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State Environment Impact Assessment Authority
West Bengal
Minutes of SEIAA Meeting
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Subject:- 32nd meeting of SEIAA
Venue:- Environment Department, Prani Sampad Bhavan, 5th Floor, LB – Block, Sector – III, Salt Lake, Kolkata – 700106
From :- 25 Aug 2021
To :- 25 Aug 2021

I. CONSIDERATION/RECONSIDERATION OF ENVIRONMENTAL CLEARANCE

(1) Proposed expansion cum modification of residential complex by **M/s. Happy Niketan Pvt. Ltd.** at Holding No. 449/A, G.T. Road, Lot 3 (449/A/2, G. RT. Road), Serampore Municipality, JL No. 15, L R Khatian No. 11331, LR Dag No. 13239, 13351, 13354, 13238, 13352, 13353, RS Dag No. 4333, 4376, 4379, 4332, 4317, 4378, Mouza – Mahesh, PS – Serampore, Dist – Hooghly, West Bengal.

[Proposal No.:-SIA/WB/MIS/177432/2020, File No.:-EN/T-II-1/074/2020] Type- EC

INTRODUCTION

The proponent made online application vide proposal no. **SIA/WB/MIS/177432/2020** dated **04 Oct 2020** 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 and Construction projects** under Category "**B2**" of EIA Notification 2006 and the proposal is appraised at State level.

This is a proposal for expansion cum modification of Residential Complex with following configuration :
 Tower 1 – G+1+1+1+17, Tower 2 – G+1+1+1+25, Tower 3 – G+1+1+1+25, Tower 4 – G+1+1+1+25, Tower 5 – G+1+1+1+21, Tower 6 – G+1+1+1+24, 1 Club Block – G+2, Podium – G+2, Swimming Pool, Mandir etc.
 Land area of the project is 27737.15 sqm. and built up area is as follows:

As per EC received	Expansion/modification part	Total
125894.979 sqm.	9088.891 sqm.	134983.87 sqm.
1 Block - G+3P+16	Tower 1 - G+1+1+1+17 from	Tower 1 - G+1+1+1+16+1
3 Blocks - G+3P+21	G+3P+16	Tower 2 - G+1+1+1+21+4
2 Blocks - G+3P+22	Tower 2,3,4 - G+1+1+1+25	Tower 3 - G+1+1+1+21+4
Club - 1 Block - G+2	from G+3P+21	Tower 4 - G+1+1+1+21+4
Podium - G+2 (For Car	Tower 5 - G+1+1+1+21 from	Tower 5 - G+1+1+1+21
Parking)	G+3P+22	Tower 6 - G+1+1+1+22+2
Swimming Pool	Tower 6 - G+1+1+1+24 from	Club - 1 Block - G+2
	G+3P+22	Podium - G+2
		Swimming Pool,
		Mandir
		*The values shown in bolds are newly added / added portions

The project had already obtained environmental clearance from SEIAA vide Memo No. 515/EN/T-II-1/093/2018 dated 13.03.2019 for a built-up area of 125894.979 sqm. and land area of 27737.15 Sq.m. based on sanction building Petition No. 755 of 2018-2019 dated 15.11.2018 vide Sl.No. B.O.C8 and corresponding B.O.C meeting dated 28.09.2018 by Serampore Municipality. The project proponent has obtained a revised Sanctioned Building Petition No. 1366 of 2019-2020 dated 10.09.2020 vide Sl.No. B.O.C8 and corresponding B.O.C meeting dated 30.08.2019 by Serampore Municipality.

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and observed the following:

1. It is found that there is mismatch in the data provided in the documents like sanction plan, land use plan, Form-I & IA and presentation. The project proponent is requested to check and reconcile the discrepancies.
2. In the earlier sanction plan the 3 lower floors i.e. ground floor, 1st floor and 2nd floor were assigned as 3Ps which were designated as parking spaces. In the revised sanction plan these 3 floors 3Ps were removed and shown as (1+1+1) without mentioning of P which leads to a confusion whether those 3 floors are still assigned for parking space or habitable floors. Further to mention the heights of these 3 floors mentioned in the sanction plan (Ground floor – 3700 mm, 1st floor – 3300mm and 2nd floor – 4900 mm) are appearing as habitable floors. The project proponent needs to clarify and affirm these floors to be exclusively parking floors.
Provision for traffic circulation system and adequate parking space is one of the thrust area for issuance of EC in cases of building projects as per O.M. of MoEF&CC vide No. 22-154/2015-IA.III dated 10.11.2015.
3. The total number of parking spaces is mentioned as 968 as per the sanction plan. The project proponent is requested to submit blow up floor plans of the aforesaid 3 floors with numbering of car parking spaces in each floor matching with total number as mentioned. In the sanction plan project proponent also mentioned about the parking for 2 wheelers and bicycles. These parking spaces are required to be shown in the designated floors.
4. The area of the *Mandir* has been increased from 41.38 sqm. to 98.710 sqm. This *Mandir* should be marked in the sanction plan.

RECOMMENDATIONS OF SEIAA

Therefore, the application for EC is deferred (Additional Information).

Conclusion

Deferred (Additional Information).

(2) Proposed IT/ITES Building along with MLCP building and service block 'INFOSYS' by M/s. Infosys Ltd. at Plot No. IIIG/2, Action Area – III of New Town, Kolkata, PS – Kolkata Leather Complex, Dist – South 24 Parganas, West Bengal.

[Proposal No. :-SIA/WB/MIS/104978/2019, File No :-EN/T-II-1/067/2019]

Type- EC

INTRODUCTION

The proponent made online application vide proposal no. SIA/WB/MIS/104978/2019 dated 16 May 2019 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 and Construction projects under Category "B2" of EIA Notification 2006 and the proposal is appraised at State level.

The project proponent obtained stipulated conditions for environmental clearance vide letter no. 2377/EN/T-II-1/067/2019 dated 03.12.2019 for a built-up area of 109093.09 sq.m. and land area of 202292.3403 Sq.m. (as per Physical Survey). The project proponent submitted copy of the sanctioned building plan for the proposed project on 09.07.2021, which was considered in the 18th SEAC meeting held on 28.07.2021 and the proposal was recommended by SEAC.

DELIBERATION IN SEIAA

SEIAA considered the recommendation of SEAC and accepted the same.

RECOMMENDATIONS OF SEIAA

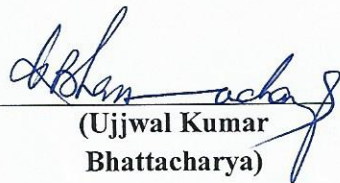
The application for EC is approved based on the NKDA Building PIN No. 0830333320190912 dated 12.09.2019.

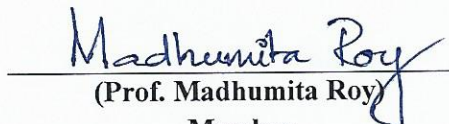
Conclusion

Approved for EC.

II. MISCELLANEOUS

1. Review of online status of EC and ToR applications
The online status of EC and ToR applications was reviewed and updated.


(Ujjwal Kumar
Bhattacharya)
Chairman


(Prof. Madhumita Roy)
Member


(K. Balamurugan)
Member Secretary