | --                       | 29,795.68                 |

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

#### **PROJECT DETAILS**

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

| <b>S. No.</b> | <b>State</b> | <b>District</b>   |
|---------------|--------------|-------------------|
| <b>(1.)</b>   | 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 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.**

#### **RECOMMENDATION OF SEIAA**

**The application for EC is deferred for additional submission.**

#### **CONCLUSION**

**Deferred for additional submission.**

**List of the projects which were placed before the SEIAA, WB in the ninety fifth meeting held on 24.02.2026 and the Summary Decisions thereof:**

| <b>Sl. No.</b>  | <b>Proposal</b>   | <b>Summary Decision</b>                   |
|---|---|---|
| <b>CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE</b> |   |   |
| 1.  | Proposed expansion of "UNIWORLD CITY" at Plot No. IIIB/2, Premises No. 52 3333 MAR, Rajarhat, New Town, Kolkata, West Bengal by <b>M/s. Bengal Unitech Universal Infrastructure Pvt. Ltd.</b><br><br><b>Proposal No. :- SIA/WB/MIS/61427/2005</b> | <b>Deferred for additional submission</b> |