

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

EASTERN ZONE BENCH, KOLKATA

ORIGINAL APPLICATION NO 231 /2024/EZ

Debasis Das

... Applicant

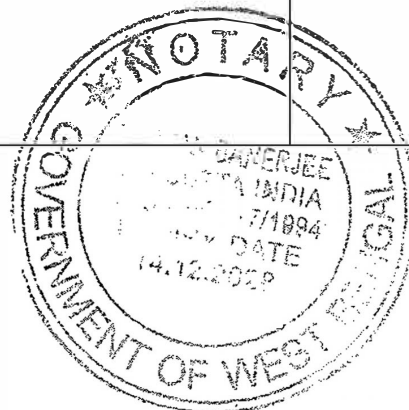
Versus

State of West Bengal and Ors

...Respondents

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S.L. NO. 23

BEFORE THE NATIONAL GREEN TRIBUNAL

EASTERN ZONE BENCH, Kolkata

Original Application No. 231/2024/EZ

In the matter of:

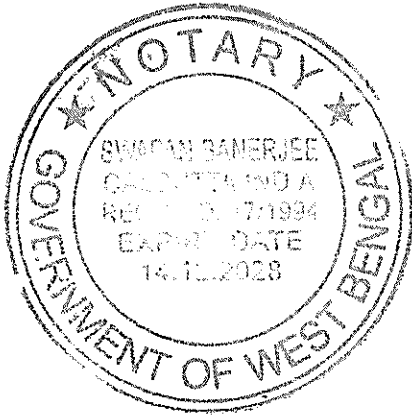
Sri Debasis Das

-----Applicant

-Versus-

The State of West Bengal and  
Ors.

-----Respondents



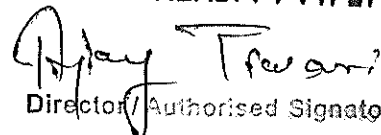
COUNTER AFFIDAVIT ON BEHALF OF THE RESPONDENT NO. 10

I, Mr. Ajay Tiwari son of Mr. Jagdeo Prasad Tiwari aged about 38 years, by faith Hindu, by occupation-Service, working for gain at 1002, EM Bypass, Kolkata 700105, do hereby solemnly affirm and say as follows: -

1. That I am the authorized representative of respondent No. 10 in the instant application and as such I am well acquainted with the facts and circumstances of the present case. I have been duly authorized and empowered by the respondent No. 10 through a Board Resolution dated 3<sup>rd</sup> February 2025 to affirm this affidavit on its behalf and as such I am competent to do the same.

2. A copy of the original application (hereinafter referred to as the said "OA") affirmed by one Debasis Das being the applicant herein, was served upon the office of the respondent No. 10. I have perused the same and have fully understood the purport, content and tenor thereof.

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Director/ Authorised Signatory

3. Before dealing with the contentions/statements made in the said OA, it is submitted that the OA has failed to make out any case whatsoever in support of his contentions. The statements made in the said original application are baseless, assumptive and self contradictory and cannot be sustained in law or in facts. The documents relied upon by the applicant would itself clearly indicate that all the necessary approvals and/or sanctions had been duly granted by the authorities upon considering the necessary proposal, strictly in accordance with law. As such there remains no iota of illegality, irregularity or lacuna in the instant case, as alleged.

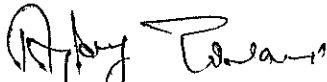
a) It is apposite to mention herein that the railway board on 25<sup>th</sup> July, 2019 had entrusted the part and parcel of the land in question to the Rail Land Development Authority (RLDA for short), for its commercial development, in terms of section 4(d)(2)(ii) of the Railways Act, 1989 and Clause 5 of the RLDA (Constitution) Rules, 2007.

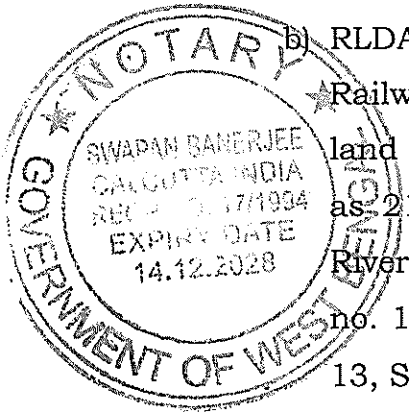
A copy of the said letter of entrustment dated 25<sup>th</sup> July, 2019 is annexed hereto and marked as Annexure – 'R-10/1'.

b) RLDA, being so entrusted by the Central Government (Ministry of Railways), intends to undertake commercial development over the land area of approximately 20.62 Acres of Railway Land (recorded as 21.79 Acres) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) being now numbered as premises no. 1, Acharya Tulsi Marg, Salkia School Road, Howrah, Ward no-13, Salkia-711 106.

c) As part of the proposed development of the 20.62 Acres Land, RLDA had conducted a competitive bidding process by inviting proposal in the form of bids vide its Bid Notice no. RLDA/RFP/CD/27 of 2022 dated 18.04.2022 to undertake the development of land measuring about 17.41 Acres out of the 20.62 Acres Land for a lease period of 99 years, on the terms and

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conditions specified therein. PS Group Realty Private Limited (the respondent No. 10 herein) was the successful bidder and was issued the Letter of Acceptance (the "LOA") dated 14.10.2022 by RLDA. Consequently "Lease Deed" No. RLDA/2024/LA/09/Salt Golah, Howrah dated 21<sup>st</sup> day of June, 2024 was signed between the RLDA and PS Group Realty Private Limited. The answering respondent craves leave of this Hon'ble Court to produce the LOA and/ or the Lease Deed at the time of hearing, if required.

- d) Subsequently, the RLDA on 2<sup>nd</sup> March 2023 made a representation to the Divisional Forest Officer, Directorate of Forest, seeking approval of a plantation plan for development of the said land in question, for residential cum commercial purpose in conformity with the West Bengal Municipal Building Rules, 2007 and its amendments.

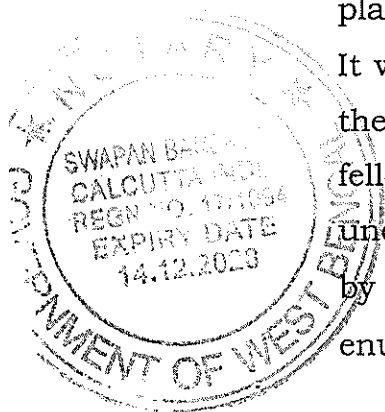
A copy of the said representation dated 2<sup>nd</sup> March, 2023 along with all its annexures are annexed hereto and collectively marked as Annexure – 'R-10/2'.

- e) Further, a permission was sought for from the said Divisional Forest Officer for felling of 51 trees. It was indicated in the said representation dated 11<sup>th</sup> April, 2023 that the respondent No. 10 company was in-charge of developing the said premises and had planned to built a multistoried residential cum commercial project. It was specifically indicated that there were 51 trees falling inside the building layout as indicated in the plan. Such trees were to be felled to facilitate the construction of the building. But it was undertaken at the same time that 1098 trees shall be maintained by this project which was much more than the required criteria enumerated in the Forest Conservation Act, 2007.

Copy of the said representation and undertaking is annexed and marked collectively as Annexure – 'R-10/3'.

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*Ajay Tewari*  
Director/Authorised Signatory



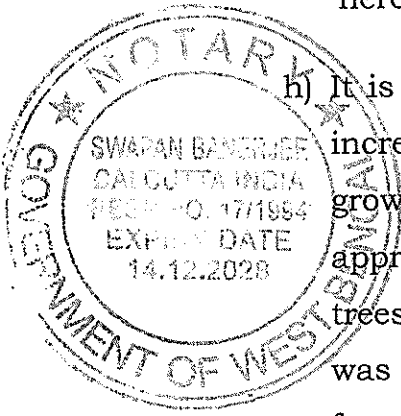
- f) The respondent No. 10 through the RLDA has complied with all the formalities, approvals and undertaking necessary in terms of the prevailing laws from time to time. It is pertinent to mention herein that initially the area of such project was 17.41 acres and had subsequently changed to 20.62 acres. As a consequence the respondent No. 10 through the RLDA had duly resubmitted the building plan for sanction before the appropriate authority and had further sought for permission for grant of a new plantation plan.

All the communications relevant to such sanction of the plantation plans and the undertakings are annexed and collectively marked as Annexure - 'R-10/4'.

- g) Inquiries were conducted by the authorities in the prescribed manner and only upon submission of the inquiry report and due deliberation of the proposed plantation plan, directions and/or authorizations were given for felling of the required number of trees. Such time for "felling permission" was extended from time to time and was lastly extended upto 18<sup>th</sup> December, 2024. The respondents had also duly obtained a prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification, 2016.

A copy of the said Environmental Clearance is annexed hereto and marked as Annexure - 'R-10/5'.

- h) It is further appropriate to mention herein that ultimately due to increase in area and due to including some trees dangerously growing over the dilapidated structures it was decided by the appropriate authority of West Bengal Forest Department that 220 trees would be required to be felled, and consequent permission was granted. Further, the authority also approved plantation plan for planting 1203 nos. of trees which is more than the required number (220X5=1100) as per the provisions of the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and the rules made thereunder.



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*Alay Tiwari*  
Director/ Authorised Signatory

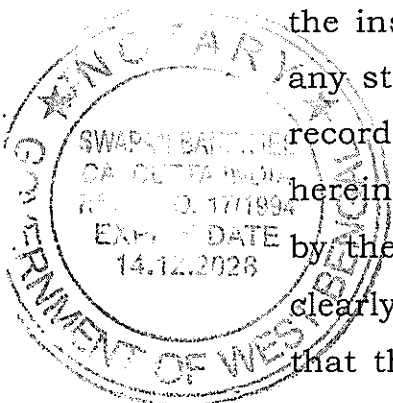
4. Without prejudice to the statements made herein above and fully relying on the same I now proceed to deal with the statements made in the application paragraph wise.

5. With regard to the statement made in paragraphs 1, 2 and 3 of the instant original application, I offer no comments.

6. The statement made in paragraphs 4(a), 4(b), 4(c), 4(d), 4(e) and 4(f) of the instant original application are denied and disputed except what are matter of records and I do not admit any statements which is contrary to and/or inconsistent with the records. It is denied that there had been thousands of trees since independence within the said property or that the company all on of a sudden in the month of April, 2024 started feeling trees in large scale. It is submitted that such submission made by the petitioner is generalized statement based on his fictitious perception and that the applicant has no count of the actual number of trees present in the said non-forest area belonging to the Indian Railways.

7. The statement made in paragraphs 5 and 6 of the instant original application are matter of records and I do not admit any statement which is contrary to and/or inconsistent with the records.

8. The statement made in paragraphs 7(a), 7(b) and 7 (c) of the instant original application are disputed and I do not admit any statement which is contrary to and/or inconsistent with the records. The statements made in the paragraphs under reply herein would clearly indicate that the claim/submissions made by the applicant are on the basis of his assumptions, which is clearly admitted by the applicant herein. It is humbly submitted that the petitioner has tried to mislead this Hon'ble Court. It is clearly stated in the reply given by the Divisional Forest Officer & SPIO, Howrah Division that felling permission has been sought for 75 nos. of trees, which the petitioner has made out in para

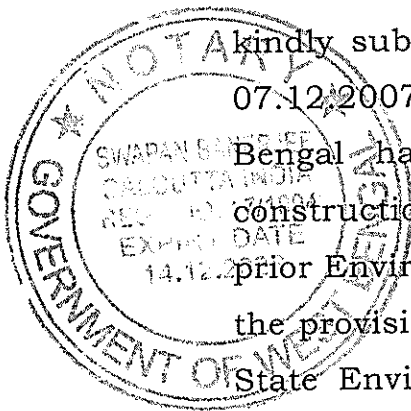


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*Ajay Tewari*  
Director / Authorised Signatory

7(a) of his petition that "there are only 75 numbers of trees present in the said property". It is also denied that the photographs annexed to the said application indicate that there are thousands of trees in the said land in question. It is humbly submitted that the statement that a property "lying vacant and unused for nearly more than 75 years will surely going to have more than thousands of trees" is a false, misleading and loose statement to make in this Hon'ble Court.

9. The statements made in paragraphs 7(d), 7(e) and 7(f) of the instant original application are emphatically denied and I do not admit any statements which is contrary to and/ or inconsistent with the records. All the allegations made in the said paragraphs against the answering respondent are utterly bogus and misleading. It is denied that the respondents have started to cut down the entire greenery present in the property without verifying the exact number of trees present in the area. It is denied that the clearance was issued without any field inquiry or any concurrence from the West Bengal Pollution Control Board or that the same has been issued without abiding the rules of law. It is submitted that with respect to the application made on 20.03.2024 the DFO issued tree felling permission on 20.08.2024 after enquiries made on 02.07.2024, 08.07.2024 and 16.08.2024 vide Permit No. 23/FP/HD/B/24-25 dated 20.08.2024. It is also kindly submitted that vide No. EN/2372/T-1-3/001/2006 dated 07.12.2007 the Secretary, Department of Environment, West Bengal has already given general concurrence to all such construction projects/ construction work in West Bengal and prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 was duly issued by the State Environment Impact Assessment Authority (SEIAA), West Bengal vide their File No. EN/T-II-1/481/2023 dated 14.08.2024.



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*Atul Kumar*  
Director/Authorised Signatory

Copies of the said memo. dated 07.12.2007 and the clearance issued by SEIAA, West Bengal are attached herewith and collectively marked as Annexure - 'R10/6'.

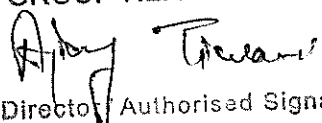
10. The statement made in paragraphs 8 and its sub paragraphs of the instant original application are emphatically denied and disputed so far as it relates to the answering respondent, and I do not admit any statements which is contrary to and/or inconsistent with the records. It shall be clear from the documents annexed by the applicant himself that his claim of no inquiry is misleading and baseless, and it is submitted that necessary field inquiries had been conducted by the authorities.

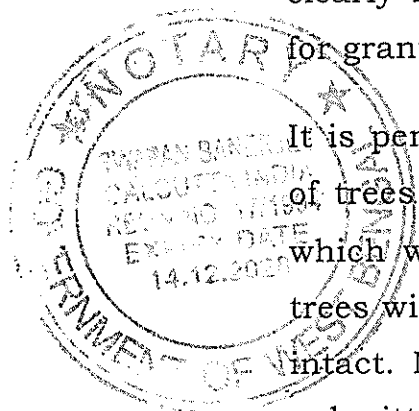
Copies of joint field enquiry reports vide Memo. No. 398/HU-17 dated 28.03.2024 (enquiry held on 27.03.2024), vide Memo. No. 13/HU-17 dated 08.04.2024 (enquiry held on 07.04.2024) are attached hereto and collectively marked as Annexure - 'R-10/7'.

11. The statement made in paragraphs 9 and its sub paragraphs of the instant original application are denied and disputed so far as it relates to this answering respondent, I do not admit any statement which is contrary to and/or inconsistent with the records. It is submitted that the authorities have duly replied to the exact queries made by the applicant which would clearly indicate that all necessary steps would have been taken for granting the approval of feeling of such trees.

It is pertinent to indicate herein that the permissions for feeling of trees were initially sought for only with regard to such trees, which were falling within the area of construction and all other trees within the said premises or land in question were to remain intact. More so the RLDA on behalf of the Eastern Railway had submitted an undertaking on 8<sup>th</sup> April, 2024 that as per the authorities proposal they shall plant 375 trees (5 times the number of trees proposed to be felled) on the same premises

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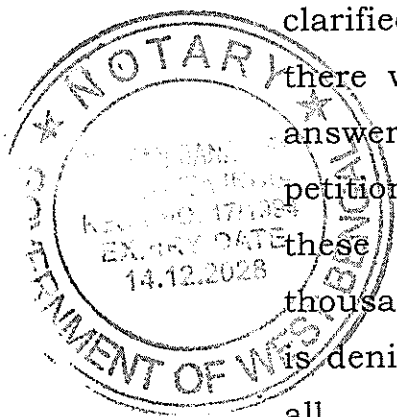
  
Director / Authorised Signatory



against felling of 75 trees. It was only after the approval and sanction of such plantation programme that the authorities had granted permission. It is hence denied that the first clearance given by the DFO, Howrah was illegal or not issued in accordance with rule and law or that the respondents have already cut and feel the entire greenery or that the same is causing severe damage to the environment. It is apposite to mention that subsequent to the clearance certificate dated 29.04.2024 issued by the DFO, the area of the project was modified from 17.41 acres to 20.62 acres, further, as per field visit report of the Range Officer, Howrah Urban S.F. Range who ascertained that 145 nos. of trees are situated on dilapidated structures and required to be removed the total felling of trees required became 220 instead of 75 planned earlier, hence, the clearance certificate as well as the tree felling permission were required to be revised.

12. The statement made in paragraphs 10 and its sub paragraphs of the instant original application are emphatically denied and disputed as far as it relates to the answering respondent, and I do not admit any statements which is contrary to and/or inconsistent with the records. The allegations made in the paragraph under reply are repetitive and have already been clarified by me herein above. I strongly refute the allegations that there was any understanding between the authorities and the answering respondent at all. It is humbly submitted that the petitioner has made some generalized and loose statements in these paragraphs without any evidence. It is denied that thousands of trees have been cut and felled as alleged or at all. It is denied that any document was manufactured as alleged or at all.

13. All the statements and/or averments made in the said grounds in 11 are denied and disputed, and I say that the grounds are not supported by legal principles. There can be no factual allegation in the original application the purported



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*Aditya Tiwari*  
Director/Authorised Signatory

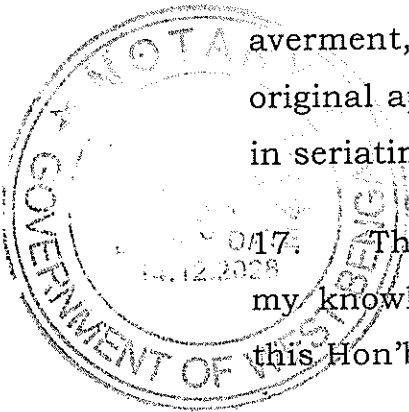
grounds can be based only on legal issues and cannot involved factual disputes.

14. The statements made in paragraphs 12 and 13 of the instant original application are emphatically denied, save and except what are matter of record, each and every allegations contained therein are denied. It is denied that the original application is made bona fide or in the interest of justice, as alleged or at all. It is denied that the original application had no other alternative or efficacious remedy or that the remedy sought for by way of the present original application are proper or adequate. It is denied that applicant will suffer irreparable loss and injury or prejudice, as alleged or at all.

15. Having regard to the facts and circumstances of the present case, the materials on record vis-a-vis the law applicable thereto it is evident that the applicant has miserably failed to make out any case whatsoever and the reliefs prayed for by the applicant are liable to be dismissed with costs.

16. Save and except what are matters of record and save what has been stated by me hereinabove, I do not admit statement, averment, contention, submission as raised/ made in the said original application as if the same are emphatically denied by me in seriatim and are perverse.

That the statements made in paragraph 1 to 14 are true to my knowledge and the rest are my humble submissions before this Hon'ble Court.



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*Apay Dewan*

Director / Authorised Signatory

Prepared in my Office.

The Deponent is known to me.

**VERIFICATION**

Verified at Kolkata by the deponent above named on this <sup>25<sup>th</sup></sup> day of ~~February~~ <sup>March</sup>, 2025 and say that the contents of this affidavit made in paragraph 1 to 14 are true to my knowledge and statements made in all paragraphs are derived from records which I verify and believe to be true and rest are my humble submission before this Hon'ble Tribunal

*Ajay Tiwari*

Deponent

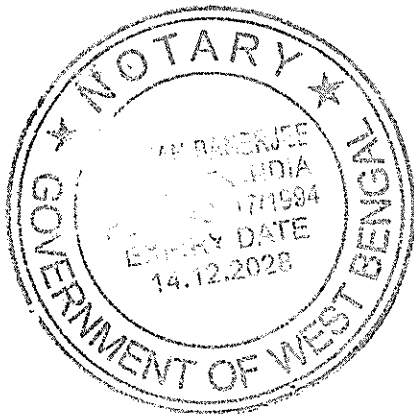
Identified by me

*Shabnam Ranogiri*

Advocate

Solemnly affirmed and declared before me on identification

*Swapan Banerjee*  
SWAPAN BANERJEE  
Notary, Calcutta, India  
Govt. of W.B. Regn. No. 17/1994  
Calcutta City Courts' Bar  
Association (2nd Floor)  
Calcutta-700 001



25 MAR 2025

Government of India  
Ministry of Railways  
(Railway Board)

No.2019/LML-II/02/03/PL(134)

New Delhi, dated 25.07.2019

The Vice Chairman,  
Rail Land Development Authority (RLDA),  
Near Safdarjung Railway Station,  
New Delhi - 110 021

Sub: Entrustment of site at Salt Golarah, Howrah, Eastern Railway (8.83 Hectare) for  
commercial development by RLDA.


In terms of Section 4(D)(2)(ii) of Railways Act, 1989 and Clause 5 of the Rail Land  
Development Authority (Constitution) Rules, 2007 Ministry of Railways has decided to entrust  
the site mentioned below to RLDA for commercial development

S. No.	Name of site	Railway	Area
1.	Salt Golarah, Howrah.	ER	8.83 Ha.

The Authority is hereby assigned and authorized to discharge the functions as provided  
in Section 4(D)(2)(ii) of Railways Act, 1989 to exercise powers as provided under Section 4E of  
the Railways Act, 1989 and Rail Land Development Authority (Constitution) Rules, 2007.

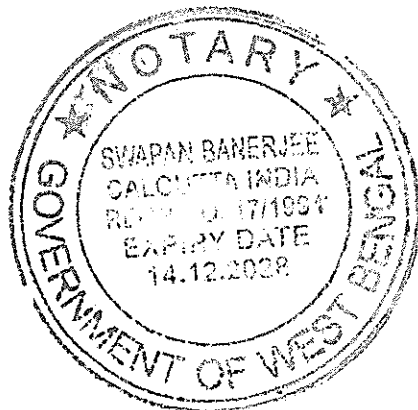
The Authority should take necessary action to collect relevant documents and other  
details from the concerned Zonal Railway. The Zonal Railway is also requested to extend its  
operations to the Authority in furnishing the relevant documents pertaining to the  
mentioned sites

Kindly acknowledge receipt of this letter.

  
(Chander Shekhar)  
Joint Director/L&A  
Railway Board

Copy to:

General Manager, ER w.r.t CPDE's letter No.W(6) 336/0/RLDA/HWH DIV Sites dated  
16.07.2019 for making available all relevant documents to RLDA.



768/m(10)  
2/8/19

8 sites

No.RLDA/2018/Coml./BD/Salt Golah, Howrah (ER)/1147

Dated: 14.10.2022

M/s P S Group Realty Private Limited,  
52/4/1, Ballygunge Circular Road,  
Kolkata – 700019  
Mobile No: 9831176210  
Email: [surendra@psgroup.in](mailto:surendra@psgroup.in) ; [arun@psgroup.in](mailto:arun@psgroup.in)

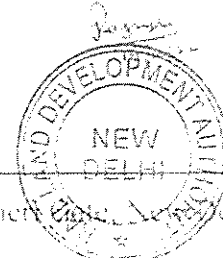
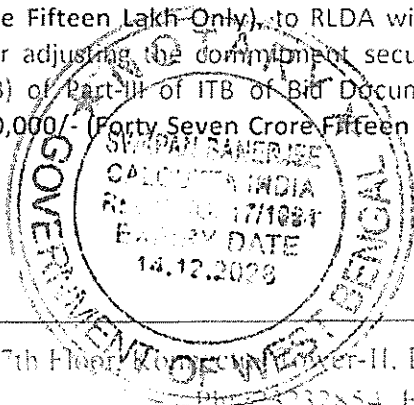
(Kind Attn: Mr. Surendra Kumar Dugar, Authorized Signatory)

Letter of Acceptance (LOA)

Sub: Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years.

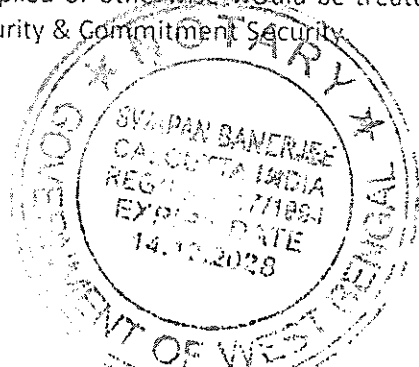
Ref: 1. RFP Notice No.RLDA/RFP/CD-27 of 2022 dated 18.04.2022 read with all the corrigendum/addendum thereto.  
2. Your Eligibility Proposal and Financial Proposal opened on 17.08.2022 & 15.09.2022 respectively.  
3. Letter of Demand No.RLDA/2018/Coml./BD/Salt Golah, Howrah(ER)/1147 dated 16.09.2022.

1. We confirm the receipt of Commitment Security deposited by you for the project in terms of Clause-7 (B) of Part-III of ITB of Bid Document through Demand Draft No.427992 dated 12.10.2022 for Rs. 10,00,00,000/- (Rupees Ten Crore Only) in terms of Letter of Demand (LOD) dated 16.09.2022 referred above.
2. In reference to the Bid Document mentioned at ref (1) above, it is informed that your Eligibility Proposal and Financial Proposal at ref (2) opened on 17.08.2022 & 15.09.2022 respectively, have been accepted by the Competent Authority, at your offered value of Rs.381,00,00,000/- (Rupees Three Hundred Eighty One Crore Only) towards Lease Premium in respect of lease for "Grant of Lease for Commercial Development on Railway Land parcel admeasuring 17.41 Acres (70,456 Sqm) at Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal) for 99 years".
3. You are requested to sign and return the duplicate copy of this LOA as a token of acknowledgement within 07 (Seven) days of receipt of this LOA. In the event the duplicate copy of the LOA duly signed by you is not received within the stipulated date, RLDA may, unless it consents to extension of the time for submission thereof, forfeit the Bid Security & Commitment Security of the such bidder as mutually agreed genuine pre-estimated loss and damage suffered by RLDA on account of failure of the selected bidder and to acknowledged the LOA.
4. As per your Financial Offer in of Bid Form-12, read with Clause-6 of Part-III of ITB of Bid Document, you have to make payment of First Installment of Rs.57,15,00,000/- (Rupees Fifty Seven Crore Fifteen Lakh Only), to RLDA within interest free period of 60 days of issue of this letter. After adjusting the commitment security for Rs.10,00,00,000/- paid by you in terms of Clause-7 (B) of Part-III of ITB of Bid Document, you are advised to make a net payment of Rs.47,15,00,000/- (Forty Seven Crore Fifteen Lakh Only) towards the payment of First Installment



of Lease Premium from the date of issue of this letter, failing which, note (2) & (3) of Bid Form-12 will apply. Applicable GST to be deposited by the developer on RCM method. In case, you fail to deposit the first installment of Lease Premium within stipulated time, the LOA shall be cancelled without any notice to the Selected Bidder. Bid Security & Commitment Security shall also be forfeited beside other actions as stipulated in Bid Document.

5. As per your Financial Offer in Bid Form-12, read with Clause-6 of Part-III of ITB of Bid Document the Annual Lease Rent is Rs.1,00,000/- (Rupees One Lakh Only) per Annum shall be payable to RLDA every year in advance (not later than 10<sup>th</sup> April). Applicable Taxes/GST etc. thereon as per prevailing rates & rules to be deposited by the Lessee under RCM method. The Annual Lease Rent shall be revised upwards by 15% (Fifteen percent) every three years (compounded) during the entire term. The first revision will be effected from the beginning from the third financial year subsequent to the one in which the payment of first Annual Lease Rent become due. The payment of Annual Lease Rent shall commence from the day after the execution of the Lease Agreement and shall continue to be paid every year in advance at the beginning of each financial year (not later than 10<sup>th</sup> April) till the expiry of the term of the lease agreement.
6. As per Clause-10 of Part-III of ITB of Bid Document, you are requested to pay a sum of Rs.17,65,000/- (Rupees Seventeen Lakh Sixty Five Thousand Only), plus applicable GST towards first installment (Stage-I) of Success Fee to Rail Land Development Authority for onward remittance to RLDA's Consultant, M/s Anarock Property Consultant Pvt. Ltd., within 30 days of issue of this letter. Default in the payment of Success Fee or part thereof by the Selected Bidder shall entitle RLDA to forfeit the Bid Security and may result in withdrawal of LOA and termination of Contract.
7. Further in term of Clause-4 (C) (ii) of Part-III (ITB) of RFP Document, you are requested to submit the relevant information as per Bid Form 3B along with necessary supporting documents like agreement with the contracted entity, Letter of award of work, and completion certificate of concerned projects from the competent authority and any other documents as called by RLDA. The decision of RLDA regarding fulfillment of construction experience shall be final and binding. The Construction Experience of self or of the contracted Entity shall be submitted by you within 105 days from the date of issue of LOA. The Entity contracted by you shall be continued till the completion of project.
8. You are requested to fulfill the conditions as per Clause 26.0 of Part-I (Regulations for Bids and Lease Agreement), along with Clause-11.0 of Part-III (Instruction to Bidders and Bid Forms) of the Bid Documents leading to execution of Lease Agreement with Rail Land Development Authority (RLDA) and all other conditions of the Bid Document referred above.
9. Till such time the Lease Agreement is executed between RLDA and the Special Purpose Company (SPC) created by you (hereby referred to as the "Lessee"), this Letter of Acceptance (LOA) shall constitute a binding contract with you for fulfilling the requirement of execution of Lease Agreement.
10. As per Note-9 of Bid Form-12, RLDA, being an authority of the Union of India under Ministry of Railways, is part of the Government and deduction of income tax at source (TDS) would not be applicable on the payments to be made by the Selected Bidder/ Lessee to RLDA.
11. Any communication from your side containing any condition contrary with respect to agreed conditions either implied or otherwise would be treated as annulment of LOA and it will lead to forfeiture of Bid Security & Commitment Security.



12. You shall comply with all the other requirements set out in the Bid Document referred above.
13. The LOA shall be read in conjunction with the Bid Document referred above. All terms and conditions of the Bid Document will be binding on you and in case of any conflict between LOA and Bid Document, the Bid Document shall prevail over LOA.
14. In the instant lease, the court at Delhi shall have exclusive jurisdiction on matters pertaining to or arising from the LOA.
15. The payments can be remitted through RTGS/NEFT directly into RLDA account or through the other instrument as indicated in Bid Form-12. While using online mode please submit the item-wise details of payment to RLDA. The particulars of RLDA account are as under:-

Name of Bank	State Bank of India, Rail Bhavan, New Delhi
Beneficiary Name	Rail Land Development Authority
Current Account No.	3023 1544 682
IFSC Code	SBIN 000 3771

16. The GSTIN of RLDA is:07AAAGR0030G1ZT (Zero Seven A A A G R Zero Zero Three Zero G One Z T).
17. The TAN of RLDA is: DELO02988G (D E L O Zero Two Nine Eight Eight G).
18. Further communication in the matter may kindly be made with JGM/Project-1/RLDA.

Yours Sincerely,

  
(Rakesh Kumar Gupta)

Dy. General Manager/Tender  
Mobile: 9013164466

For Rail Land Development Authority,  
(A Statutory Authority under Ministry of Railways, Government of India)

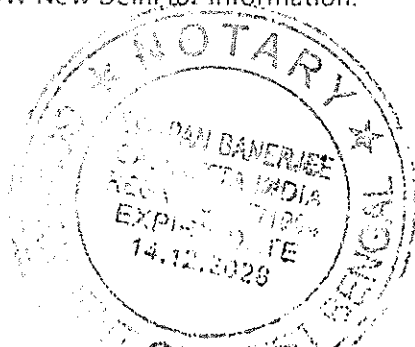


We hereby acknowledge receipt of this Letter of Acceptance.  
Signature of Authorized Signatory (With Company Seal)  
Date & Place

(Surendra Kumar Dugar)  
Authorized Signatory  
For and behalf of M/s P S Group Realty Private Limited

Copy to:

1. General Manager, Eastern Railway for kind information.
2. Principal Chief Engineer, Eastern Railway for kind information.
3. Divisional Railway Manager, Howrah Division of Eastern Railway for kind information.
4. ED/Finance & CPM/Kolkata/RLDA for kind information.
5. JGM/Project-1/RLDA (Nodal Officer) for information and liaisoning with selected bidder for timely payment of Lease Premium, submission of the relevant information as per Bid Form 3B along with necessary supporting documents etc.
6. Sr. Audit Officer COFMOW New Delhi for information.



₹ 100



₹ 100 ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

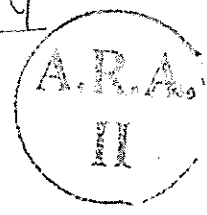
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/1575486/24

AR 278702

8/06/24

Certified that the Document is admitted to Registration The Signatures and the endorsement of the Registrar are the part of this Document.



Regional Registrar of Assurances - II Kolkata LEASE DEED (Dated 21<sup>st</sup> June, 2024)

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

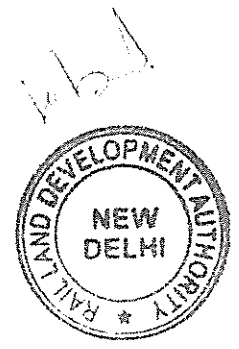
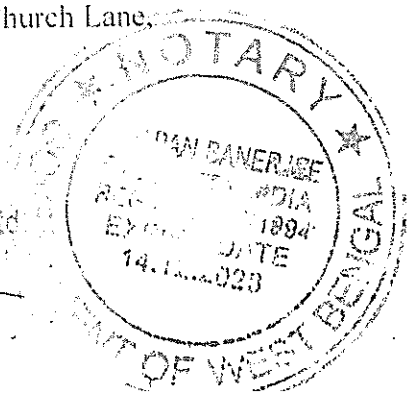
28 JUN 2024

RAIL LAND DEVELOPMENT AUTHORITY  
(A Statutory Authority under Ministry of Railways, Govt. of India) ... RLDA  
-AND-  
RIVERFRONT CONDOMINIUM PRIVATE LIMITED ... LESSEE

Drafted as per format and instruction of RLDA

*Souvik Ganguly*  
Mr. Souvik Ganguly, Advocate  
Enrolment No. WB/1050/2014  
R. Ginodia & Co. LLP, Advocates  
Ground Floor, 6, Church Lane,  
Kolkata - 700 001

*A.K. Saha*  
*Ganguly*



18 JUN 2024

18160

DATE \_\_\_\_\_  
 SOLICITOR \_\_\_\_\_ R. GINODIA & CO. LLP  
 Advocates  
 ADDRESS \_\_\_\_\_ Ground Floor  
 6, Church Lane  
 Kolkata-700 001  
 RS. \_\_\_\_\_

18 JUN 2024

100/-

CODE NO. (1067)  
 LICENCED NO.  
 20 & 20A / 1973

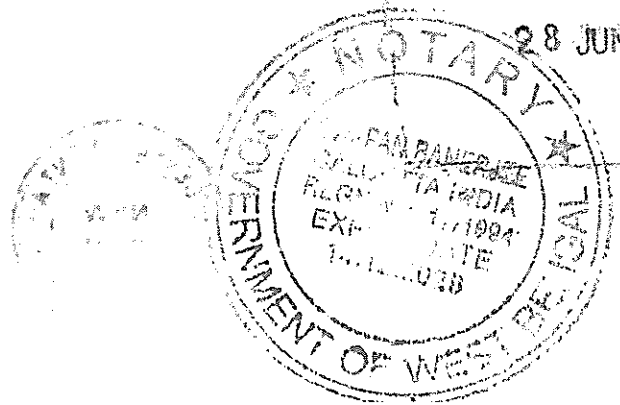
ANJUSHREE BANERJEE  
 L.S. VENDOR (S.S.)  
 HIGH COURT, KOLKATA, 20

18 JUN 2024












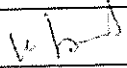


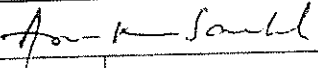

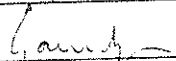


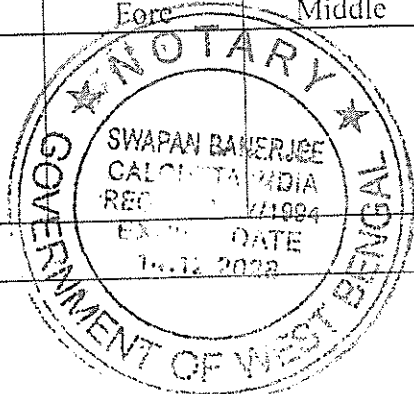
1  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE-II, KOLKATA.

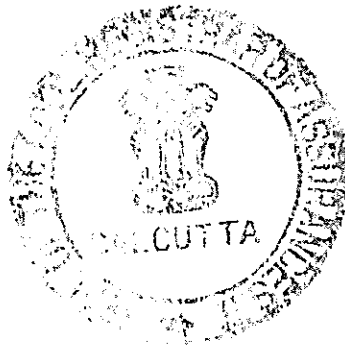
28 JUN 2024



SPECIMEN FORM FOR TEN FINGERPRINTS

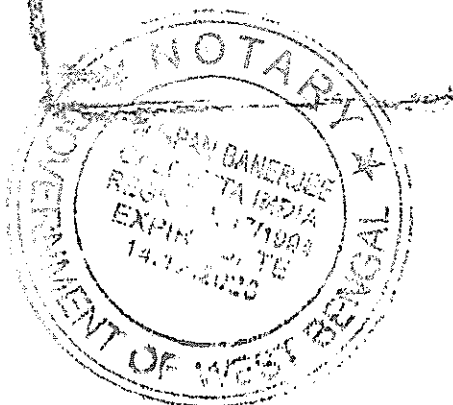
Sl. No.	Signature of the executants and or purchaser Presentants					
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : 						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
Signature : 						
		(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
Signature : 						





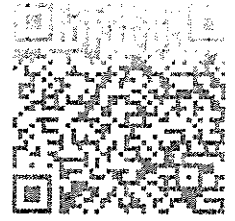
1  
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA.

28 JUN 2002





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270620242009542283

## GRIPS Payment Detail

GRIPS Payment ID:	270620242009542283	Payment Init. Date:	27/06/2024 10:11:59
Total Amount:	228877581	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7496291840832	BRN Date:	27/06/2024 10:13:06
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

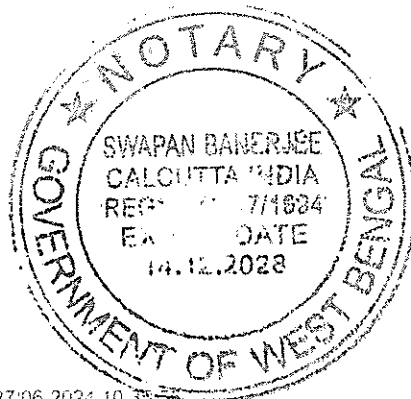
Depositor's Name: Mr AKASH SARKAR  
 Mobile: 9123973083

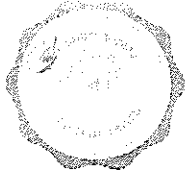
## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250095422848	Directorate of Registration & Stamp Revenue	228877581
<b>Total</b>			<b>228877581</b>

IN WORDS: TWENTY TWO CRORE EIGHTY EIGHT LAKH SEVENTY SEVEN THOUSAND FIVE HUNDRED EIGHTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





- 20 -  
Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192024250095422848

**GRN Details**

GRN:	192024250095422848	Payment Mode:	SBI Epay
GRN Date:	27/06/2024 10:11:59	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7496291840832	BRN Date:	27/06/2024 10:13:06
Gateway Ref ID:	0860804327	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	270620242009542283	Payment Init. Date:	27/06/2024 10:11:59
Payment Status:	Successful	Payment Ref. No:	2001575486/3/2024

[Query No \* Query Year]

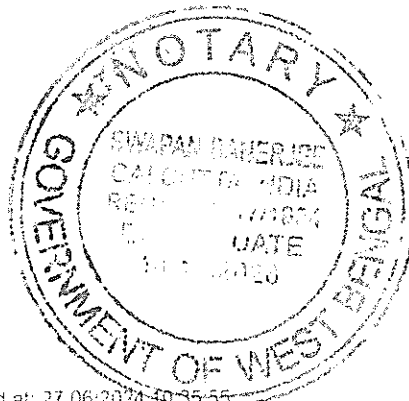
**Depositor Details**

Depositor's Name:	Mr AKASH SARKAR
Address:	R. Ginodia And Co. LLP, 6, Church Lane.Thana
Mobile:	9123973083
EMAIL:	finance@psgroup.in
Period From (dd/mm/yyyy):	27/06/2024
Period To (dd/mm/yyyy):	27/06/2024
Payment Ref ID:	2001575486/3/2024
Dept Ref ID/DRN:	2001575486/3/2024

**Payment Details**

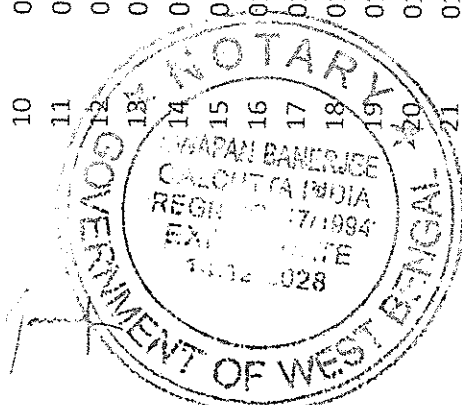
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001575486/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	190737917
2	2001575486/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	38139664
			<b>Total</b>	<b>228877581</b>

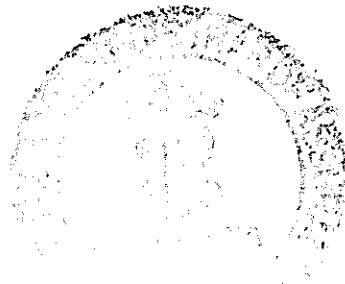
**IN WORDS: TWENTY TWO CRORE EIGHTY EIGHT LAKH SEVENTY SEVEN THOUSAND FIVE HUNDRED EIGHTY ONE ONLY.**



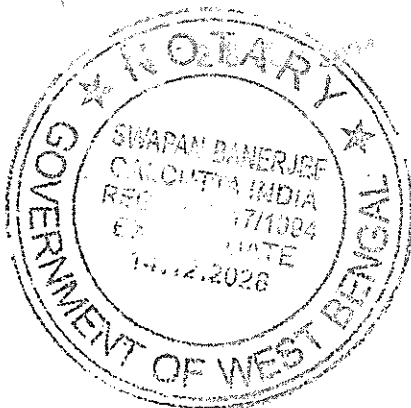
YEARS	FROM	TO	NO. OF DAYS	ANNUAL RENT	ESCALATION	TOTAL ANNUAL RENT	TOTAL 3 YEARS RENT
1	21/06/2024	31/03/2027	1,014	1,00,000	0	1,00,000	2,77,808
2	01/04/2027	31/03/2030	1,096	1,00,000	15,000	1,15,000	3,45,315
3	01/04/2030	31/03/2033	1,096	1,15,000	17,250	1,32,250	3,97,112
4	01/04/2033	31/03/2036	1,096	1,32,250	19,838	1,52,088	4,56,679
5	01/04/2036	31/03/2039	1,095	1,52,088	22,813	1,74,901	5,24,702
6	01/04/2039	31/03/2042	1,096	1,74,901	26,235	2,01,136	6,03,958
7	01/04/2042	31/03/2045	1,096	2,01,136	30,170	2,31,306	6,94,552
8	01/04/2045	31/03/2048	1,096	2,31,306	34,696	2,66,002	7,98,735
9	01/04/2048	31/03/2051	1,095	2,66,002	39,900	3,05,902	9,17,707
10	01/04/2051	31/03/2054	1,096	3,05,902	45,885	3,51,788	10,56,327
11	01/04/2054	31/03/2057	1,096	3,51,788	52,768	4,04,556	12,14,776
12	01/04/2057	31/03/2060	1,096	4,04,556	60,683	4,65,239	13,96,992
13	01/04/2060	31/03/2063	1,095	4,65,239	69,786	5,35,025	16,05,075
14	01/04/2063	31/03/2066	1,096	5,35,025	80,254	6,15,279	18,47,522
15	01/04/2066	31/03/2069	1,096	6,15,279	92,292	7,07,571	21,24,650
16	01/04/2069	31/03/2072	1,096	7,07,571	1,06,136	8,13,706	24,43,348
17	01/04/2072	31/03/2075	1,095	8,13,706	1,22,056	9,35,762	28,07,286
18	01/04/2075	31/03/2078	1,096	9,35,762	1,40,364	10,76,126	32,31,327
19	01/04/2078	31/03/2081	1,096	10,76,126	1,61,419	12,37,545	37,16,027
20	01/04/2081	31/03/2084	1,096	12,37,545	1,85,632	14,23,177	42,73,431
21	01/04/2084	31/03/2087	1,095	14,23,177	2,13,477	16,36,654	49,09,961
22	01/04/2087	31/03/2090	1,096	16,36,654	2,45,498	18,82,152	56,51,612
23	01/04/2090	31/03/2093	1,096	18,82,152	2,82,323	21,64,475	64,99,354
24	01/04/2093	31/03/2096	1,096	21,64,475	3,24,671	24,89,146	74,74,257
25	01/04/2096	31/03/2099	1,095	24,89,146	3,73,372	28,62,518	85,87,553
26	01/04/2099	31/03/2102	1,095	28,62,518	4,29,378	32,91,895	98,75,686
27	01/04/2102	31/03/2105	1,096	32,91,895	4,93,784	37,85,680	1,13,67,410
28	01/04/2105	31/03/2108	1,096	37,85,680	5,67,852	43,53,531	1,30,72,522
29	01/04/2108	31/03/2111	1,095	43,53,531	6,53,030	50,06,561	1,50,19,684
30	01/04/2111	31/03/2114	1,096	50,06,561	7,50,984	57,57,545	1,72,88,410
31	01/04/2114	31/03/2117	1,096	57,57,545	8,63,632	66,21,177	1,98,81,672

Am



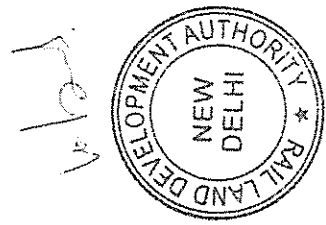
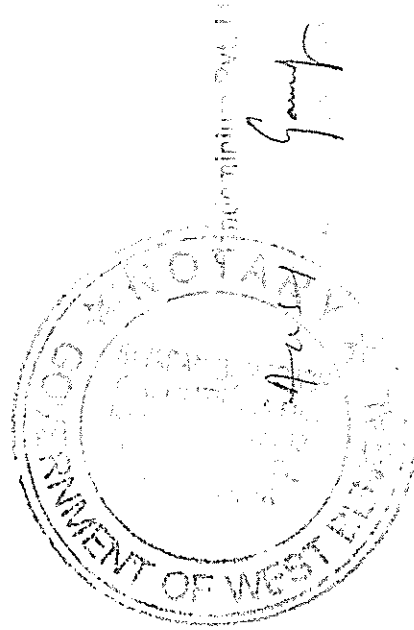


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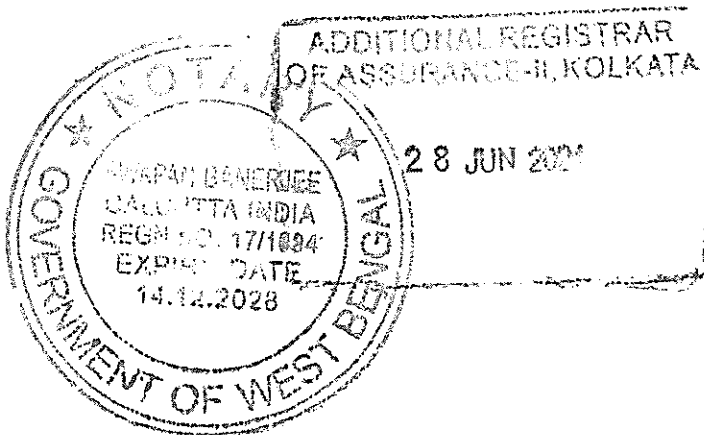
32	01/04/2117	31/03/2120	1,096	66,21,177	9,93,177	76,14,354	2,28,63,923
33	01/04/2120	21/09/2122	904	76,14,354	11,42,153	87,56,507	2,16,87,348
ANNUAL AVERAGE			35,886				19,49,12,720
							19,82,476

YEARS	98	DAYS	35,770
MONTHS	3		90
DAYS	26		26
TOTAL			35,886
YEARS			98.32





1



- 25 -

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

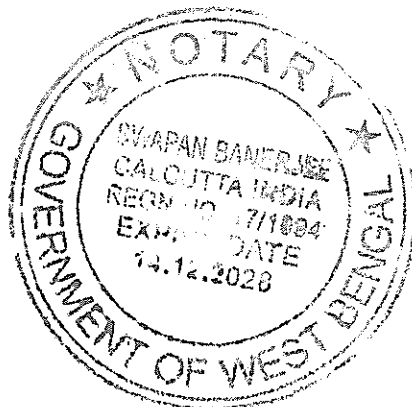
BETWEEN

RAIL LAND DEVELOPMENT AUTHORITY  
"Lessor"

AND

RIVERFRONT CONDOMINIUM PRIVATE  
LIMITED  
"Lessee"

LEASE DEED



R. Ginodia & Co. LLP  
Advocates  
Ground Floor, 6, Church Lane,  
Kolkata- 700 001.

**Major Information of the Deed**

Deed No :	I-1902-07843/2024	Date of Registration	28/06/2024
Query No / Year	1902-2001575486/2024	Office where deed is registered	
Query Date	24/06/2024 8:24:02 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Akash Sarkar R. Ginodia And Co. LLP, 6, Church Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123973083, Status : Solicitor firm		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 189,92,73,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,07,38,017/- (Article:35)	Rs. 3,81,39,748/- (Article:A(1), E)		
Remarks	Lease Period 98 Years 4 Months Advance/Premium Rs 381,00,00,000/- Average annual Rent Rs 19,82,476/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

**Land Details :**

District: Howrah, P.S:- Golabari, Corporation: BALLY, Road: Salkia School Road, Road Zone : (Nutan mandir to -- golabari PS(ward No. 12)) , Premises No: 1, , Ward No: 013 Pin Code : 711106

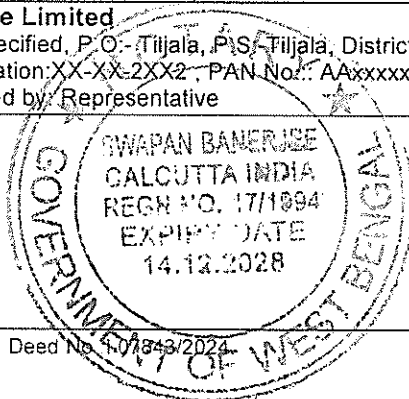
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	17.41 Acre		189,92,73,335/-	Property is on Road
<b>Grand Total :</b>				<b>1741Dec</b>	<b>0 /-</b>	<b>18992,73,335 /-</b>	

**Lessor Details :**




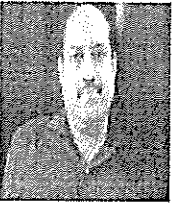




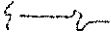
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Rail Land Development Authority</b> Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, City:- Not Specified, P.O:- Indraprastha, P.S:-DARYA GANJ, District:-Central, Delhi, India, PIN:- 110002 , Central Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

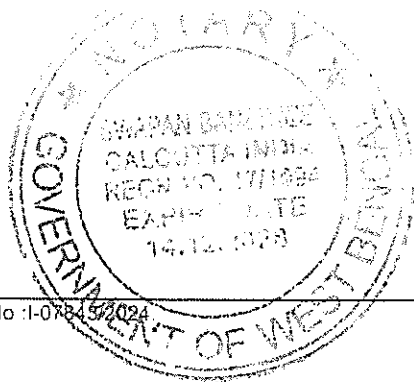
**Lessee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Riverfront Condominium Private Limited</b> 1002, E. M. Bye Pass, City:- Not Specified, P.O:- Tiljala, P.S/Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-2XXX2 , PAN No.: AAxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



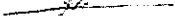


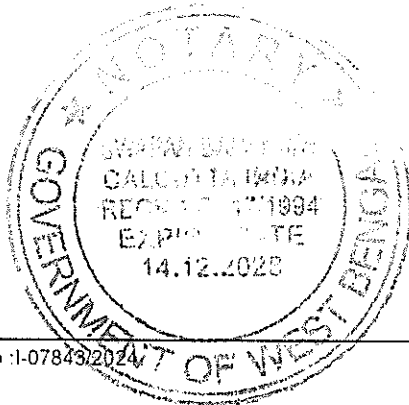
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Hirendra Kumar Srivastava</b> Son of Mr Hari Prasad Srivastava Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 28 2024 2:15PM	LTI 28/06/2024	28/06/2024	
Plot No. GH-14, Tower-B, Dasnac, The Jewel Of Noida, Sector-75, Flat No: 703, City:- Not Specified, P.O:- Noida, P.S:-NOIDA SECTOR-49, District:-Gautam Buddha Nagar,Uttar Pradesh, India, PIN:- 201301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx3H, Aadhaar No: 94xxxxxxx6959 Status : Representative, Representative of : Rail Land Development Authority (as Authorised Signatory)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Arun Kumar Sancheti (Presentant)</b> Son of Mr Sumermall Sancheti Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 28 2024 2:15PM	LTI 28/06/2024	28/06/2024	
26 B, Camac Street, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx1L, Aadhaar No: 83xxxxxxx1141 Status : Representative, Representative of : Riverfront Condominium Private Limited (as Director)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Gaurav Dugar</b> Son of Mr Surendra Kumar Dugar Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 28 2024 2:15PM	LTI 28/06/2024	28/06/2024	
2B, Dover Road, Flat No. 1A, 1st Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AGxxxxxx0C, Aadhaar No: 67xxxxxxx3695 Status : Representative, Representative of : Riverfront Condominium Private Limited (as Director)				



Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Akash Sarkar</b> Son of Mr Uttam Kumar Sarkar 6, Church Lane, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	28/06/2024	28/06/2024	28/06/2024
Identifier Of Mr Hirendra Kumar Srivastava, Mr Arun Kumar Sancheti, Mr Gaurav Dugar			



Endorsement For Deed Number : I - 190207843 / 2024

On 28-06-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:59 hrs on 28-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr Arun Kumar Sancheti ,.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 28-06-2024 by Mr Hirendra Kumar Srivastava, Authorised Signatory, Rail Land Development Authority (Others), Unit No. 702-B, 7th Floor, Konnectus Tower-II, DMRC Building, Ajmeri Gate, City:- Not Specified, P.O:- Indraprastha, P.S:-DARYA GANJ, District:-Central, Delhi, India, PIN:- 110002

Identified by Mr Akash Sarkar, , Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-06-2024 by Mr Arun Kumar Sancheti, Director, Riverfront Condominium Private Limited (Private Limited Company), 1002, E. M. Bye Pass, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Akash Sarkar, , Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 28-06-2024 by Mr Gaurav Dugar, Director, Riverfront Condominium Private Limited (Private Limited Company), 1002, E. M. Bye Pass, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr Akash Sarkar, , Son of Mr Uttam Kumar Sarkar, 6, Road: Church Lane, , P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,81,39,748.00/- ( A(1) = Rs 3,81,39,650.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,81,39,664/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 10:13AM with Govt. Ref. No: 192024250095422848 on 27-06-2024, Amount Rs: 3,81,39,664/-, Bank: SBI EPay ( SBlePay), Ref. No. 7496291840832 on 27-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,07,37,917/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,07,37,917/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18160, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 10:13AM with Govt. Ref. No: 192024250095422848 on 27-06-2024, Amount Rs: 19,07,37,917/-, Bank: SBI EPay ( SBlePay), Ref. No. 7496291840832 on 27-06-2024, Head of Account 0030-02-103-003-02

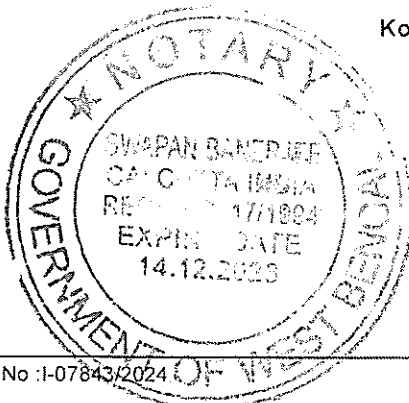
Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

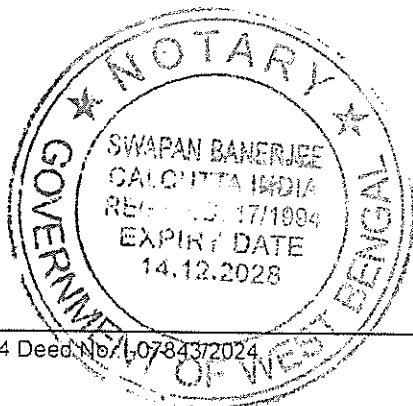
Volume number 1902-2024, Page from 414399 to 414933  
being No 190207843 for the year 2024.



mg

Digitally signed by SATYAJIT BISWAS  
Date: 2024.07.06 10:31:18 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/07/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.





RLDA/2018/Comml./BD/Salt Golah, Howrah (ER)/1147

dated 02.03.2023

To:  
The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park, Stadium Complex  
5, M G Road (1<sup>st</sup> Floor)  
Howrah

Reg: Proposed Construction at L R Dag Nos. 28 to 42, Khatian No. -14 of Sheet No. 33, L.R Dag No.177 to 202.215, Khatian No. 101 of Sheet No. 34, L.R. Dag No.95 to 121, 123 to 137, 222 Khaitan No. 32 and 34 of sheet No. 41, L.R. Khatian No. 32 and 34 of Sheet No. 41, L.R. Dag No.1 to 65, Khatian No. 3 and 4 of Sheet No.42, L.R. Dag No. 34, Khatian 4 of Sheet No.43, L.R. Dag No.9,10, Khaitan No.7 of Sheet No. 44 of Mouza- Golabari, P.S. Golabari, J.L. No.1, District - Howrah, post Office - Salkia, School Road (Salt Golah on western bank of Hooghly river in Howrah, West Bengal) (said Land)

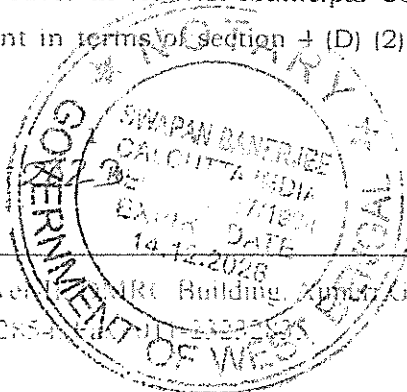
Sub: Approval of Plantation plan

Dear Sirs,

1. Rail Land Development Authority (RLDA) is a Statutory Authority under the Ministry of Railways set-up an Amendment to the Railway Act, 1989 and mandated for commercial development of Railways land as entrusted by the Central Government for the purpose of generating revenue by non-tariff measures.
2. In terms of Section 4 (D) of Railways Act, 1989, RLDA has to discharge function and exercise such powers of Central Government in relation to the development of railway land and as are specifically assigned to it by Central Government.
3. By a Letter dated 25<sup>th</sup> July, 2019 Joint Director/L&A Railway Board has entrusted the said piece and parcel of land measuring 8.83 Ha in Salt Golah on the Eastern Bank of Hooghly River in Howrah Municipal Corporation to RLDA for its commercial Development in terms of section 4 (D) (2) (ii) of Railway Act.

Received contents without verification

Head Clerk  
Divisional Forest Officer  
Howrah Division



1989 and Clause 5 of RLDA (Constitution) Rules, 2007. A photocopy of the said Letter dated 25<sup>th</sup> July, 2019 is attached herewith

4. Accordingly a land parcel of 17.41 acres of land details as mentioned in subject above. LOA has been awarded on lease for 99 years to M/s. PS Group Realty Pvt. Ltd., Kolkata - 700 105 for residential cum commercial Development.
5. The aforesaid land parcel will be used for residential cum commercial development in conformity with the Building By-laws stated in the West Bengal Municipal Building Rule, 2007 and its amendments.

Therefore, it is kindly requested to approve the 'Plantation Plan' for construction of Residential cum Commercial Development. The documents for the approval are submitting by PS Group Realty Pvt. Ltd.

1. Plantation Plan (2 Copies)
2. Form-1B
3. Copy of Challan
4. Proposed Building Plan
5. Plantation Programme
6. Project Report
7. Parcha

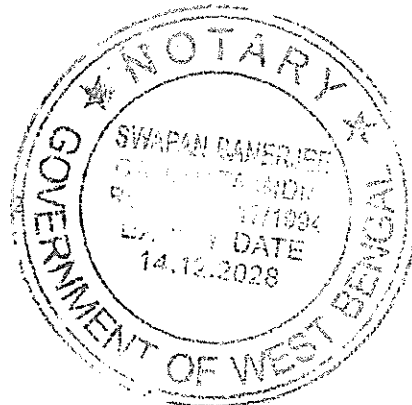
Thanking You,

  
22/03/23  
Chief Project Manager.

Rail land development Authority,  
Kolkata

मुख्य परियोजना प्रबंधक  
Chief Project Manager  
रेल भूमि विकास प्राधिकरण, कोलकाता  
Rail Land Development Authority, Kolkata

Encl: As above stated



ANNEXURE R-10/3

RLDA/2018/Comm1./BD/Salt Golah, Howrah (ER)/1147

dated 11.04.2023

To:

The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park, Stadium Complex  
5, M G Road (1<sup>st</sup> Floor)  
Howrah

Sub: Permission for felling of 51(fifty one) no of trees at 1,Acharya Tulsi Marg,Ward no-13,Pincode-711101 (earlier known as Salkia School Road on western bank of Hooghly river in Howrah, West Bengal) (said Land)

Ref: This office letter of even no. dated 02.03.2023

Dear Sir,

This is for your kind information M/s PS group Realty Pvt Ltd planned to multistoried residential cum commercial project at the above mentioned site.

There are 51(fifty-one) numbers of trees falling inside the building layout as shown in the drawing attached herewith for your reference. These trees are required to be felled due to the construction of the project. We are willing to maintain 1098 (One Thousand Ninety eight) trees (963 new and 135 old ) shall be retained in place of 255(Two fifty five) nos of trees which is the required criteria as per the Forest Conservation Act, 2007.

Regarding this, following documents are submitted by M/s PS Group for your perusal:


1. Form I( C)
2. Land records
3. Updated plantation plan
4. Ministry of Railways Memo no-2019/LML-II/2/11(133) dated 30.01.2020 for conversion

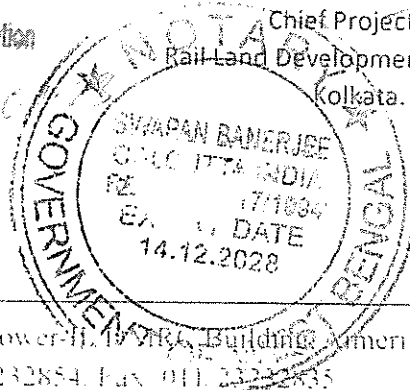
We hereby request you to kindly grant the necessary permission to fell these trees at the earliest.

Thanking you,

Received contents without verification

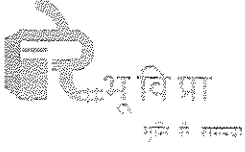
  
Head Clerk  
Divisional Forest Officer

  
Chief Project Manager,  
Rail Land Development Authority,  
Kolkata.



-34-

ANNEXURE - R/10/4



सत्यमेव जयते

रेल भूमि विकास प्राधिकरण  
Rail Land Development Authority

No. RLDA/2018/Coml./BD/Salt Golah, Howrah (ER)/1147 (Part-3)

The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park Stadium Complex  
5, M G Road (1st Floor)  
Howrah

Date: 12.03.2024

**Sub: Residential Cum Commercial Development on Railway Land at 1 Acharya Tulsi Marg, (earlier known as Salkia School Road) Howrah- 711101, Ward No.- 13 of Mouza Golabari, PS- Golabari, J.L. No- 1, District- Howrah, P.O.- Howrah, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal).**

Sir,

We wish to apprise you that we have obtained plantation plan approval from DFO, vide memo no- 02/CC/HD/B/23-24 dated 20.04.2023 on 17.41 acres of land and subsequently we had obtained tree felling permission from DFO vide memo no- 26/FP/HD/B/2023-24 dated 31.08.2023 which has expired on 31.10.2023.

With reference to our letter dated 27/10/2023 wherein we had requested to extend the tree felling permission for 6 months as we were unable to proceed with the tree felling work (letter attached herewith).

Now, due to change in land area from 17.41 acres to 20.62 acres, we had resubmitted the building plan for sanction in HMC.

We request you to grant us plantation plan on the revised land area along with necessary tree felling permission on 20.62 acres of land instead of 17.41 acres.

In connection to the above, three sets of plantation plan drawing are being submitted to your good office for your perusal.

Your approval in this regard is highly appreciated and we are grateful for your cooperation.

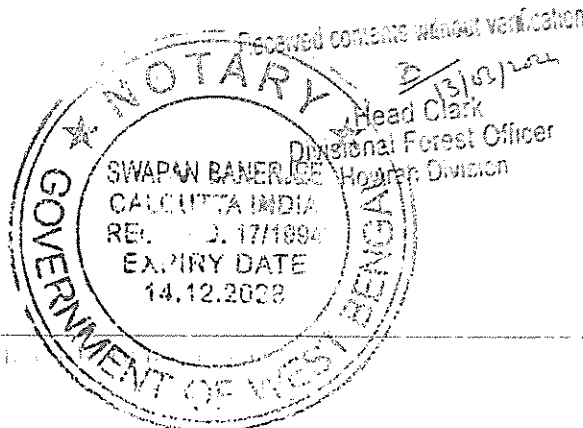
This has the approval of Competent Authority.

Thanking You

DA: As Above

Thanking You

D.   
12/3/24



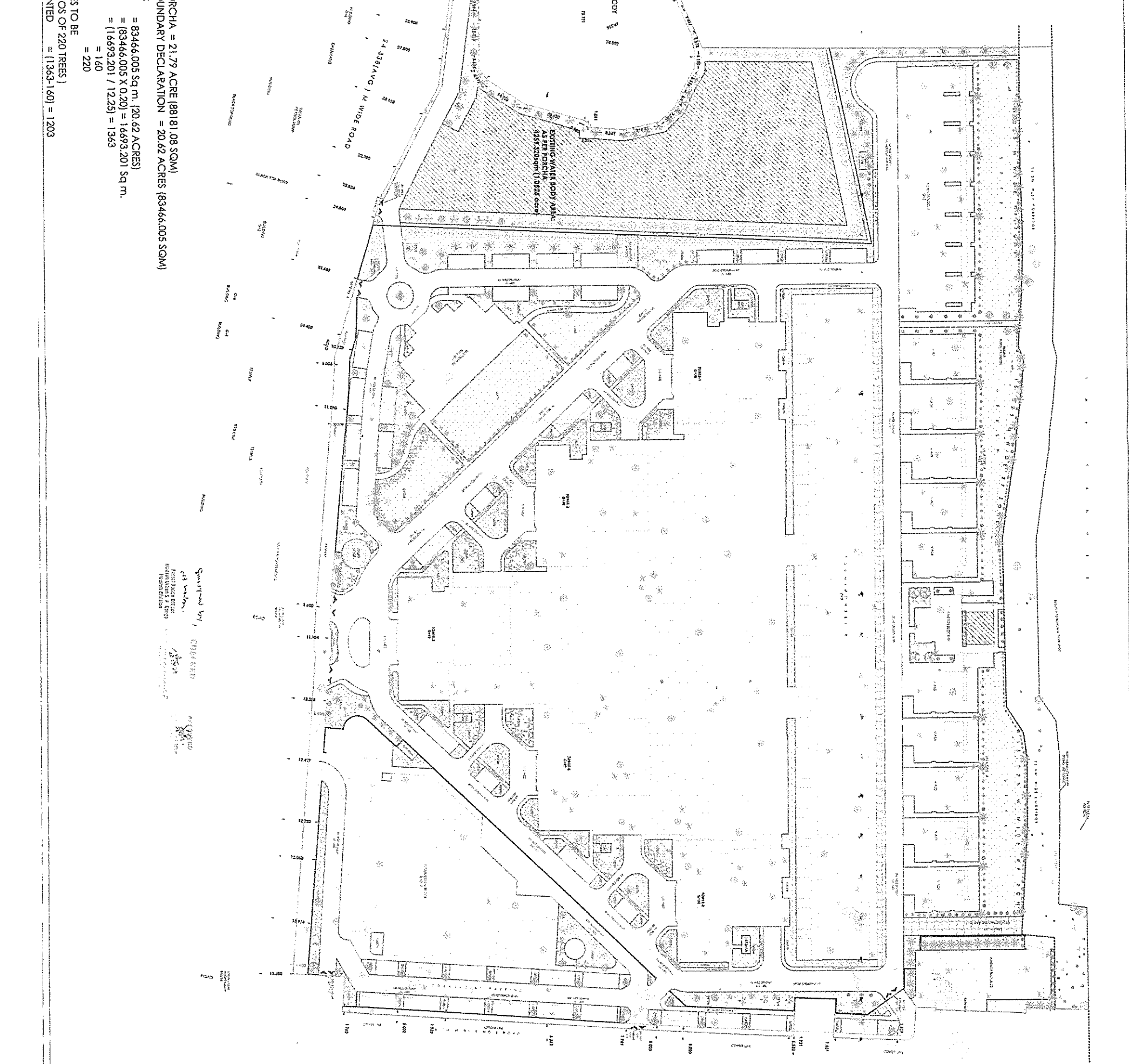
LIST OF TREES TO BE RETAIN			LIST OF TREES TO BE REMOVE		
S.NO	Species	ON 10/11/2018	S.NO	Species	ON 10/11/2018
1	Acacia saligna	448	1	Acacia saligna	32
2	Acacia saligna	12	2	Acacia saligna	5
3	Acacia saligna	1151	3	Acacia saligna	5
4	Acacia saligna	34	4	Acacia saligna	7
5	Acacia saligna	7	5	Acacia saligna	5
6	Acacia saligna	115	6	Acacia saligna	5
7	Acacia saligna	11	7	Acacia saligna	5
8	Acacia saligna	91	8	Acacia saligna	5
9	Acacia saligna	182	9	Acacia saligna	5
10	Acacia saligna	20	10	Acacia saligna	5
11	Acacia saligna	6	11	Acacia saligna	5
12	Acacia saligna	6	12	Acacia saligna	5
13	Acacia saligna	6	13	Acacia saligna	5
14	Acacia saligna	6	14	Acacia saligna	5
15	Acacia saligna	6	15	Acacia saligna	5
16	Acacia saligna	6	16	Acacia saligna	5
17	Acacia saligna	6	17	Acacia saligna	5
18	Acacia saligna	6	18	Acacia saligna	5
19	Acacia saligna	6	19	Acacia saligna	5
20	Acacia saligna	6	20	Acacia saligna	5
21	Acacia saligna	6	21	Acacia saligna	5
22	Acacia saligna	6	22	Acacia saligna	5
23	Acacia saligna	6	23	Acacia saligna	5
24	Acacia saligna	6	24	Acacia saligna	5
25	Acacia saligna	6	25	Acacia saligna	5
26	Acacia saligna	6	26	Acacia saligna	5
27	Acacia saligna	6	27	Acacia saligna	5
28	Acacia saligna	6	28	Acacia saligna	5
29	Acacia saligna	6	29	Acacia saligna	5
30	Acacia saligna	6	30	Acacia saligna	5
31	Acacia saligna	6	31	Acacia saligna	5
32	Acacia saligna	6	32	Acacia saligna	5
33	Acacia saligna	6	33	Acacia saligna	5
34	Acacia saligna	6	34	Acacia saligna	5
35	Acacia saligna	6	35	Acacia saligna	5
36	Acacia saligna	6	36	Acacia saligna	5
37	Acacia saligna	6	37	Acacia saligna	5
38	Acacia saligna	6	38	Acacia saligna	5
39	Acacia saligna	6	39	Acacia saligna	5
40	Acacia saligna	6	40	Acacia saligna	5
41	Acacia saligna	6	41	Acacia saligna	5
42	Acacia saligna	6	42	Acacia saligna	5
43	Acacia saligna	6	43	Acacia saligna	5
44	Acacia saligna	6	44	Acacia saligna	5
45	Acacia saligna	6	45	Acacia saligna	5
46	Acacia saligna	6	46	Acacia saligna	5
47	Acacia saligna	6	47	Acacia saligna	5
48	Acacia saligna	6	48	Acacia saligna	5
49	Acacia saligna	6	49	Acacia saligna	5
50	Acacia saligna	6	50	Acacia saligna	5
51	Acacia saligna	6	51	Acacia saligna	5
52	Acacia saligna	6	52	Acacia saligna	5
53	Acacia saligna	6	53	Acacia saligna	5
54	Acacia saligna	6	54	Acacia saligna	5
55	Acacia saligna	6	55	Acacia saligna	5
56	Acacia saligna	6	56	Acacia saligna	5
57	Acacia saligna	6	57	Acacia saligna	5
58	Acacia saligna	6	58	Acacia saligna	5
59	Acacia saligna	6	59	Acacia saligna	5
60	Acacia saligna	6	60	Acacia saligna	5
61	Acacia saligna	6	61	Acacia saligna	5
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96	Acacia saligna	6	96	Acacia saligna	5
97	Acacia saligna	6	97	Acacia saligna	5
98	Acacia saligna	6	98	Acacia saligna	5
99	Acacia saligna	6	99	Acacia saligna	5
100	Acacia saligna	6	100	Acacia saligna	5

**LAND-USE LEGEND :-**

- PILOT AREA - 83466.005 SQ.M (20.62 ACRES) (100%)
- GROUND COVERAGE AREA - 28923.032 SQ.M (34.68%)
- EXCLUSIVE TREE PLANTATION AREA - 10774.802 SQ.M (20.10%)
- ROAD AREA - 11139.420 SQ.M (13.34%)
- PAVED AREA - 10225.430 SQ.M (12.26%)
- OPEN PARKING (GRASS PAVED) - 2262.751 SQ.M (3.05%)
- SERVICE AREA - 5454.930 SQ.M (6.54%)
- OTHERS AREA - 5454.930 SQ.M (6.54%)
- BOUNDARY WALL AREA - 127.640 SQ.M (0.15%)
- DECK AREA - 1281.784 SQ.M (1.54%)
- OTHER GREEN AREA - 928.303 SQ.M (1.11%)
- POOL AREA - 1502.016 SQ.M (1.80%)
- EXISTING POND - 4239.323 SQ.M (5.10%)

**LIST OF NEW TREES PROPOSED ON GROUND**

S.NO	Species	Quantity
1	Acacia saligna	5
2	Acacia saligna	6
3	Acacia saligna	6
4	Acacia saligna	6
5	Acacia saligna	6
6	Acacia saligna	6
7	Acacia saligna	6
8	Acacia saligna	6
9	Acacia saligna	6
10	Acacia saligna	6
11	Acacia saligna	6
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95	Acacia saligna	6
96	Acacia saligna	6
97	Acacia saligna	6
98	Acacia saligna	6
99	Acacia saligna	6
100	Acacia saligna	6



**NOTES:**

1. ALL BUILDINGS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL DRAWINGS.
2. ALL BUILDINGS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL DRAWINGS.
3. ALL BUILDINGS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL DRAWINGS.
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9. ALL BUILDINGS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL DRAWINGS.
10. ALL BUILDINGS ARE TO BE CONSTRUCTED AS PER THE ARCHITECTURAL DRAWINGS.

**MAN CONCEPTS CON DESIGN SOLUTION**  
 1518, Kalyan Nagar, Bengaluru - 560075  
 Telephone: 080 26151700  
 Email: manconcept@manconcept.com  
 Website: www.manconcept.com

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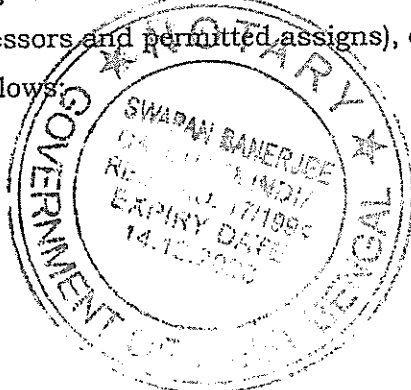


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

78AB 860772

**TO WHOM IT MAY CONCERN**

This undertaking made this 8<sup>th</sup> day of April, 2024 by RAIL LAND DEVELOPMENT AUTHORITY on behalf of EASTERN RAILWAY (recorded owner), address-UNIT NO-207-B, 7TH FLOOR, KONNECTUS TOWER-II, DMRC BUILDING, AJMERI GARE, NEW DELHI-110002, represented by Mr. Dudi Chalapathi Rao, Assistant Manager/Projects/BBS, hereinafter referred to as the "Authorised signatory" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their successors and permitted assigns), do hereby solemnly affirm and declare as follows:



-37-

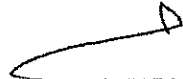
22833

SL. No..... Date. 16/11/2022

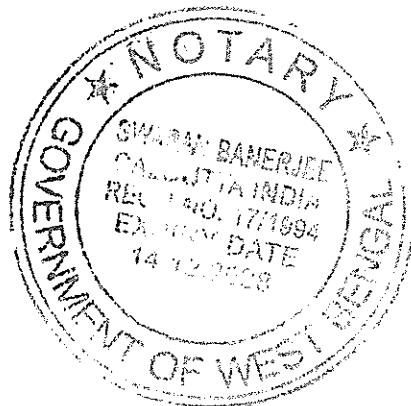
Name :- B. C. LAHIRI(ADVOCATE).

ADD:-Alipore Judges' Court Kolkata-700027.

Rs. 10/-




TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-700027



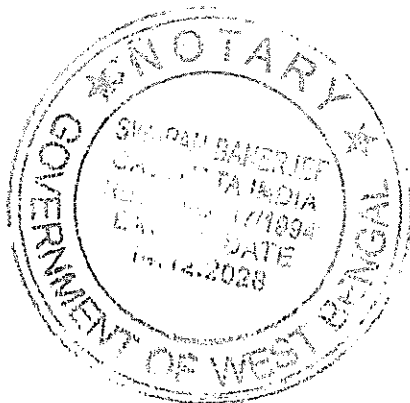
- A) That we are the absolute Owners of ALL THAT the Municipal Premises No. 1, Acharya Tulsi Marg, Ward no-13, Howrah-711101 ,physical area being 20.62 acres (earlier known as Salkia School Road on western bank of Hooghly river in Howrah, West Bengal) (said Land) and hereinafter referred to as the said PREMISES)
- B) That we have applied for the plantation plan approval vide letter dated 20.03.2024 for 1, Acharya Tulsi Marg, Ward No-13, Howrah-711101(Premises). As per our proposal, we will plant 375 nos. of trees on the same premises against felling of 75 nos. of trees.
- C) We hereby declare that we will plant all the requisite number of trees after completion of the construction or before taking the completion certificate from the competent authority as plantation of trees in the construction phase is not feasible as the area is covered with pre-existing dilapidated brick structure and chances are they may get damaged during ongoing development or may not survive.
- D) That we declare that we will abide by all rules and regulations as instructed in the plantation plan/programme and we will complete the project within 5 years i.e. by August 2029.
- E) We hereby declare that we will submit the Environmental clearance after we receive the same.
- F) The foregoing statements are true to our knowledge and if we do not follow the same, then you may revoke or cancel the permission.

D. Ca



---

(DECLARANT)



-37-

ANNEXURE - R-10/2



Government of West Bengal  
Directorate of Forests  
Office of the Divisional Forest Officer, Howrah Division  
5 M. G. Road, Dalmia Park, Stadium Complex (1<sup>st</sup> Floor), Howrah-711101.  
Phone & Fax-033-2641-1772, E-mail : [df-howrah@gmail.com](mailto:df-howrah@gmail.com)

No. 3619/28-02/24 -25

Dated: 19.11.2024

To: Chief Project Manager  
Rail Land Development Authority, Kolkata  
Unit No-702-B, 7<sup>th</sup> floor, konnectus Tower-II DMR(Building )  
Ajmeri Gate, New Delhi-110002.

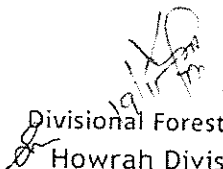
Sub:- Extension of Validity time for felling permission of 13Nos. various species of  
bad / dry trees vide Permission No. 23/FP/HD/B/24 - 25, Dated :20.08.2024.

Ref.:- Your Office Memo No. RLDA/2018/Coml./BD/Salt Golah,  
Howrah(ER)/1147(Part-5, dated. 24.10.2024.

Sir/Madam

With reference to the subject cited above, your prayer is hereby approved  
for extension of time up to 18.12.2024 for felling of 13 Nos. various species (list  
enclosed) of bad/dry trees at Govt. plot (Eastern Railway, as per mentioned plot in  
application), Mouza- Golabari, J.L. No. 01, P.S. -Golabari, Dist- Howrah, No further  
permission will be entertained.

All terms condition as laid down in previous permission will strictly be followed.

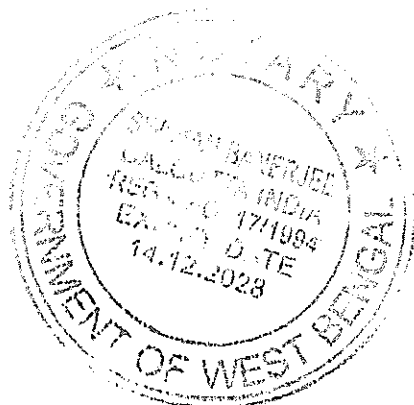
  
Divisional Forest Officer  
Howrah Division

No. 3619/28-02/24 -25

Dated: 19.11.2024

Copy forwarded for information to:-

1. The Range officer, Howrah Urban S.F. Range.



Sd/- D. K. Mandal

Divisional Forest Officer  
Howrah Division

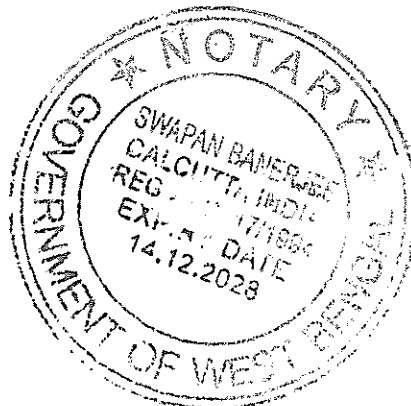
List of the trees

Sl. No	No. Of trees	Plot No.	Species	GBH(cm)	Class	Physical Condition
1	1	Eastern Railway	Mango	124	C	Bad/Dry
2	1	Eastern Railway	Mango	225	C	Bad/Dry
3	1	Eastern Railway	Mango	47	C	Bad/Dry
4	1	Eastern Railway	Mango	69	C	Bad/Dry
5	1	Eastern Railway	Gamhar	112	A	Bad/Dry
6	1	Eastern Railway	Gamhar	180	A	Bad/Dry
7	1	Eastern Railway	Cluster Fig	50	E	Bad/Dry
8	1	Eastern Railway	Cluster Fig	45	E	Bad/Dry
9	1	Eastern Railway	Cluster Fig	250	E	Bad/Dry
10	1	Eastern Railway	Wild Almond tree	112	E	Bad/Dry
11	1	Eastern Railway	Wild Almond tree	60	E	Bad/Dry
12	1	Eastern Railway	Indian Black Berry	125	C	Bad/Dry
13	1	Eastern Railway	Women's Tongue (Albizia lebbeck)	93	B	Bad/Dry

**ATTESTED**

*[Signature]*  
Divisional Forest Officer  
Howrah Division

*[Signature]*  
13.11.24  
Beat Officer  
Howrah Urban S. F. Range



In continuation with Previous CC.No - 01/CC/HD/B/24-25, Dated - 29.09.24

Form IV  
Form for Certificate of Clearance for Developers  
[ See Rule 7 (5) ]

Certificate No. 05/CC/HD/B/24-25

Dated : 20-08-2024

MR. DUDI CHALAPATI RAO ( Authorised Signatory )

Whereas the developer, Sri/Smt./Messrs. (Rail Land Development Authority, Kolkata)

Address : Unit No. 702-B, 7th floor, Konnectus Tower - II, D.M.R. (Building Ajmeri Gate, New Delhi - 110002

has submitted an application with the prescribed fee on 20.03.2024 for

Certificate of : Clearance for the following developmental project :

- (a) Nature of Project Residential cum Commercial Building
- (b) Location : Howrah Municipal Corporation, ward no - 13
- (c) Details of Plot(s) of Land : KH No - 183, Dag No - 177 to 194, 196 to 202, 200/215 (3) Sheet No - 41, KH No - 72, Dag No - 100 to 140, (4) Sheet No - 42, KH No - 4, Dag No - 1 to 62, 19/63, 60/64, 61/65 & 121/66 (5) Sheet No - 43, KH No - 5, Dag No - 161/34 (6) Sheet No - 44, KH No - 13, Dag No - 8, 10, 5.2.1 No - 1, Mouza - Grotabari, P.S. - Grotabari, District - Howrah
- (d) Total Area (in Ha.) 8.34461794 (Hectares)

AND Whereas the aforesaid developer has also submitted a plantation plan in the prescribed format;

AND Whereas the undersigned has approved the said plantation plan after satisfying himself on proper scrutiny of the plan and completing the field inquiry that the proposed plantation of trees as shown in the plantation plan is in accordance the provisions of the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and the rules made thereunder;

AND Whereas the concurrence of the West Bengal Pollution Control Board has been obtained vide their letter No. 483-2N-193/2004 (vol-111) dated 16.08.2024

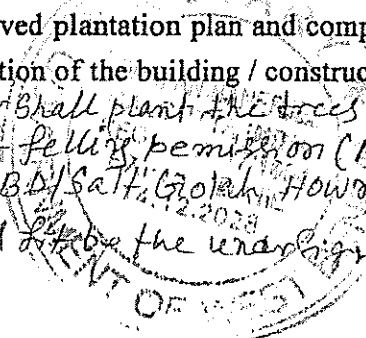
Now, therefore, the undersigned issues this Certificate of Clearance in favour of the aforesaid developer in accordance with sub-section (4) of section 9 of the West Bengal Trees (Protection and Conservation in Non-Forest areas) Act, 2006, subject to the following conditions :-

1. This Certificate is non-transferable.
2. The developer shall take up plantation of trees over 1.6693201 (Hectares) ha (subject to a minimum of 5 times the trees, if any, to be felled) in the same plot(s) of the land being developed in accordance with the approved plantation plan and complete the same within 6 months(s)

from the date of sanction of the building / construction plan by the sanctioning authority.

\* The applicant shall plant the trees within a span of two years from (\*) the date of felling permission (As per declaration, vide memo no. RLDA/2018/Coml./B.D./Satt/Grotah, Howrah (ER)/1147 (Part-5), Dated - 16.08.2024)

(\*) As deemed fit by the undersigned



- 3. As provided in the proviso to sub-section (9) of section 9 of the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act 2007, the plantation has to be implemented before the development project is initiated;
- 4. Formal permission for selling of trees on the land being developed, if necessary, will be granted only after the sanction of the building / construction plan;
- 5. This Certificate shall cease to be valid if the building / construction plan is rejected by the sanctioning authority or if the plantation work is not completed within the period as specified in the Condition No. 2 above.

\* After the plantation is done in prescribed manner information to be shared with the o/o Divisional Forest officer, Howrah Division & verification has to be done through this office.

\* Plantation Program (Attached)



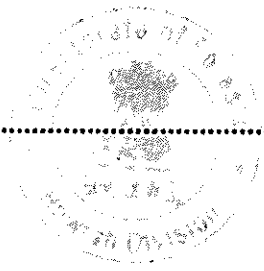
Divisional Forest Officer  
Howrah Division

(Signature of the Competent Authority)

Name : SRI DIPAK KUMAR MANDAL, W.B.F.S.

Designation : Divisional Forest officer,  
Howrah Division

Official Seal : .....

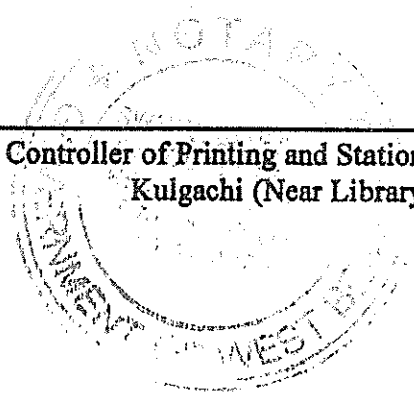


By Order of the Governor,

Sd/-

Smt. Shila Nag

Joint Secretary to the Govt. of West Bengal





No. RLDA/2018/Coml./BD/Salt Golah, Howrah (ER)/1147 (Part-5)

Date: 08.07.2024

The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park Stadium Complex  
5, M G Road (1st Floor)  
Howrah

**Sub: Residential Cum Commercial Development on Railway Land at 1 Acharya Tulsi Marg, (earlier known as Salkia School Road) Howrah- 711101, Ward No.- 13 of Mouza Golabari, PS- Golabari, J.L. No- 1, District- Howrah, P.O.- Howrah, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal).**

Sir,



1 .We would like to bring your attention to the fact that our project at the above mentioned site is in the development stage.

2. The creepers, climbers, bushes etc. growing on the structures has become a safety hazard as they are prone to falling any time, becoming a threat to human lives. Numerous branches and roots are jutting out and hanging in such dangerous condition posing as a risk to the property as well as the labourers and site visitors. Hence we are requesting you to grant us permission only to trim the plantations.

3. Additionally we are enclosing the photographs so that you can understand our predicament. However, we assure you that we are committed to the preservation of nature and the overall aesthetics of the neighbourhood.

4. We genuinely appreciate your time and consideration in addressing this matter. Thank you for your attention to this request, and we look forward to hearing from you soon.

Sincerely,

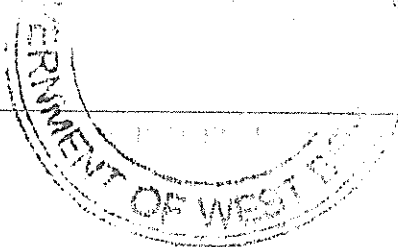
  


DA: As Above

Received contents without verification

08/07/2024

Head Clerk  
Divisional Forest Officer  
Howrah





Date: 16.08.2024

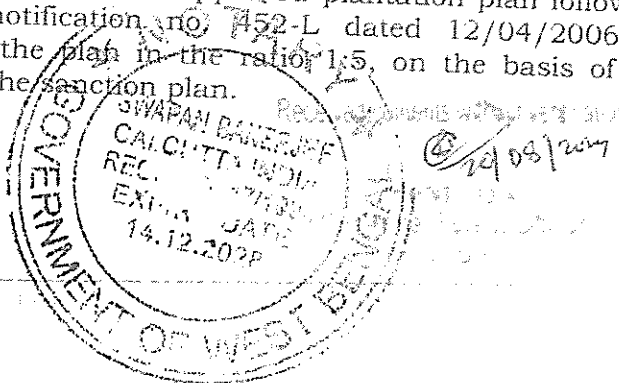
The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park Stadium Complex  
5, M G Road (1st Floor)  
Howrah

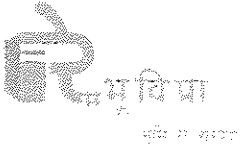
**Sub: Residential Cum Commercial Development on Railway Land at 1 Acharya TulsiMarg , (earlier known as Salkia School Road) Howrah- 711101, Ward No.- 13 of Mouza Golabari, PS- Golabari, J.L. No- 1, District- Howrah, P.O.- Howrah, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal).**

Sir,

With reference to your Memo No. 2809/28-2/2024 dated 16/08/2024 pertaining to the above captioned project, we wish to submit the following reply in response to the queries raised by you:

1. Please find enclosed the photocopy of the authorization given by the Ministry of Railways to RLDA for the above project.(Annexure -I)
2. With regards to the query regarding concurrence of WBPCB, kindly refer to the Memo No. EN/2372/T-1-3/001/2006 dated 7/12/2007 wherein it is stated that if the built up area is greater or equal to 1,50,000sq.m., it will require the approval of the State Level Environmental Impact Assessment Authority (SEIAA). Based on the above notification we have obtained the clearance from SEIAA and the same has been submitted to your good office for your reference.
3. In response to point No.3, please note, out of the 220 trees, 145 nos. of trees have grown above the structures and for the balance 75 nos. of trees, we have tried our best to save them but to no avail. We are planting 1203 nos. of trees in which 1100 nos. of trees are being planted against the felling of 220 trees maintaining the spacing of 3.5 x 3.5 mtr.
4. We have obtained the approved plantation plan following the Kolkata Gazette notification no. 452-L dated 12/04/2006 and we have proposed the plan in the ratio 1:5, on the basis of which we have obtained the sanction plan.





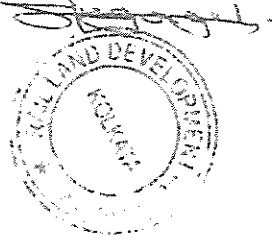
रेल भूमि विकास प्राधिकरण  
Rail Land Development Authority

5. With regards to publication in local newspapers, we confirm that we shall prominently advertise it in at least two local newspapers of the District or State, of which one shall be in the Vernacular Language, within seven days indicating the project has been accorded environment clearance and the details of the same shall be uploaded in MOEFCC/SEIAA website.

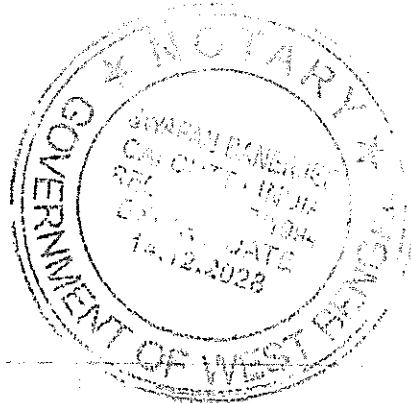
Further this is to inform you that we shall plant the trees within a span of four years from the date of felling permission and we have submitted the estimated cost for plantation and maintenance earlier.

We hope that we have sufficiently clarified the queries raised and we request you to issue the felling permission.

Thanking you,



Enclosed: Annexure-I, Memo No. 2809/28-2/2024, notification no. 452-L



- 46 -

WEST BENGAL POLLUTION CONTROL BOARD  
(Department of Environment, Government of West Bengal)  
Paribesh Bhawan, 10A, Block - LA, Sector III, Bidhannagar  
Kolkata - 700 106, Ph: (033) 2302-3000 Fax : 2202-3099  
Website: www.wbpcb.gov.in, Email: net.wbpcb-wb@bangla.gov.in



Memo No. : 2N-193/2004 (Vol-III) Date: , 2024

To  
The Assistant Manager / Projects / BBS  
Rail Land Development Authority,  
Government of India,  
Unit No.702-B, 7<sup>th</sup> Floor, Konnectus Tower-II,  
DMRC Building, Ajmeri Gate,  
New Delhi - 110002.

2014  
28-7  
15/07/24

Subject : Tree felling Permission in connection with Residential cum Commercial  
Development on Railway Land at 1 Acharya Tulsi Marg, (earlier known as Salkia  
School Road) Howrah - 711101, Ward No.13 of Mouza Golabari, PS.Golabari,  
J.L.No.1, District-Howrah

Ref. : Your letter No. RLDA/2018/COML/BD/SALT GOLAH, HOWRAH(ER)/1147/PART-5 dated  
06/07/2024

Sir,

In reference to above, please find the copy of attached letter no. EN/2372/T-1-3/001/2006 dated  
07.12/2007 issued by the erstwhile Secretary, Department of Environment, Government of  
West Bengal for further course of action from your end. This general concurrence is applicable  
for all projects/construction work.

Please note that Environmental Clearance and Consent to establish from competent authority  
is to be obtained if applicable.

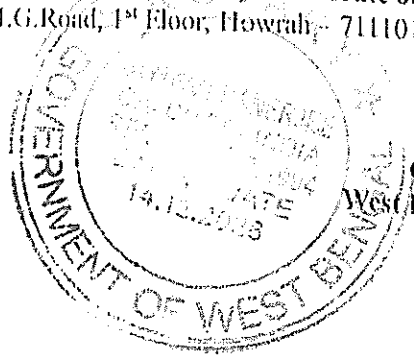
Sd/-

Chief Engineer (Planning)  
West Bengal Pollution Control Board

Memo No. : 360/-2N-193/2004 (Vol-III)

Date: 10.07.2024

✓ Copy forwarded to: The Divisional Forest Officer, Directorate of Forests, Howrah Division, Dalmia  
Park, Stadium Complex, 5, M.G.Road, 1<sup>st</sup> Floor, Howrah - 711101.



Chief Engineer (Planning)  
West Bengal Pollution Control Board

Encl. As stated above.



47  
Government of West Bengal

Department of Environment  
Writers' Building, Kolkata - 700 001  
Ph. No. 2214-5592  
Web Portal: www.envirwb.gov.in

No. EN/2372/T-1-3/001/2006

Date: 7/12/2007

From: M.L. Meena  
Secretary to the Government of West Bengal

To:  
The Additional Chief Secretary,  
Forest Department,  
Government of West Bengal

Sir,

The West Bengal Trees (Protection & Conservation in non-forest areas) Act, 2006, lays down guiding principles and procedures for felling of trees in Non Forest areas. Section 9(4) of the said Act states that the competent authority may, after being satisfied, approve the plan. The competent authority is also required to obtain concurrence of the West Bengal Pollution Control Board, before issuing certificate of clearance under this sub section.

The West Bengal Pollution Control Board hereby conveys its general concurrence to all cases except those falling under the purview of the current EIA Notification (No. 1533 dt. 14.09.2006) of the Ministry of Environment & Forests, Government of India, provided that the plantation schemes have been drawn up in accordance with the existing rules and regulations.

All cases covered under provisions of Notification No. 1533 dt. 14.09.2006 including constructions of townships, buildings, factories, hotels and resorts etc. where the built up area is more than 20,000 m<sup>2</sup> or in case of township projects, total covered area is more than 50 ha and/or built up area is greater or equal to 1,50,000 m<sup>2</sup>, shall require the approval of the State Level Environmental Impact Assessment Authority (SEIAA). In all such cases, where clearance from the SEIAA is required under the Notification No. 1533 dt. 14.09.2006, the Forest Department may kindly consult the Member Secretary, SEIAA, before issuing certificate of clearance under the Act.

A copy of the notification no. S.O. 1533 dt. 14.09.2006 is enclosed herewith for ready reference.

Yours faithfully,  
Sd/-  
(M.L. Meena)  
Secretary

No. EN/2372/T-1-3/001/2006/1(2)

Date: 7/12/2007

Copy forwarded for information and necessary action to

1. Principal Chief Conservator of Forests, West Bengal
2. Member Secretary, West Bengal Pollution Control Board

M.L. Meena

-48-

C.O. NO - 05/00/HD/B/24-25 - Dt: 20.08.2024

স্বাধীনতা সংগ্রামে যাত্রা  
মৃত্যুকেই বিজয়মন্ত্র



सन्धमेव जयते

No. RLDA/2018/Coml./BD/Salt Golah, Howrah (ER)/1147 (Part-3)

Date: 20/03/2024

To:  
The Divisional Forest Officer  
Directorate of Forest  
Howrah Division  
Dalmia Park, Stadium Complex  
5, M G Road (1<sup>st</sup> Floor)  
Howrah

**Ref:** Plantation Program at Residential cum Commercial Development on railway land parcel at 1 Acharya Tulsi Marg, (Salkia School Road), Howrah-711101, Ward no -13, of Mouza Golabari, J.L. No-1, District-Howrah, PS-Golabari, P.O-Salkia, Salt Golah on the Western Bank of Hooghly River in Howrah (West Bengal)

Sir,

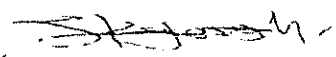
With reference to the above, please find below the required details of plantation within the premises for approval of plantation plan.

Details of trees to be planted are as follows:

- 1) Species to be planted - Silver oak, Monkey pod tree, Sultan Champa tree, White frangipani, Champaka, Ironwood, Mahogany, Crape myrtle, Jamun, Crape myrtle, Indian cork tree, Java cassia, Margosa, Indian laburnum.
- 2) Advance Soil work - We shall dig the space for plantation and use Fertilizers for the same.
- 3) Source of Seeds and Seeding for Plantation - To be purchased from renowned Horticulture.
- 4) Space Plantation pattern - Spacing 3.5m x 3.5m
- 5) Time when plantation to - At the time of completion of project.

Thanking you,



  
Chief Project Manager  
Howrah Divisional Forest Office

# LIST OF NEW TREES PROPOSED ON GROUND

S.NO.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPACING (M)	QTY. (NO.)	HIGH (M)
1		Grevillea robusta	Silver oak	3.5	5	6
2		Samanea saman	Monkey pod tree	3.5	48	6
3		Calophyllum inophyllum	Sultan Champa tree	3.5	126	6
4		Plumeria alba	White frangipani	3.5	37	6
5		Michelia champaka	Champaka	3.5	79	6
6		Fagraea fragrans	Ironwood	3.5	131	6
7		Swietenia marcophyllia	Mahogany	3.5	22	6
8		Lagerstroemia indica	Crape Myrtle	3.5	90	4
9		Syzygium cumini	Jamun	3.5	64	6
10		Lagerstromia Lanceolata	Crape-myrtle	3.5	68	6
11		Millingtonia hortensis	Indian Cork tree	3.5	51	6
12		Cassia Javanica	Java cassia	3.5	6	6
13		Azadirachta indica	Margosa		174	6
14		Cassia fitula	Indian Laburnum		302	6
TOTAL NO OF TREES					1203	





Government of West Bengal  
Directorate of Forests

Office of the Forest Range Officer, Howrah Urban S.F. Range  
79/4, Mukurdah Road, Shanpur More, Kadamtala, Howrah-711101.  
Email: howrahurbanrange@gmail.com



Memo no: 398/1111-17

Dated: 28.03.2024

To  
The Divisional Forest Officer  
Howrah Division

**Sub** : Enquiry regarding Plantation Plan of Railway Land at 1 Acharya Tulsi Marg and its felling permission.  
**Ref** : DFO's office docket no. 1120/28-2/PPA dated 14.03.2024 and office order no. 1264/28-2(PPA) dated 15.03.24

Sir,

With reference to the above this is to inform you that, the undersigned with staff did field enquiry on 27.03.2024 in connection with Plantation Plan of Railway Land at 1 Acharya Tulsi Marg and its felling permission. The detailed report is given below-

No trees have been felled till enquiry date(27.03.2024) at the mentioned site i.e. 1 Acharya Tulsi Marg,(Earlier known as Salkia School Road), Ward no- 13, Mouza- Golabari, P.S.- Golabari, J.L. No- 1, Dist- Howrah, Pin- 7111101 against the felling permission 26/FP/HD/B/23-24 dated 31.08.2023.

So No tree have been planted against the approved Plantation Plan 02/CC/HD/B/23-24 dated 20.04.2023 in connection with the above mentioned felling permission in the above mentioned site.

This is for your kind information and necessary action.

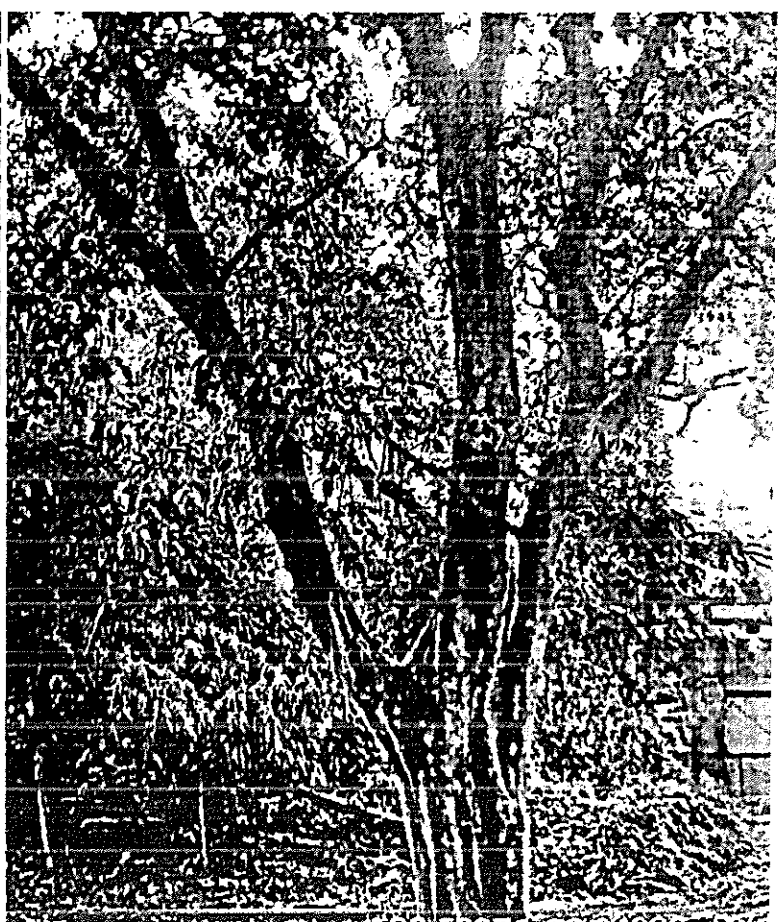
Enclosed: Photograph



Recd  
@  
01/04/2024

*M. K. B. B.*  
Forest Range Officer  
Howrah Urban S.F. Range

Photograph of the trees.



### JOINT SITE INSPECTION REPORT

Sub : Joint site inspection report regarding Plantation Plan approval

The joint site inspection for the above mentioned subject held on 07.04.2024. The following officials including their staff were present during joint survey at 1 Acharya Tulsi Marg, (Earlier known as Salkia School Road), Ward no- 13, Mouza- Golabari, P.S.- Golabari, J.L. No- 1, Dist- Howrah, Pin-7111101. As per joint survey-

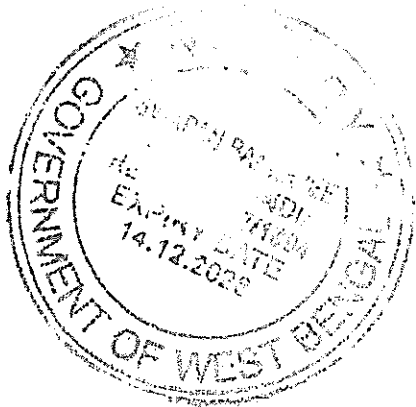
1. The total area of the project is 20.62 acre . There is a pond(area: 1.0525 acre) is present inside the project area.
2. All the area covered with pre existing dilapidated permanent brick structure. Therefore plantation is not possible before completion of the project.
3. At present time no tree has been planted till the date of inquiry.

*D. Ceely*



*M. Mohan 07/4/24*

Forest Range Officer  
Howrah Urban S. F. Range  
Howrah Division



11/1/24  
23/2/2024  
19/04/24

Government of West Bengal  
Directorate of Forests  
Office of the Forest Range Officer, Howrah Urban S.F. Range  
794, Makardah Road, Shaampur More, Kadamtala, Howrah - 711101.  
Email: howrahurbanrange@gmail.com

11/1/24  
23/2/2024  
19/04/24

Memo no: A.S. 111-17

Date: 08.04.2024

To  
The Divisional Forest Officer  
Howrah Division

Sub : Enquiry report regarding Plantation Plan approval  
Ref : DFO's office memo no. 1598/28-2/PPA dated 02.04.2024

Sir,

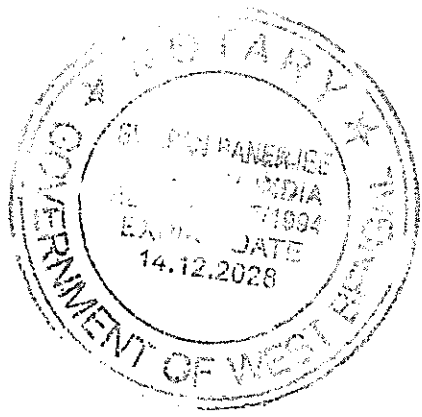
With reference to the above this is to inform you that, the undersigned with staff did field enquiry in presence of Authorized representative of Rail Land Development Authority on 07.04.2024 in connection with Re-Plantation Plan approval of Railway Land at 1 Acharya Tuisi Marg, (Earlier known as Salkia School Road), Ward no- 13, Mouza- Golabari, P.S.- Golabari, J.L. No- 1, Dist- Howrah, Pin-711101. The detailed report is given below-

1. The total area of the project is 20.62 acre . There is a pond(area: 1.0525 acre) is present inside the project area.
2. All the area covered with pre existing dilapidated permanent brick structure. Therefore plantation is not possible before completion of the project.
3. At present time no tree has been planted till the date of inquiry.

This is for your kind information and necessary action.

Enclosed: Photograph

*H. Karmakar*  
Forest Range Officer  
Howrah Urban S.F. Range



-54-

**P S GROUP REALTY PRIVATE LIMITED**

1002 E M BYPASS FRONT BLOCK KOLKATA- 700105 WB

CIN: U68100WB1988PTC044915

Email: [cs@psgroup.in](mailto:cs@psgroup.in)

Phone No: 033-67676700

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF P S GROUP REALTY PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1002 E M BYPASS FRONT BLOCK KOLKATA - 700105 ON MONDAY, 03<sup>RD</sup> DAY OF FEBRUARY 2025, AT 11.30 A.M. AND CONCLUDED AT 12.30 P.M.**

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“RESOLVED THAT Mr. Ajay Tiwari, son of Sri. Jagdeo Prasad Tiwari, working for the gain at 1002 E M Bypass Front Block, Kolkata 700105, be and is hereby authorised to (a) appear, sign, verify, declare, withdraw, affirm, make, present, submit and file all necessary notices, plaints, petitions, written statements, affidavits, undertakings, vakalatnamas, declarations, Appeals, Revisions, applications, statements, complaints, papers and documents and all proceedings and matters in connection with any suit(s) or proceeding(s) either criminal or civil filed by or against the Company before any court of law or any tribunal or any quasi-judicial or statutory or administrative authority, to affirm affidavit, declaration and undertaking and to depose on behalf of the company, to adduce evidence or further evidences, cross examine both orally and in writing and to do all acts and perform all the acts and to execute all the documents and papers on behalf of the company; and (b) nominate, appoint and engage advocates, solicitors, counsel or other professionals and retainers and to do all such acts, things, deeds as may be necessary or proper to carry out the purposes on behalf of the company.”

**Certified True Copy**

**For P S Group Realty Private Limited**

*Prashant Chopra*

**Prashant Chopra**

**Director**

**DIN: 01533392**

BEFORE THE HON'BLE NATIONAL GREEN  
TRIBUNAL EASTERN ZONE BENCH,  
KOLKATA

ORIGINAL APPLICATION NO 231/2024/EZ

Debasis Das

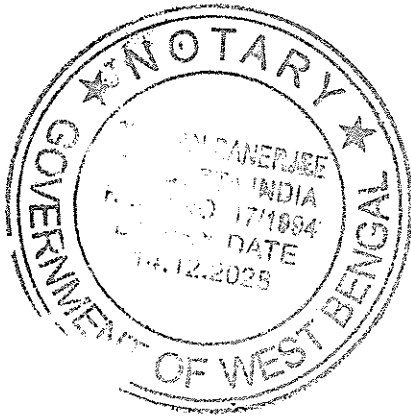
... Applicant

Versus

State of West Bengal and Ors

... Respondents

COUNTER AFFIDAVIT ON BEHALF OF THE  
RESPONDENT NO 10



MISS SHABNAM FAROOQUI

Advocate

High Court at Calcutta

Bar room No 12

Ph-8582911289

Email Id: advshabfarooqui2gmail.com