

SL. No. 06/26

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

In the matter of :

O. A. No.11/2026/EZ

And

In the matter of :

Ankur Sharma.

Applicant

-- Versus --

The State of West Bengal & Ors.
Respondents



**AFFIDAVIT-IN-OPPOSITION ON BEHALF OF THE
RESPONDENT NO.10**

I N D E X

SL	PARTICULARS	ANNEXURE	PAGE
1.	Affidavit.		1 to 22
2.	Memo dated December 18, 2019	'A'	23-25
3.	Deed of Lease dated January 28, 2022	'B'	26-60
4.	Notification dated April 11, 2022	'C'	61-
5.	Memorandum of possession of plot dated April 12, 2022	'D'	62
6.	Certificate of Record of Title of Land dated May 30, 2022	'E'	63
7.	Relevant documents depicting Clearances being obtained by the Implementing Agency	'F'(Coly.)	64-74
8.	Building permit dated January 19, 2023	'G'	75-79
9.	Memos dated October 04, 2023 and October 16, 2023	'H'(Coly.)	80-81

16 APR 2026

10.	Minutes of the 32 nd Meeting held on March 13, 2024 dated April 01, 2024	'P'	82-85
11.	Memo dated March 07, 2024	'J'	86-87
12.	Certificate of Registration dated April 23, 2024, of the WBCS (Executive) Officers' OITIKA Welfare Society under the West Bengal Societies Registration Act, 1961	'K'	88-
13.	Letter dated July 29, 2024	'L'	89-
14.	Memorandum of possession of plot dated September 06, 2024	'M'	90
15.	Certificate of record of title of land dated December 31, 2024	'N'	91
16.	Minutes of the 83 rd Minutes dated September 09, 2025 and the letter dated December 22, 2025	'O'(Coly.)	92-98
17.	Letter dated August 18, 2025	'P'	99-101
18.	97 th Meeting of the SEAC dated January 14, 2026 and the 93 rd Meeting of the SEIAA dated January 30, 2026	'Q'	102-115

Filed by:

Soumya Mukherjee
 Soumya Mukherjee
 Advocate

For The Respondent No. 10.

Email: soumya.97.mukherjee@gmail.com



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***AFFIDAVIT-IN-OPPOSITION ON BEHALF OF THE
RESPONDENT NO.10.***

I, Rupam Banerjee, son of Late Bikash Banerjee, aged about 55 Years, by religion: Hindu, by occupation Service, residing at Flat No. U102, Binayak Enclave, 59, K.C Ghosh Road, Kolkata – 700050, do hereby solemnly affirm and state as follows:

1. That I am the Secretary of the respondent No.10 to the instant original application. I am well conversant with the facts and circumstances of the instant case and, as such, am also competent to affirm this Affidavit.
2. I have gone through a copy of the instant Original Application and have understood the contents and purport thereof.

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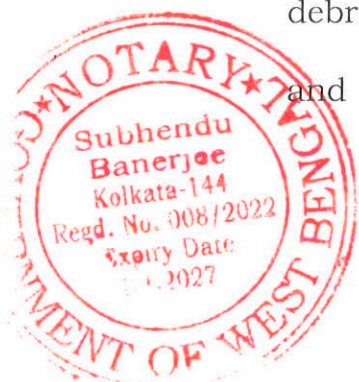
3. The instant Affidavit-in-Opposition is being affirmed in terms of the Solemn Order dated January 27, 2026 passed by the Hon'ble Tribunal.

4. I deny each and every allegation contained in the said Original Application (hereinafter referred to the "said O.A.") save and except those which are matters of record and/or what are specifically admitted by me herein.

I deny each and every allegation contained in paragraphs 1 to 48 and the Grounds made out under paragraph 49.

I deny that gross environmental damage and ecological disruption is being caused by the ongoing construction of the concerned housing complex, namely "Oitika" at the premises as mentioned in the instant O.A.

I deny that the ecology and environmental integrity of the area is being irreversibly damaged due to unchecked construction of the said housing complex. It is categorically denied that piles of sand, cement, aggregates, construction debris and dust generating matters lie scattered both within and outside the project site. It is denied that no dust



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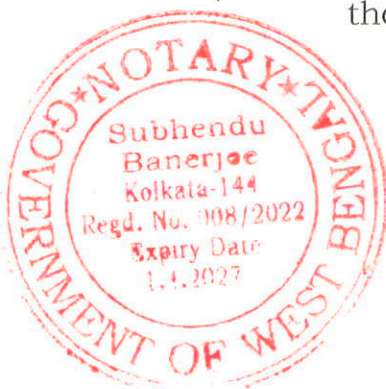
suppression measures, no barricading and no protective screen covers have been installed, thereby leading to unabated pollution and severe nuisance. It is further denied that groundwater is being extracted through illegal bore wells without permission, exacerbating depletion and violating groundwater protection norms, as alleged or at all and I put the petitioner to strict proof thereof.

I categorically deny ex post facto Environmental Clearance is impermissible in law, as has been sought to be agitated by the applicant.

It is denied that the reckless approach of the project proponent reflects a conscious evasion of statutory requirements, as alleged or at all. 0

5. I state that for the sake of brevity and convenience, the factual aspects leading to the present position pertaining to the respondent no. 10 are stated hereinbelow:

a. That initially, resolutions were adopted in the meeting of the Cabinet on November 25, 2019 pertaining to Housing



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Scheme for West Bengal Civil Service (Executive) Officers
(hereinafter referred to as “WBCS(Executive) Officers”)

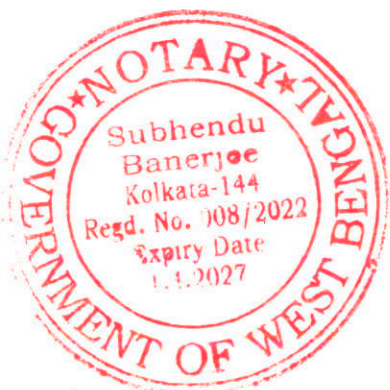
- b. That thereafter, a proposal for Housing Scheme for WBCS (Executive) Officers, which was under active consideration of the Government of West Bengal, was duly notified vide Memo dated December 18, 2019 by the Department of Personnel and Administrative Reforms, Government of West Bengal. The said Scheme was, interalia, to be implemented simultaneously at New Town, Siliguri and Durgapur on the land identified by the West Bengal Housing Infrastructure Development Corporation (WBHIDCO), Siliguri- Jalpaiguri Development Authority (SJDA) and Asansol-Durgapur Development Authority (ADDA). It is pertinent to mention that the said Scheme was to be made available to WBCS(Executive) cadre as well as to officers promoted to Indian Administrative Service (IAS) from WBCS (Executive) cadre.

A copy of the said Memo dated December 18, 2019 is annexed hereto and annexed with the letter “A”.



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- c. That Accordingly, allocation of 5.41 acres of land at Plot no. IID/37 in Action IID of New Town, Kolkata was made by WBHIDCO.
- d. That it was categorically stated in the aforementioned Memo, being Annexure "A" herein, that the Department of Personnel and Administrative Reforms will act as the Nodal Department for the Scheme, whereas, the Housing Department, Government of West Bengal will act as the Implementing Agency for the Scheme and such Implementing Agency would be responsible for undertaking construction activities at all three places.
- e. That it is also pertinent to mention in this context that the said Memo categorically envisaged that the Department of Personnel and Administrative Reforms would be empowered to guide the Housing Department, that is the Implementing Agency regarding any matter pertaining to the speedy implementation of the Scheme and that it would also be empowered to take decision for removal of difficulties of the allottees.



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- f. That subsequently, the Housing Department, Government of West Bengal, being the Implementing Agency, interalia, initiated all preliminary works pertaining to the said Scheme.
- g. That thereafter, a Deed of Lease dated January 28, 2022 was executed by and between WBHIDCO and the Housing Department in respect of the concerned plot proposed for Housing Project for WBCS (Executive) Officers. It is of immense pertinence to state herein that in terms of Clause B(c) of the said Deed of Lease, the lessee was required to comply with all applicable laws, rules and regulations concerning the said plot, the project or its operation and business.

A copy of the said Deed of Lease dated January 28, 2022 is annexed hereto and marked with the letter "B".

- h. That a notification dated April 11, 2022 was issued by the Housing Department, government of West Bengal, interalia, renaming the said housing project as 'Oitika'.



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A copy of the said notification dated April 11, 2022 is annexed hereto and marked with the letter "C".

- i. That vide a Memorandum for Possession of Plot dated April 12, 2022, the concerned parcel of land was, interalia, handed over by WBHIDCO to the Superintending Engineer, South Circle, Housing Directorate and possession of the same, as per specifications stated therein, was taken over by the concerned Superintending Engineer, South Circle, Housing Directorate.

A copy of such Memorandum of possession of plot dated April 12, 2022 is annexed hereto and marked with the letter "D".

- j. That pursuant thereto, the Housing Department initiated preliminary works in connection with the said housing scheme, like preparation of plan, collection of seed money from interested officers, inviting Expression of Interest for selection of construction agency, as well as initiation for all statutory clearance and/or compliances.

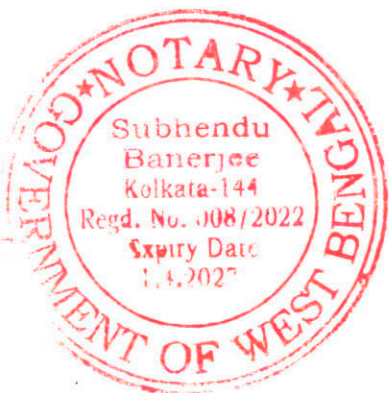


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- k. That thereafter, application for mutation of the concerned parcel of land was made by the Housing Department. Accordingly, certificate of record of title of land was issued by the New Town Kolkata Development Authority in favour of the Housing Department, Government of West Bengal as being the lessee.

A copy of such certificate dated May 30, 2022 is annexed hereto and marked with the letter "E".

- l. That the Housing Department made an application dated November 16, 2022 regarding Fire Safety Recommendation pertaining to the proposed construction and accordingly, vide Memo dated November 25, 2022, the Director, Fire Prevention Wing, West Bengal Fire and Emergency Services, the Fire Safety Recommendation was duly issued. Necessary No Objection Certificate for High Clearance pertaining to the concerned parcel of land was also applied for and duly issued by the Airports Authority of India on April 28, 2022 and the same is valid to April 27, 2030. Furthermore, approved plantation plan pertaining to the concerned parcel of land was also issued



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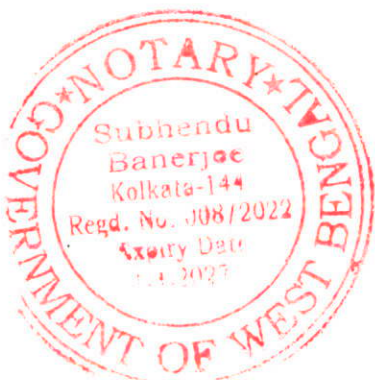
vide Memo dated August 18, 2023 by the Divisional Forest Officer, 24 Parganas (North) Division. It, thus goes to show that the Implementing Agency, from time to time had been obtaining statutory licenses/clearances in strict conformity with the law of the land.

Copies of the relevant documents depicting Clearances being obtained by the Implementing Agency are annexed hereto and marked with the letter "F"(Coly).

- m. That in pursuance of the application made by the Superintending Engineer, South Circle, Housing Directorate, the Chief Architect, New Town Kolkata Development Authority vide its Memo dated January 19, 2023, interalia, granted sanction for erection of building at the concerned premises.

A copy of such building permit dated January 19, 2023 is annexed hereto and marked with the letter "G".

- n. That the Superintending Engineer, South Circle, Housing Directorate vide Memo dated October 04, 2023, interalia, submitted documents to the Member Secretary, State



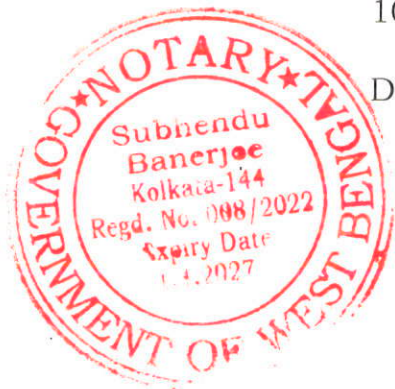
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Environment Impact Assessment Authority, Department of Environment, Government of West Bengal, being the respondent no. 5 to the instant O.A, pertaining to Environmental Clearance for the proposed housing project at the premises mention hereinabove. Vide a further Memo dated October 16, 2023, Mr. Basudeb Das was authorized by the Housing Department, Government of West Bengal, to represent the department for getting Environmental Clearance for the proposed residential complex.

Copies of the said forwarding letters, being Memos dated October 04, 2023 and October 16, 2023 are annexed hereto and marked with the letter "H"(Copy).

I crave leave to produce the annexures to the aforementioned Memo dated October 04, 2023 at the time of hearing, if necessary.

- o. That it has come to the knowledge of the respondent no. 10 that the presentation was made by the Housing Department before the State Expert Appraisal Committee

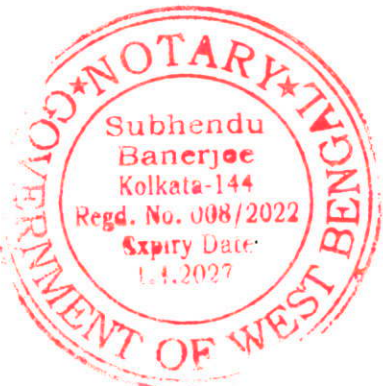


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(SEAC), being the respondent no. 6 to the instant O.A, on March 13, 2024. In the Minutes of the said meeting, published on April 01, 2024, certain queries were raised and clarifications thereto were sought for. It is further evident from the said Minutes that proposal for Fresh Environmental Clearance pertaining to the said Housing project, being proposal no. SIA/WB/INFRA2/448547/2023 was submitted vide file no. 2N-60/2024(E) dated February 29.2024.

A copy of Minutes of the 32nd Meeting held on March 13, 2024 dated April 01, 2024 is annexed hereto and marked with the letter "I".

- p. That it is pertinent to mention in this juncture that in the Principal Secretary, Department of Personnel and Administrative Reforms, Government of West Bengal, with the approval of the Cabinet, issued a Memo dated March 07, 2024 in supersession of the earlier Memo dated December 18, 2019 (being Annexure "A" herein), interalia, brining about a change in the implementing agency for the concerned project. Vide the said Memo, allocation of



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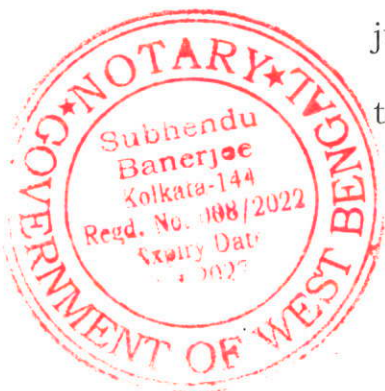
land to the WBCS (Executive) Officers' OITIKA Welfare Society was envisaged, whereby the concerned premises earmarked for the project was to be handed over to the proposed welfare society by the Housing Department on endorsement of the Department of Personnel and Administrative Reforms. Formal transfer of lease of the said land from the Housing Department to the said Welfare Society was also envisaged therein, subject to certain conditions.

A copy of the said Memo dated March 07, 2024 is annexed hereto and marked with the letter "J".

- q. That on April 23, 2024, the WBCS(Executive) Officers' OITIKA Welfare Society was registered under the West Bengal Societies Registration Act, 1961.

A copy of such Certificate of registration is annexed hereto and marked with the letter "K".

- r. That it is of immense pertinence to mention at this juncture that vide a letter dated July 29, 2024 addressed to the Principal Secretary, Housing Department,

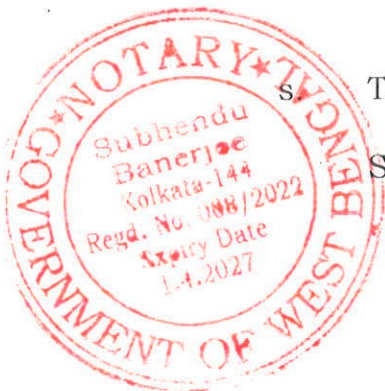


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Government of West Bengal, the Secretary of the respondent no. 10, interalia, requested for sharing of some vital, pertinent information pertaining to construction of the said OITIKA housing project, in reference to the Memo dated March 07, 2024 (being Annexure "J" herein). A bare perusal of the said letter dated July 29, 2024 establishes beyond an iota of doubt that vital information pertaining to the said housing project, like permission letters sought from various authorities including original permission letter of the Environment Department was categorically sought for. It is of immense pertinence to mention at this juncture that despite such request, no document whatsoever, especially pertaining to application for and/or grant of Environmental Clearance has been received by the respondent no. 10, till date.

A copy of the said letter dated July 29, 2024 is annexed hereto and marked with the letter "L".

That pursuant to letter dated September 05, 2024 by the Secretary of the respondent no. 10 and consequent upon



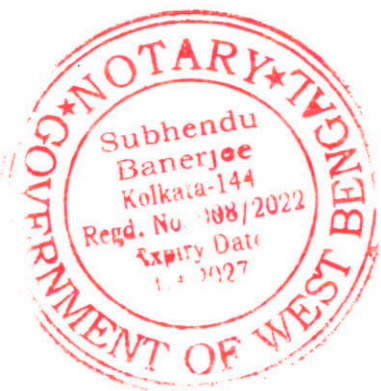
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registration of a Deed of Assignment of Lease in favour of the WBCS (Executive) Officers' OITIKA Welfare Society on September 04, 2024, vide a Memorandum for Possession of Plot dated September 06, 2024, the concerned parcel of land was, interalia, handed over to the Secretary of the respondent no. 10 and possession of the same was taken over.

A copy of such Memorandum of possession of plot dated September 06, 2024 is annexed hereto and marked with the letter "M".

- t. That on December 31, 2024, a certificate of record of title of land was issued by the New Town Kolkata Development Authority wherein it was, interalia, categorically recorded that the name of the lessee as recorded in the register was that of WBCS (Executive) Officers' OITIKA Welfare Society for the concerned parcel of land.

A copy of such Certificate of record of title of land dated December 31, 2024 is annexed hereto and marked with the letter "N".



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u. That it is thus evident from the facts and circumstances as stated hereinabove that the Housing Department, Government of West Bengal, being the original Implementing Agency had applied for Environmental Clearance on February 29, 2024 with all requisite paraphernalia. Thereafter, in terms of the change in implementing agency from the Housing Department, Government of West Bengal to the newly formed WBCS (Executive) Officers' OITIKA Welfare Society as per approval of the Cabinet decision, there was a transitional period and, as such, certain procedural ambiguities had arisen. It is pertinent to mention that it the respondent no. 10 only came to know that Environmental Clearance was pending, when it was in receipt of the Minutes dated September 09, 2025 of the 83rd meeting which was held on August 27, 2025 and that immediately upon receipt of the said Minutes, the respondent no. 10 took immediate steps and submitted requisite documents on the PARIVESH Portal for change of Applicant name and Authorized Signatory. Vide a letter dated December 22, 2025 addressed to the respondent no. 5, the Secretary of



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the respondent no. 10, interalia, submitted clarificatory documents as sought for.

Copies of the said Minutes of the 83rd Minutes dated September 09, 2025 and the forwarding letter dated December 22, 2025 are annexed hereto and marked with the letter "O"(Coly).

I crave leave to produce the annexures to the aforementioned letter dated December 22, 2025 at the time of hearing, if necessary.

- v. That vide the Minutes of the 32nd Meeting held on March 13, 2024 dated April 01, 2024 the respondent no. 5 had raised certain queries, as has already been stated hereinabove. In reply to such query, and in order to clear any ambiguity, the respondent no. 10, interalia, vide letter dated August 18, 2025 submitted its clarification to such queries.

A copy of the said letter dated August 18, 2025 is annexed hereto and marked with the letter "P".

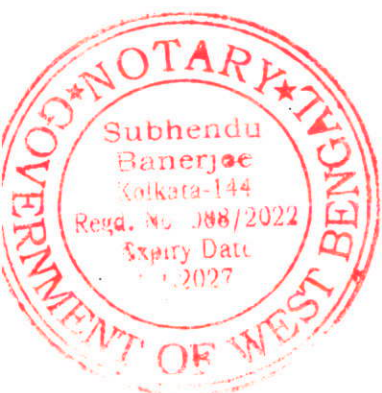


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w. That it is pertinent to state that the SEAC, the respondent no. 6 herein, in its 97th Meeting held on January 14, 2026 (Minutes published on January 27, 2026) considered and after threadbare discussion, recommended the application for Environmental Clearance and further requested the SEIAA, the respondent no. 5 herein for taking further action. However, since the instant O.A was filed before the Hon'ble Tribunal in the meantime, the respondent no. 5 in its 93rd meeting held on January 30, 2026 (Minutes published on February 05, 2026), interalia, categorically observed that since the matter was sub-judice, the respondent no. 5 can only take a decision after the final outcome of the instant litigation.

Copies of the 97th Meeting of the SEAC dated January 14, 2026 and the 93rd Meeting of the SEIAA dated January 30, 2026 are annexed hereto and marked with the letter "Q" (Copy).

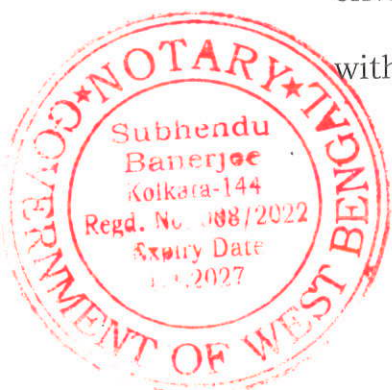
All other allegations contrary thereto and/or inconsistent therewith are denied.



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6. I state at the outset that the principal contention of the applicant proceeds on an erroneous premise that post-facto or ex-post facto Environmental Clearance is impermissible in law. The said contention is wholly misconceived and untenable in view of the present legal position settled by the Hon'ble Supreme Court.

7. I state that initially the Hon'ble Supreme Court, in the case of Vanashakti v. Union of India, made certain observations indicating that ex-post facto Environmental Clearance ought not to be granted in the ordinary course. However, the aforesaid Judgment was subsequently reviewed by the Hon'ble Supreme Court, and the earlier observations which, inter alia, appeared to impose a blanket prohibition on the grant of ex-post facto Environmental Clearance were reconsidered. Thus, at present, the position has been crystalized that there is no absolute statutory bar prohibiting consideration or grant of ex-post facto Environmental Clearance, particularly where the competent environmental authorities examine the matter in accordance with the applicable regulatory framework.

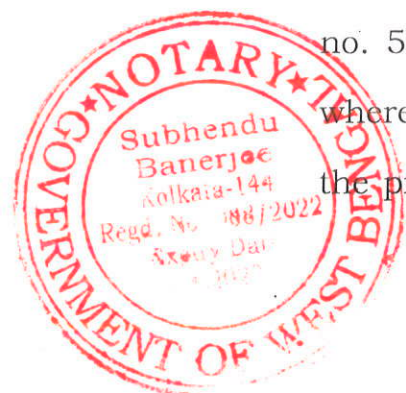


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8. I state that the contention of the applicant that the project is liable to be halted or invalidated solely on the ground that prior Environmental Clearance was not obtained is misconceived, premature and contrary to the current position of law.

9. I state that the instant case is not one where the respondent no. 10 has completely bypassed the environmental regulatory regime, thus going to establish its bona fide. The original implementing agency responsible for the development of the housing project in terms of the housing scheme, as stated hereinabove, had already applied for Environmental Clearance before the competent authority, being the respondent no. 5. All other requisite statutory licenses/clearances were duly applied for and granted. Thus, the respondent no. 10 has no intention whatsoever to turn a blind eye to the environmental norms and regulations, as has been sought to be agitated by the applicant in the instant O.A.

I state that the application for Environmental Clearance has already been taken up for consideration by the respondent no. 5 and 6. Meetings of the said authorities have been held wherein certain queries and clarifications were sought for from the project proponent; and the same have been duly provided,



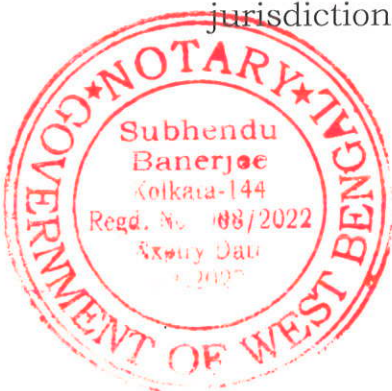
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as is also evident from the facts and circumstances as stated hereinabove.

11. Thus, the project is already undergoing the statutory environmental appraisal process before the competent expert authority.

12. I state that during the pendency of the Environmental Clearance process, the works pertaining to the said housing project was handed over by the implementing agency to the respondent no. 10, and due to a gap in communication and understanding regarding the stage of regulatory approval, certain preliminary construction activities commenced. However, such commencement was neither deliberate nor in wilful disregard of environmental regulations, but arose out of a bona fide misunderstanding between the implementing agency and the society regarding the status of the clearance process. The instant case therefore stands on an entirely different footing from cases where projects are undertaken without any attempt whatsoever to seek environmental clearance.

13. I state that it is well settled that while exercising jurisdiction under the extant environmental laws, the Hon'ble



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National Green Tribunal is empowered to take into consideration principles of equity and proportionality.

14. I state that pursuant to the solemn Order dated April 02, 2026 passed by this Hon'ble Tribunal, the respondent no. 10 has suspended all construction-related activities at the concerned project site and has also written to the project management consultant to ensure necessary compliance.

15. Under such facts and circumstances as stated hereinabove, that the applicant has failed to demonstrate any immediate or irreversible environmental damage that would warrant drastic intervention at this stage and, as such, the instant O.A is not maintainable and sustainable in law and is liable to be dismissed on that score alone.

16. That it is therefore most humbly prayed that this Hon'ble Tribunal may pass such Order/Orders as it deems fit and proper in the interest of justice and fair play.

**Solemnly Affirmed and
Declared before me u/s
139 CPC and u/s 333BNSS 2023**

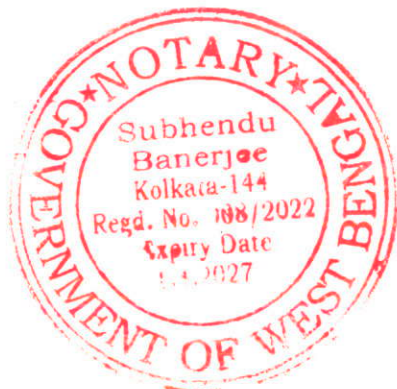
Rupam Banerjee
DEPONENT

Banerjee
Notary
Govt. of West Bengal

Identified by me

16.04.2026

Sourya Mukherjee
Advocate
For The Respondent No. 10



SUBHENDU BANERJEE
Notary, Govt. of W.B.
Regd. No. 108/2022
Advocate High Court, Calcutta

16 APR 2026

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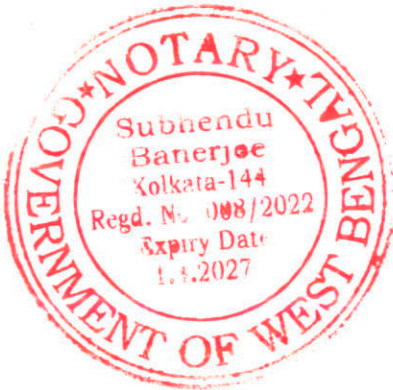
VERIFICATION

Verified at Kolkata by the deponent above named on this ___ day of April, 2026 and state that the statements made in paragraphs 1 to 3 are true to my knowledge, those made in paragraphs 4 to 14 are true to the information derived from the records of the case which I verily believe to be true and those made in paragraph 15 and the rest are my respectful submissions before this Hon'ble Tribunal.

Rupam Banerjee
DEPONENT

Identified by me

Soumya Mukherjee
Advocate
For The Respondent No. 10



16 APR 2026

Government of West Bengal
Department of Personnel and Administrative Reforms
Administrative Reforms Cell
Nabanna, 7th Floor, Room No.708
325, Sarat Chatterjee Road, Howrah-711102.

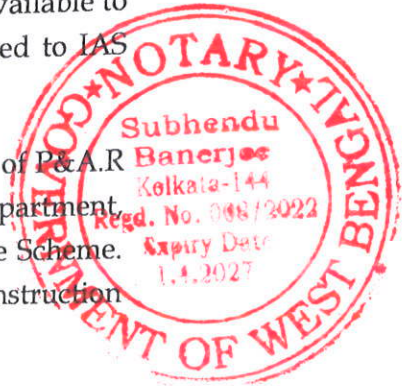
No. 657-AR/O/3M-24/2017

Dated: 18/12/2019.

NOTIFICATION

The proposal for a Housing Scheme (hereinafter referred to as 'the Scheme') exclusively for the WBCS (Executive) officers has been under active consideration of the Government for some time past. After careful consideration of the matter, this Housing Scheme exclusively for the WBCS (Executive) Officers at New Town, Siliguri & Durgapur is hereby notified, details of which are as follows.

- 1. The Scheme:** This scheme may be called Housing Scheme for the WBCS (Executive) Officers. It will be implemented simultaneously at New Town, Siliguri and Durgapur on the land identified by West Bengal Housing Infrastructure Development Corporation (WBHIDCO), Siliguri-Jalpaiguri Development Authority (SJDA) and Asansol-Durgapur Development Authority (ADDA).
- 2. The Beneficiaries of the Scheme:** The benefit of the Scheme will be available to the officers of WBCS (Executive) cadre and also the officers promoted to IAS from WBCS (Executive) cadre.
- 3. Nodal Agency & Implementing Agency of the Scheme:** Department of P&A.R will act as Nodal Department for the Scheme. Housing Department, Government of West Bengal will act as Implementing Agency for the Scheme. The Implementing Agency would be responsible for undertaking construction activities at the three places.
- 4. Details of Land earmarked for the Scheme:** The project at New Town will be implemented on Plot No. II/37 having area of 5.41 acres of Action Area IID of New Town. WBHIDCO will charge cost of land at break-even price as on 20/08/2014 which will be Rs.16.1759 crore. For the project at Siliguri cost of 2 acres of land identified by SJDA at break-even price as on 20/08/2014 at Mouza Chhotapathuram, JL No.78, P.S. Fansidewa, will be Rs.78,50,484/-. Cost of 1 acre of land at Durgapur as identified by ADDA in Mouza- Gopinathpur, J.L No. 85, P.S - Coke Oven, R.S Plot No.2493(P), Lay out Plot No.2A/02 will be finalized by the UD & MA Department.



5. **Project Implementation Committee:** Department of P&A.R will constitute Project Level Implementation Committee which will be notified in due course. The PIC would be responsible for helping the Implementing Agency in preparation of model layouts of each categories of flats, assessing requirement of number such flats and arranging for due publicity of the scheme amongst the targeted officers.

The committee would also meet periodically for assessing and monitoring the progress of implementation, assisting the Implementing Agency in implementation of the scheme and in removal of such other difficulties, as may be required by the Implementing Agency.

The PIC would submit reports to the Nodal Department from time to time.

6. **Implementation of the scheme:** The Housing Scheme as stated above will be implemented at New Town, Siliguri and Durgapur by the Housing Department.

a. **Detailed Project Report:** The Implementing Agency will prepare DPR for the Scheme in consultation with the PIC.

b. **Cost:** the scheme will be implemented by the Implementing agency on no profit, no loss basis. The Implementing Agency will charge cost of construction and proportionate land cost from the allottees.

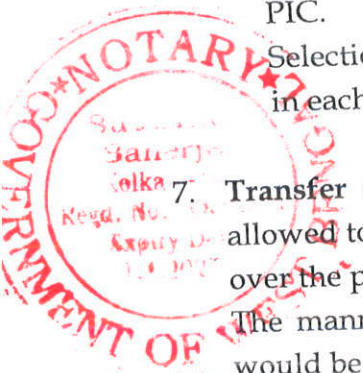
c. **Finalizing the list of allottees:** Applications will be invited from amongst the members of WBCS (Executive) through wide publicity. Details of categories / size of flats including lay-out diagrams with tentative cost, tentative payment schedule and expected date completion may be disclosed at the time of inviting application. Necessary software as well as 'Payment Gateway' may be arranged for on-line submission of the application and initial deposit, respectively.

The Implementing Agency would help the allottees in availing bank finance at such negotiated rates of interest and collect the payable amount from the allottees as per such time line as may be decided in consultation with the PIC.

Selection of beneficiaries will be done on 'first come first serve' basis. Flats in each category shall be distributed to the applicants after lottery.

7. **Transfer of Assets under the scheme:** The allottees of the flats will not be allowed to transfer the property within 15 (fifteen) years from the date of taking over the possession.


The manner of handover of individual flats and the common infrastructures would be decided by the Implementing Agency in consultation with the PIC.



- 25 -

8. **Removal of difficulties:** P&AR Department would be empowered to guide the implementing Agency regarding any matter pertaining to speedy implementation of the scheme. It would also be empowered to take decision for removal difficulties of the allottees.

9. This Notification is issued in compliance of the resolutions adopted in the meeting of the Cabinet on 25/11/2019.

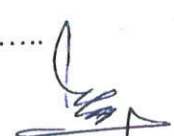

Principal Secretary to the
Govt. of West Bengal

Dated: 18 /12/2019.

No. 657/1(9)-AR/O/3M-24/2017

Copy forwarded for information and necessary action to:

1. The Additional Chief Secretary to the Governor, West Bengal.
2. The Additional Chief Secretary / Principal Secretary / Secretary,
3. The Principal Accountant General (A&E), West Bengal, Treasury Bldgs.,
Kolkata- 1.
4. The Divisional Commissioner,Division.
5. The District Magistrate,District.
6. The Pay & Accounts Officer, Kolkata Pay & Accounts Office-I/II/III,
Kolkata.
7. The Treasury Officer, Dist.
8. The IT Cell of the P&AR Deptt. for uploading it in the Website of
P&AR Deptt.
9.


Joint Secretary
P & AR Department



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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SK. Nasir
 2195/22

Add. 05/04/22

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52414

28 MAR 2022

No.....Rs 10/- Date.....

Name: **B. C. LAHIRI**

Advocate

Address: Alipore Judge's Court, Kol-37

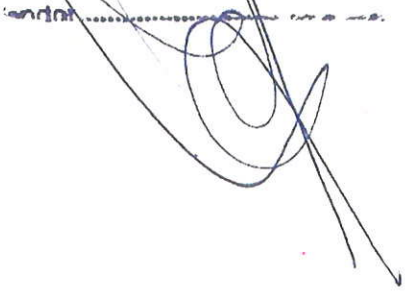
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 37

Vendor.....



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अतिरिक्त पश्चिम बंगाल WEST BENGAL

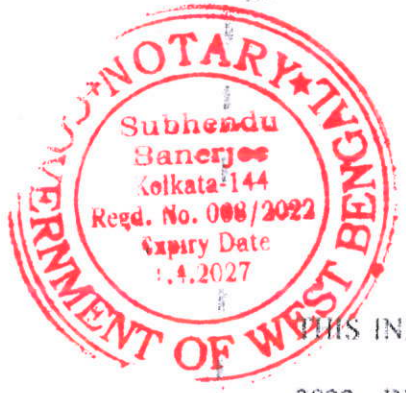


AG 674155

1/1/22
 2/10/23
 9/09/22
 10/15/12881/10/-
 (A.R.A.)

Notarized that the Deed is a valid
 Deed -
 and the person is duly authorized
 Additional Registrar
 of Assurances IV, Kolkata

1 APR 2022



DEED OF LEASE

THIS INDENTURE OF LEASE made on this 28th day of January
 2022. BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE
 DEVELOPMENT CORPORATION LTD. a Govt. of West Bengal
 Company incorporated under the Companies Act, 1956 (Act I of 1956) and
 the Planning Authority, as appointed by the State Government vide order No

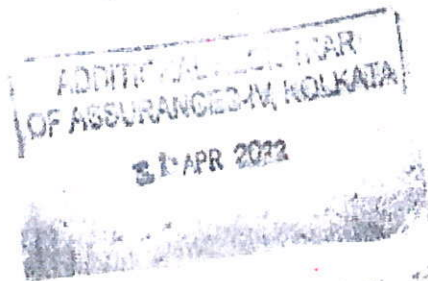
13 JAN 2022

21626

Rs. 100/- Date
Name: Housing Department, Govt of West
Address: 1, K.S. Ray Road, Kolkata-70001,
Vendor:

Collectorate, 24 (S)
SUBHANKAR DAS
STAMP VENDOR
Akbar Police Court, Kol-27

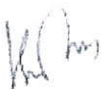
13 JAN 2022

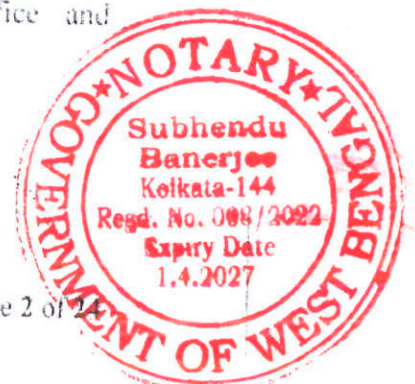


- 30 -

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1490-HI/HGN/NTP/IM-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423-HI/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at HIDCO BHABAN,35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata -700156, represented by the Managing Director or Joint Managing Director /General Manager (Administration), / General Manager (Commercial), General Manager (Marketing) of the said State Govt. Company who is so authorized by the Managing Director for the purpose of execution of this indenture hereinafter referred to as the LESSOR(which expression shall include its executors, administrators and successor-in-office and assigns) for time being entitled to the reversion immediately on the termination of the terms hereby agreed to be of the ONEPART AND HOUSING DEPARTMENT, Government of West Bengal, for and on behalf of Governor of West Bengal, having its office at New Secretariat Building, I, K.S. Roy Road, Kolkata-700001 in the district of Kolkata, herein after referred to as the LESSEE(which expression shall where the context so admits include its executors, representatives, administrator and successors-in-office and assigns) of the OTHERPART;





Page 2 of 2

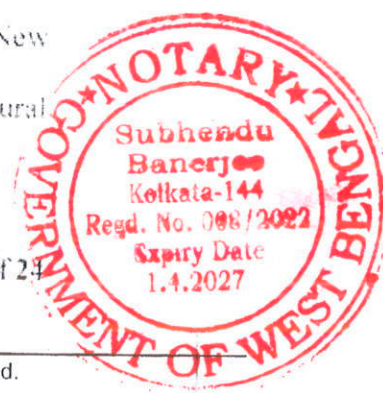
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WHEREAS although the LESSOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (herein after called the New Town, Kolkata) and the Collector, North 24 Parganas and Collector, South 24 Parganas on the requisition of Government in the Housing Department by and under a good number of Land Acquisition Cases had acquired large chunk of land and the same has been duly vested in the Government absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894;

AND WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over exclusive vacant possession over the said land free from all encumbrances upon payment of the price for compensation money for such lands to the LESSOR which Authority has been conferred by the State Govt. entire responsibilities to develop the infrastructure services as well as all necessary amenities of modern cities therein and also to transfer lands by way of sale or lease to the individual persons, cooperative housing societies, corporate bodies, statutory authorities as the case may be to materialize the dreams of New Town as a major Hub for residential, industrial, institutional and cultural purposes etc.

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Page 3 of 24

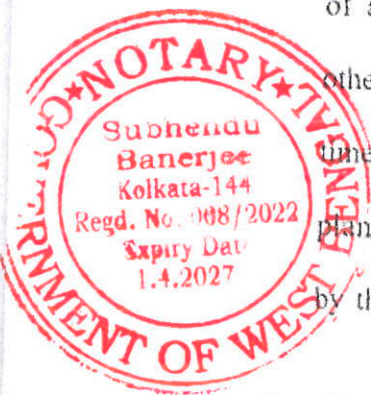


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AND WHEREAS upon such transfer of lands and possession thereof being handed over to the LESSOR, the LESSOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land for the period of demise as mentioned hereunder free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written:

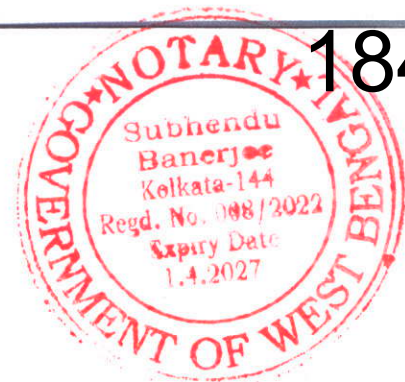
AND WHEREAS the LESSOR in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructure on the said lands for making it suitable for setting up the proposed township;

AND WHEREAS after having developed the said lands and building necessary infrastructure there on the LESSOR has demarcated afresh the said acquired lands in several plots under different categories and has made the same ready for allotment and Leasing out the same to the prospective LESSEES in strict conformity with the prevailing principle of allotment based on policy decision of the State Government and other Rules and Regulations as prescribed or might be framed out from time to time for New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections duly sanctioned by the Competent Authority upon compliance of maintaining the use of



Subhendu Banerjee

Page 4 of 24



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5

occupancy of the building in particular for the purpose of which the land is allotted;

AND WHEREAS in response to the Memo no. 2579- PAR(IAS)/Comnr-17/2017 dt. 09/10/2017 of the P& AR Dept. Govt. of W.B regarding allotment of 20(twenty) acres of land in New Town Rajarhat area for the purpose of construction of Housing Scheme for the WBCS(Exe) Officers, it was communicated by WBHIDCO that the plot bearing no.IID/37 in AA-IID of New Town Kolkata measuring 5.41 Acres had been identified for the purpose at the IGR market price of Rs.103,87,20,000/- (Rupees One Hundred Three crore eighty-seven lakhs twenty thousand) only i.e. @ 19.20 crores per acre (vide memo no. M-4311/HIDCO/ADMN-3388/2017 dated 27/11/2017),

AND WHEREAS it was resolved in the 102nd Board Meeting of WBHIDCO held on 21/12/2017 that after receiving necessary confirmation from the concerned Department, regarding suitability of the said plot no.IID/37 in AA-IID of New Town Kolkata at the IGR Market Price of Rs.19.20 crores per acre, the proposal would be sent to the State Govt. in the UD & MA Dept. for consideration & approval by the Standing Committee of the Cabinet on Industry, Infrastructure & Employment of the State Govt..

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Page 5 of 24



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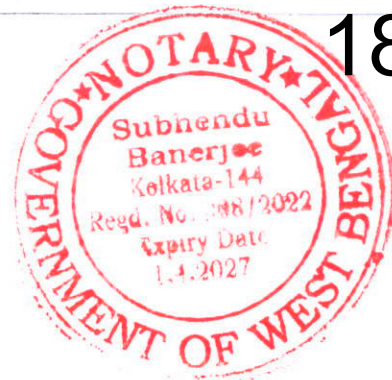
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AND WHEREAS WBHIDCO was informed by the P & AR Deptt, Govt. of W.B that the State Govt. had found the land measuring 5.41 acres on plot no.IID/37, in AA-IID of New Town suitable for allotment for the ownership housing scheme exclusively for the WBCS(Exe) Officers, at the break-even price prevailed on 28/08/2014, the date on which the scheme was announced by the Hon'ble Chief Minister (vide memo no.18-PAR(AR)/O/3M-24/2017dated14/01/2019).

AND WHEREAS P& AR Department, Govt. of W.B., was informed by WBHIDCO that value of the land measuring 5.41 Acres bearing plot no. IID/37 in AA-IID, as per break-even price prevailed on 28.08.2014 was Rs.16,17,59,000/- (Rupees Sixteen Crore Seventeen Lakhs Fifty-nine Thousand) only @ Rs.2.99crores/acre [Vide memo no. M-201 /HIDCO /ADMN- 3388/2017dated 15/01/2019 of WBHIDCO].

ANDWHERE AS Notification was issued by the P&AR Dept., Govt. of W.B regarding the Housing Scheme for the WBCS(Executive) Officers in compliance with the resolutions adopted in the meeting of the Cabinet dated 25/11/2019 wherein it was mentioned that Dept. of P&AR, Govt. of W.B would act as Nodal Department for the scheme, and the Housing Department, Govt. of W.B would act as the Implementing Agency for the same [vide notification no. 657-AR/O/3M-24/2017 dated 18/12/2019 of the P & AR Dept. Govt. of W.B].

Page 6 of 24



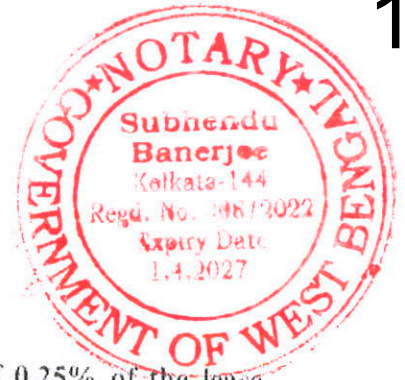
- 35 -
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AND WHEREAS the physical area of the identified plot was found 5.41 acres as per joint measurement for which lease premium amounting to Rs.16,17,59,000/- (Rupees Sixteen Crore Seventeen Lakhs and Fifty-nine Thousand) only at the break-even price @ Rs.2.99 crores per acre, as prevailed on 28/08/2014 has since been paid by the LESSEE to the LESSOR,

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the LESSEE and in consideration of a premium of Rs.16,17,59,000/- (Rupees Sixteen Crore Seventeen Lakhs and Fifty-nine Thousand) only paid by the LESSEE the receipt whereof the LESSOR doth hereby admit and acknowledge and in consideration of the LESSEE agreeing to observe and perform the terms and conditions mentioned herein after and also in consideration of the fact that the LESSEE has taken inspection of the said plot of land and has satisfied itself as to the conditions and description of the plot of land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the LESSOR, the LESSOR doth hereby grant and demise unto the LESSEE such land more fully described and mentioned in the schedule hereunder written (herein after referred to as the said demised land) to hold the same for the period of 99 years yielding and

Page 7 of 24

8



paying there for a lease rent at the nominal rate of 0.25% of the lease premium per annum and subject to the terms and conditions herein after covenanted.

- A. The LESSEE with the intent that the obligations and covenants shall continue throughout the period of demise agrees and covenants with the LESSOR as follows:-
- i) The LESSEE shall pay the annual Lease rent at the nominal rate of **0.25% of the lease premium** per annum as mentioned above to the LESSOR within 30th April of every financial year from the date of registration of the lease deed.
 - ii) The LESSEE shall maintain the land with boundary pillars, which the LESSOR demarcates, in good and proper condition at the cost of the LESSEE during the period of demise for easy identification of the said land.
 - iii) The LESSEE shall use the said demised land exclusively for the purpose of constructing building thereon at the cost of the LESSEE in conformity with the Building Rules & Regulations as applicable in New Town, Kolkata and other Rules and Regulations as prescribed or might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations designs and sections sanctioned by the

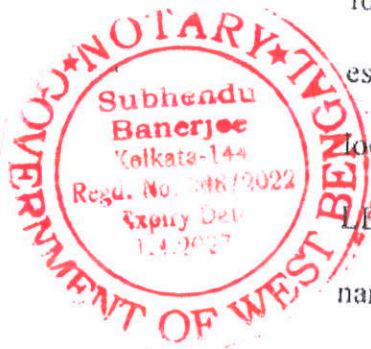
Page 8 of 24

- X -

9

Competent Authority and with the condition as the LESSOR may decide and shall use the said demised land and the structure thereon exclusively and wholly for" construction of residential accommodation for the officers of the WBCS(Exe)cadre and also the Officers promoted to IAS from WBCS(Exe) cadre" under the principal use "Residential" and no part of such building or land shall be used for any other purpose.

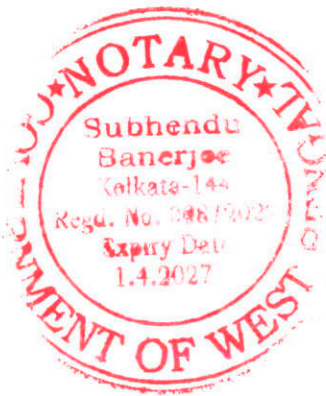
- iv) The LESSEE shall have to undertake construction of the building on the said plot in accordance with the sanctioned building plan and applicable building rules and will have to commence construction within 6 (six) months from the date of delivery of formal possession and complete construction and fully commission the project proposed to be set up on the said plot within a period of 36 (thirty six) months from the date of delivery of formal possession. Time in this regard shall always be the essence of the contract. Provided, however, the LESSOR or the local body may at its discretion on an application received from LESSEE and upon payment of such fees or penalty by whatever name called, as may be fixed, grant extension of time to commence and/or complete and commission the project for such period as may be determined. Upon the LESSEE's failure to



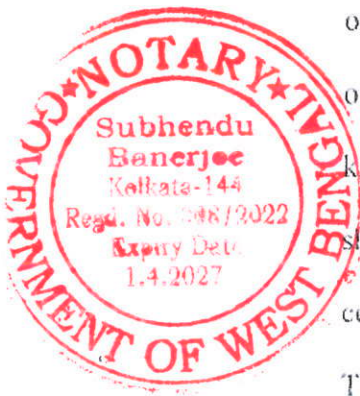
Page 9 of 24

comply with this condition of Lease to set up, complete construction and commission the project within the time fixed, or as may be extended the allotment and lease shall be liable to be cancelled and the LESSOR shall be entitled to re-enter into or upon the said plot and resume possession thereof.

- v) The LESSEE shall neither make any excavation in the land nor remove any earth / subsoil there from except in the course of normal construction or repairing of the building, if necessary, in contravention of provisions of any Act and Rules of the land use and management and, if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common area possessed by the LESSOR are not disturbed in anyway.
- vi) The LESSEE shall not alter the location of the sewer/water connection lines except with prior approval of LESSOR, which shall not normally be allowed for the sake of greater interest of the project area.
- vii) The LESSEE shall be liable to make all payments towards taxes, fees, rates, any other impositions etc. that may be levied by any local authority (in future) with effect from the date of these presents.



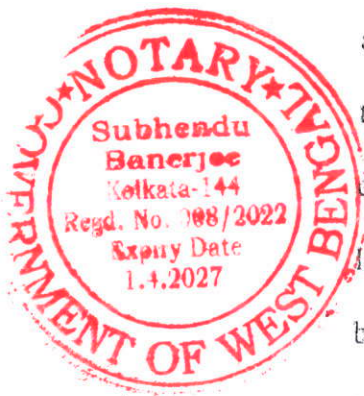
- viii) The LESSOR shall remain indemnified against any such claims / dues payable by the LESSEE to any local authority in future.
- ix) The LESSEE shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
- x) There shall be an option of renewal of the lease period on such terms and conditions as may be imposed by the LESSOR and included in such renewed lease deed. The LESSEE shall restore the land to its original condition before expiration of the lease period in case such option of renewal is not exercised and shall make over peaceful vacant khas possession of the demised land on termination of the lease. Regard shall also be had so that the surrounding plots of other allottees and common areas possessed by LESSOR are not disturbed in any way. The LESSEE shall be liable for all repairs and maintenance and keep such land in a good condition at his own cost.
- xi) The LESSEE shall not Sub-divide or Sub-let or Sub-lease the demised land / building constructed thereon or any part thereof or any structure constructed thereon without prior written permission of the LESSOR.



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- 40 -

- xii) The LESSEE shall obtain all necessary prior clearances and Licenses from the appropriate authorities for establishing the intended project as required under Law for the time being in force and shall also go on complying with all the terms and conditions of such clearances throughout the period of Lease.
- xiii) The LESSEE shall not assign, alienate or transfer the demised land or any part thereof without prior written permission from the LESSOR who reserves the right to refuse such proposal considering its merit, or may allow on receipt of such payments as may be determined by the LESSOR. However, in case of LESSEE's inability to continue the lease for the unexpired time period of the lease, the LESSOR shall have the right of pre-emption and upon the exercise of this right the building constructed by the LESSEE on the land shall be taken over by the LESSOR at a valuation of the building made by the LESSOR on the basis of the cost of construction of the building less depreciation at the usual rate or the market value thereof, whichever is less. The value of the land will be the amount of the premium paid by the LESSEE. The land shall, however, have to be surrendered by the LESSEE to the LESSOR.
- xiv) The LESSEE shall allow any person authorized by the LESSOR or Local Body concerned to inspect, maintain and construct/reconstruct



the sewerage lines, water supply lines and storm water drains, water meters and other utility services or to do any work in connection therewith within the plot without any obstruction or hindrance by the LESSEE.

- xv) The LESSEE shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure thereon which as and when may be determined by any Competent Authority to be payable by the LESSEE to such authority under the provision of law for the time being in force.
- xvi) The LESSEE shall pay and continue to pay service charges to the LESSOR or Local Body for maintenance of the services within the Newtown. The LESSOR or Local Body will assess and decide upon hearing the LESSEE the periodical service charge to be paid by the LESSEE from time to time.
- xvii) The LESSEE shall keep the LESSOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything



done under the authority herein contained.

- xviii) The LESSEE is liable to compensate for any damage caused by the LESSEE to the common areas, which are under the possession and authority of the LESSOR in course of any construction work undertaken by the LESSEE on the said demised land.
- xix) The LESSEE shall carry and perform all the obligations and duties covenanted herein and observe and perform all Laws, Rules and Regulations which may be required to be observed and performed by the LESSEE in this regard at their own costs and responsibility.
- xx) If any of the aforesaid terms and conditions is violated or any act is done in contravention of the aforesaid terms and conditions covenanted herein by the LESSEE or any of its agent/employees, the LESSOR shall have the right to revoke the lease and to re-enter into possession of the demised plot of land and resume the same including the structure thereon, if any, even after the handing over of possession to the LESSEE on such termination of lease.
- xxi) The LESSEE at its own costs shall maintain necessary utility services and amenities including sewerage, sanitation, drainage, electricity, water and Gas Supply and other civic amenities within the plot of land hereby demised.



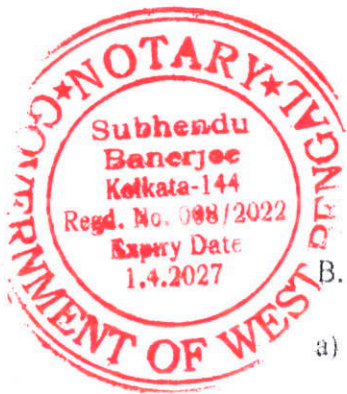
- 43 -

xxii) The LESSEE shall not encroach in any manner the adjoining land/road/path way or any part of the area beyond the allotted plot. The LESSEE shall be liable to compensate for any damage caused by it directly to the infrastructural amenities or facilities of any kind provided by the LESSOR in the entire adjoining areas.

xxiii) If at any time it is found that the allotment of the demised land has been obtained by the allottee by misrepresentation or fraud, the allotment shall stand terminated and the LESSOR shall be entitled to its rights as contained in para A(xiii) above.

B. The LESSEE further covenants with the LESSOR as follows:

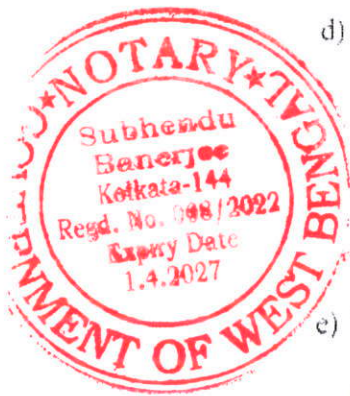
- a) The LESSEE will pay and discharge all existing and future municipal rates, taxes, assessments, impositions and outgoings whatsoever which now are or any time hereafter shall be imposed or charged upon the transfer of the said plot and which may be payable by the owner or occupier thereof whether in respect of the transfer of the land comprised in the said plot or the building to be erected thereon or otherwise.
- b) The LESSEE will comply with and follow all applicable laws, rules and regulations for construction and the use, enjoyment and possession of the said plot and the project to be set up thereon [including but not



- 4X -

limited to the Land Use Development and Control Plan (LUDCP) Development Control Regulations framed for the New Town Area or part thereof and/or the Building Rules] and have to be solely answerable and responsible for all breaches and/ or defaults in compliance thereof.

- c) The LESSEE will comply with, at all times, all applicable laws, rules and regulations concerning the said plot, the project or its operations and business.
- d) The LESSEE will arrange for and establish a scientific process for the collection of garbage, refuse and sewage generated from the said plot and/or from the project to be set up on the said plot in accordance with applicable laws, rules and regulations.
- e) The LESSEE will install necessary pollution control equipments and facilities and obtain necessary periodical clearances in this regard from the applicable authorities.
- f) The LESSEE will ensure that the quality of effluents, if any, generated from the said plot shall conform to the norms laid down by the West Bengal State Pollution Control Board and to discharge all effluents in accordance with applicable laws, rules and regulations.
- g) The LESSEE will keep the said plot clean and free from all sorts of nuisance and not allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.



- h) The LESSEE will keep all structures to be erected on the said plot in good and tenantable repairs and condition and to maintain the same in good repair and condition.
- i) The LESSEE will take necessary precautions towards fire safety and to carry out regular maintenance and replacement of electrical wirings, installations and appliances.
- j) The LESSEE will allow the LESSOR or Local Body, its agents and servants with 24 hours previous notice in writing to enter into and upon the said plot and view the state and condition thereof and to give or leave notice of any defect in such condition which the LESSEE shall be liable to make good within 15 days after such notice has been given or left.
- k) The LESSEE will execute to the satisfaction of the LESSOR or Local Body all such works and observe and perform all such rules and conditions which shall appear to the LESSOR or to the sanitary authorities of the State to be necessary or desirable in order to keep the said plot in good sanitary order and condition.
- l) The LESSEE will preserve and have to keep intact the boundaries of the said plot and have to keep them well demarcated with boundary walls, pillars or fencing according to the requisition from time to time as maybe made by the LESSOR and have to point them out when

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required by the LESSOR to any officer duly authorized by the LESSOR in writing to inspect them. Should any boundary mark be missing, the LESSEE shall report the fact to the LESSOR. The LESSEE shall maintain such boundary walls, pillars or fencing in good and proper condition.

- m) The LESSEE will take steps to ensure that no other person may encroach into or upon any portion of the said plot.
- n) The LESSEE will make all arrangements for security, fire fighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the said plot at its own cost and to the satisfaction of the LESSOR.
- o) The LESSEE shall not use or allow the said plot or any part thereof or any construction there on to be used for any purposes other than the purposes for which the same has been offered to the LESSEE as mentioned above under para-A(iii) of the covenants of the LESSEE.
- p) The LESSEE shall not amalgamate the said plot or any part thereof with any other plot or plots of land without the prior permission of the LESSOR/Local Body.
- q) The LESSEE shall not allow the said plot or any construction thereon or any part thereof to be used as a place of public worship or burial and not allow any shrine, temple, mosque, church or any other kind of place

Page 18 of 24

- X -

of worship or any kind of public or private religious or charitable trust to be erected there on or any part to be used for the said purposes.

r) The LESSEE shall not encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the said plot or upon any other adjoining land whatsoever and in the event of the LESSEE committing a breach of any of the terms contained in this clause, the LESSEE shall in addition to all other rights available to the LESSOR for breach of this condition, be liable to pay to the LESSOR damages at such rate and for such period as the LESSOR may in its absolute discretion think fit and proper. PROVIDED ALWAYS that in the event of a breach of the covenants contained in this clause on the part of the LESSEE, the LESSEE shall, in addition, hold the LESSOR harmless and indemnified against any loss, damage, claims or actions whatsoever that the LESSOR may be put to or the LESSOR may in any wise incur in any way relating thereto or arising there from.

s) The LESSEE shall not at any time hereafter, open or work or dig any quarries for clay, gravel or sand, in upon or under the said plot and the LESSEE agrees that the LESSOR reserves the right to all minerals in the said plot together with such rights of way and any other reasonable facilities as may be required for mining, gathering

Page 19 of 24




and carrying away such minerals PROVIDED THAT the LESSEE shall be at liberty to dig pits and make other excavations for the purpose of foundations for constructions of permanent buildings / structures thereat.

- t) The LESSEE shall not claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the said plot or for any other similar cause.

u) The LESSEE shall not do or cause to be done in or upon the said plot or any part thereof or in the building that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the said plot or to the owners or occupiers of any adjoining or neighboring land or premises.

- v) That any relaxation and indulgence granted by the LESSOR to the LESSEE shall not in any way prejudice the rights of the LESSOR.

- w) That the failure of the LESSOR to enforce in any one or more instances, performance of any of the terms covenants and conditions of the allotment shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, condition and covenant and such failure shall not in any way affect the validity of this allotment or the LESSOR

Page 20 of 24

rights and LESSEE's obligations. The LESSEE agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of allotment executed by both LESSOR and LESSEE.

x) That any statutory powers as may have been or will be conferred upon the LESSOR shall automatically apply to the said plot and provisions in that respect shall be deemed to have been incorporated in the offer by way of reference and the LESSEE is deemed to have constructive notice thereof.

C. The LESSOR hereby covenants with the LESSEE as follows:-

1. The LESSOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and the LESSOR has all right to transfer the said land to the LESSEE on leasehold by executing this indenture.
2. The LESSEE observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land for the period of demise without any interruption by the LESSOR or any of its agents or representatives whatsoever.
3. The LESSEE shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be

Page 21 of 24



available to similar other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer drain lines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the LESSEE at his /her/their/its own cost.

4. The LESSOR further covenants with the LESSEE to save harmless, indemnify and keep indemnified the LESSEE from or against all encumbrances, losses, claim charges and equities whatsoever arising or accruing before execution of these presents.



SCHEDULE

ALL THAT piece and parcel of land measuring about 21911.64sq.m. (5.41acres) be the same or little more or less being plot no. IID/37 in Action Area -IID on Street Nos.0676 (40 m.wide) and 0757(18.0 m.wide) situated in the New Town, Kolkata. Police Station-Airport, District North 24 Parganas. erstwhile in the Municipal area falling within Mouza- Gopalpur, JL.No.02 under Rajarhat- Gopalpur Municipality.

Butted and bounded as follows:-

ON THE NORTH : HIDCO LAND and Premises no. 46-0676

ON THE SOUTH : Street Nos.0676 (40.0MWide) and 0757(18MWide)

ON THE WEST : Street no. 0757(18.0Mwide) and HIDCO land

ON THE EAST : Street No.0676 (40.0M.wide) and Premises No.46-0676





24

- 52 -

IN WITNESS WHERE OF the parties to these presents have hereunto set and subscribed their respective hands the day, month hand year first above written.

SIGNED,SEALED AND DELIVEREDBY

CIN :U70101WB1999SGC089276

FOR AND ON BEHALF OF THE WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. (LESSOR)

Abhisek Kumar Ray 25/01/22
General Manager (Marketing)

In presence of the Witnesses

1. *[Signature]*
(KHAGENDRA NATH DAS)
Asstt. Admin. Officer
W.B. HIDCO LIMITED

[Signature] WBHIDCO General Manager (Marketing)
W.B. HIDCO LIMITED
PAN: AAACW4115F

2. *[Signature]*
Special Officer (Marketing)
WBHIDCO LTD.

SIGNED FOR AND ON BEHALF OF HOUSING DEPARTMENT GOVERNMENT OF WEST BENGAL (LESSEE)

[Signature]
Additional Secretary
to the Government of W. B. HOUSING DEPARTMENT
SHEULI BANERJEE
WDCS (EXE.)
ADDITIONAL SECRETARY,
HOUSING DEPARTMENT,
Govt. of West Bengal



In presence of the Witnesses

1. *Harendra Nath Patra,*
Housing Department, Govt. of W.B. N.S. Bldgs, Kd-1.
2. *Gowdan K. Jana.*
Housing Department, Govt. of W.B. N.S. Buildings Kd-1

- 58 -

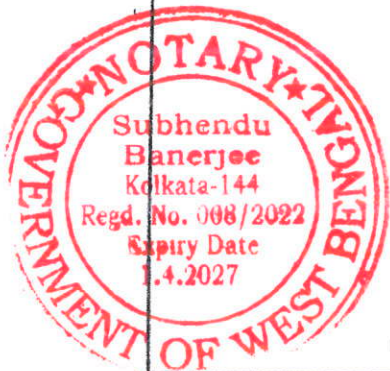
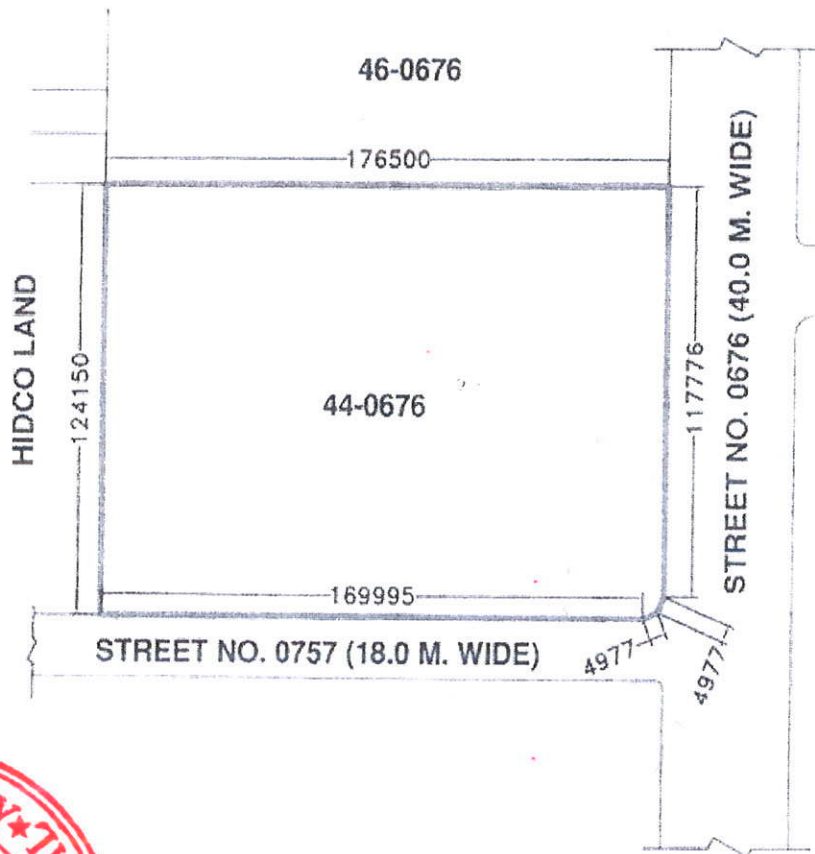
SITE PLAN OF PREMISES NO.44-0676, PLOT NO.IID/37 IN AA-IID
OF NEW TOWN, KOLKATA.

MOUZA - GOPALPUR, J.L. NO 2, ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY.

UNDER AIRPORT POLICE STATION

SCALE - 1:2000

AREA = 21911.64 Sq.M.(5.41 ACRES)



Subhendu Banerjee
Chief Planner

Dipto Kumar Roy
General Manager (Marketing)
W.B. HIDCO LIMITED

HIDCO
Hidco Bhaban, 35-1111(MAR), New Town, Kolkata-700156
PREPARED BY : ANITA

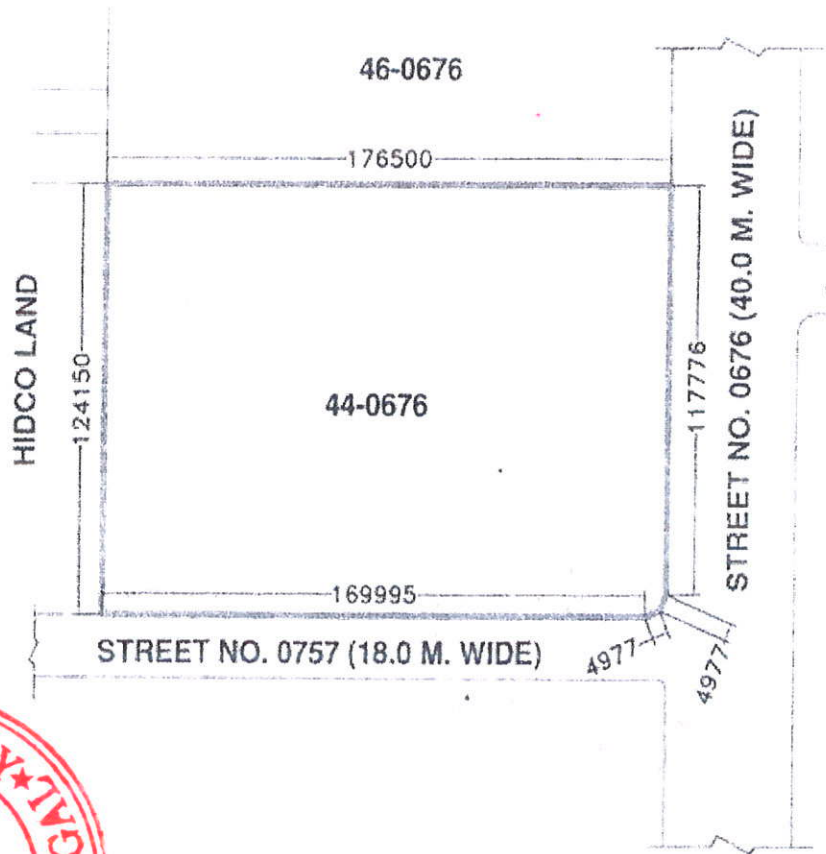
ALL DIMENSIONS ARE IN MM.

-54-

SITE PLAN OF PREMISES NO.44-0676, PLOT NO.IID/37 IN AA-IID OF NEW TOWN, KOLKATA.

MOUZA - GOPALPUR, J.L. NO.2, ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY UNDER AIRPORT POLICE STATION
SCALE - 1:2000

AREA = 21911.64 Sq.M.(5.41 ACRES)



Subhendu Banerjee
Chief Planner

Prone Kumar Ray
General Manager (Marketing)
W.B. HIDCO LIMITED



Hidco Bhawan, 35-1111(MAR), New Town, Kolkata-700156

PREPARED BY : ANITA

ALL DIMENSIONS ARE IN MM.

- 58 -

SIGNATURE OF THE EXECUTANT/
LESSOR/SELLER WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- L.H BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

					
LH					
RH					

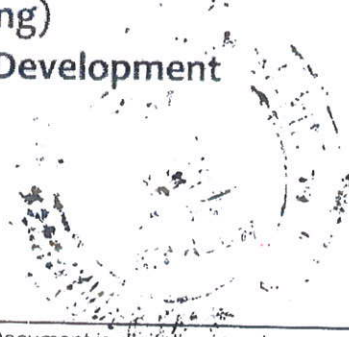


Asoke Kumar Roy

(ASOKE KUMAR ROY)

General Manager (Marketing)

West Bengal Housing Infrastructure Development
Corporation Limited





No. M - 120 /HIDCO/Admn-3388/2017/HID-37 Date 28.01.2022

To
 The Additional Registrar of Assurance-I/II/III/IV,
 5, Govt. Place,
 Kolkata- 700 001

Sub: Forwarding of prepared Deed of Lease executed between **WBHIDCO Ltd.** and **HOUSING DEPARTMENT** for registration, as per rule 22A of West Bengal Registration Rules, 1962 in respect of Plot No IID-37, Premises No. 44-0676. Category- Bulk, Action Area IID.

Ref: Notification No.2851-F.T, Kolkata dated 16.8.2004 of the Finance (Revenue) Dept., Govt. of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to MD, WBHIDCO or any officer authorized by him from personal appearance before the Registering Authority for Registration of Deed executed by WBHIDCO.

Sir,

I am directed to inform that being duly authorized by **WBHIDCO Ltd.**, the **LESSOR**, a Deed of Lease has been executed by the undersigned in favour of the **LESSEE, HOUSING DEPARTMENT**.

It may please be noted that, Sheuli Banerjee, W.B.C.S(Exe) Addl. Secretary, Housing Department, Govt of West Bengal, the Lessor, is going to present the said indenture before you for registration of the same.

You are requested to please accept the presentation of the said Deed and admit it to registration.

The undersigned has been exempted from personal appearance before the Registering authority under the notification cited above.

Thanking you,

Yours sincerely,

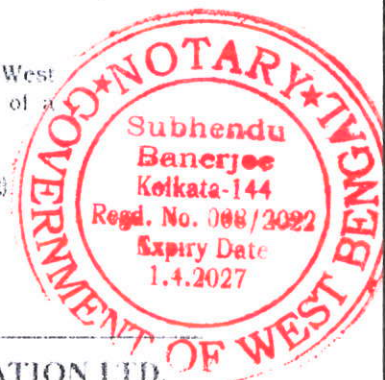
Encl: i) Printed executed deed with Stamp duty
 ii) Site Plan - 02 (two) sheets.

Subendu Banerjee
 General Manager (Mktg.)

No. M- /1(1)/HIDCO/Admn-3388/2017/HID-37 Date :
 Copy forwarded for information to

1) Sheuli Banerjee, W.B.C.S(Exe) Addl. Secretary, Housing Department Govt. of West Bengal, with the request to arrange for Registration of the Deed & submission of a certified copy of the same to this office

General Manager(Mktg.)



WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
 (A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
 Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhideo.in
 Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

01/04/2022 Query No:-19042001023909 / 2022 Deed No :I - 190406006 / 2022, Document is digitally signed.

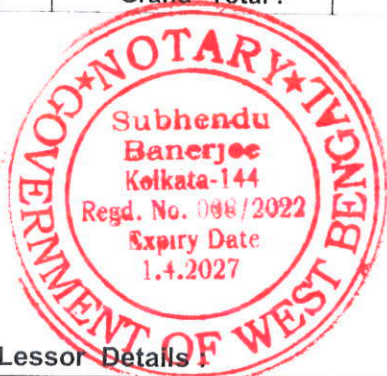
Major Information of the Deed

Deed No :	I-1904-06006/2022	Date of Registration	01/04/2022
Query No / Year	1904-2001023909/2022	Office where deed is registered	
Query Date	31/03/2022 9:46:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sk Nasir Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831264415, Status :Advocate		
Transaction	Additional Transaction		
[0404] Lease, Lease in f/o Government			
Set Forth value	Market Value		
	Rs. 101,51,12,881/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:35)	Rs. 0/- (Article:A(1))		
Remarks	Lease Period 99 Years s Advance/Premium Rs 16,17,59,000/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hidco AA-II-D, Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-37		Bastu	Bastu	5.41 Acre		101,51,12,881/-	Width of Approach Road: 131 Ft.,
Grand Total :					541Dec	0/-	10151,12,881 /-	



Lessor Details :



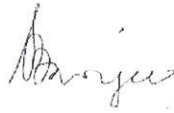
Sl No	Name,Address,Photo,Finger print and Signature
1	West Bengal Housing Infrastructure Development Corporation Ltd Hidco Bhaban, 35 1111, Biswa Bangla Sarani, 3rd Rotary, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , State Government Office,Aadhaar 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	Housing Department Government Of West Bengal 1, K S Roy Road, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

- 58 -

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr ASOKE KUMAR ROY Son of Hidco Bhaban, 35 1111, Biswa Bangla Sarni, 3rd Rotary,, City:- Kolkata, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : West Bengal Housing Infrastructure Development Corporation Ltd (as General Manager)			
2	Name	Photo	Finger Print	Signature
	Sheuli Banerjee (Presentant) Daughter of Date of Execution - 28/01/2022, , Admitted by: Self, Date of Admission: 01/04/2022, Place of Admission of Execution: Office	 <small>Apr 1 2022 2:47PM</small>	 <small>LTI 01/04/2022</small>	 <small>01/04/2022</small>
	1, K S Roy Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Housing Department Government Of West Bengal (as Additional Secretary)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM KUMAR JANA Son of Late Nishi Kanta JANA 35-1111, BISWA BANGLA SARANI, City:- Kolkata, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156			
	01/04/2022	01/04/2022	01/04/2022

Identifier Of Mr ASOKE KUMAR ROY, Sheuli Banerjee



- 5X -

Endorsement For Deed Number : I - 190406006 / 2022**On 01-04-2022****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

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

Presented for registration at 14:42 hrs on 01-04-2022, at the Office of the A.R.A. - IV KOLKATA by Sheuli Banerjee .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 101,51,12,881/-.

Admission Execution (for exempted person)

Execution by Mr ASOKE KUMAR ROY, , General Manager, West Bengal Housing Infrastructure Development Corporation Ltd, Hidco Bhaban, 35 1111, Biswa Bangla Sarani, 3rd Rotary, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908. is proved by his seal AND signature.

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

Execution is admitted on 01-04-2022 by Sheuli Banerjee, Additional Secretary, Housing Department Government Of West Bengal, 1, K S Roy Road, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr GOUTAM KUMAR JANA, , Son of Late Nishi Kanta JANA, 35-1111, BISWA BANGLA SARANI, P O: NEW TOWN, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700156. by caste Hindu, by profession Government Service

Payment of Stamp Duty*m m*
Mohul MukhopadhyayADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal



~~60~~

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 440323 to 440357

being No 190406006 for the year 2022.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2022.04.01 15:47:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/01 03:47:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

asfou/ron

Certified to be a true Copy



*Addl. Registrar of Assurances
Kolkata*

asfou/ron

(This document is digitally signed.)

File No.HO-19011(99)/1/2021-AKNSHA CELL-Dept. of HO

115

I/187107/2022

GOVERNMENT OF WEST BENGAL
HOUSING DEPARTMENT: OITIKA CELL
1ST FLOOR, N.S.BUILDINGS, 1, K.S.ROY ROAD, KOLKATA-700 001

NOTICE

11/04/2022

This is hereby notified that Ownership Housing Project for WBCS (Exe.) Officers at plot number IID/37, in Action Area-IID on street numbers 0676 and 0757 situated in New Town, Kolkata, P.S.-Airport, and District-North 24 Pgs. have been named by Competent Authority as '**OITIKA**'-Ownership Housing Project for **WBCS (Exe.) Officers**.


Special Secretary

Housing Department





FOR BULK PLOT

Date: 12.04.2022

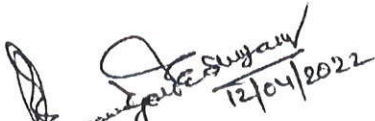
No. MP-B/HIDCO/EM/22B/7959


MEMORANDUM OF POSSESSION OF PLOT

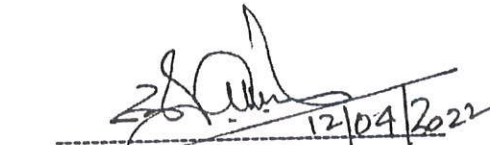
In pursuance of letter no. M-764/HIDCO/ADMN-3378/2017/IID-37 dated 11.04.2022 of General Manager (Mktg.), WBHIDCO Ltd. and consequent upon registration of Deed of Conveyance in favour of HOUSING DEPARTMENT, GOVT. OF WEST BENGAL, the allottee, by WB HIDCO Ltd., at the office of A.R.A-IV, Kolkata, on 01.04.2022 vide Deed No.190406006/2022, land measuring 21911.64 Sq. Meter (5.41 Acres) being Premises No-44-0676, Plot No. AA-IID/37, under Category Bulk in the Action Area-IID of New Town, Kolkata on this 12th day of April, 2022, the Memorandum of Possession of Plot is handed over to Shri Madhu Sudan Datta, Superintending Engineer, South Circle, Housing Directorate & authorized Signatory of HOUSING DEPARTMENT, GOVT. OF WEST BENGAL, as per specification stated above the possession of the same is taken over by the undersigned.

Handed over

Taken over


12/04/2022
Field Supervisor (EM)


12/04/22
Asstt. Engineer (EM)


12/04/2022
Shri Madhu Sudan Datta
Superintending Engineer, South Circle,
Housing Directorate & authorized Signatory of
HOUSING DEPARTMENT, GOVT. OF WEST BENGAL
Purchaser/Lssec

Countersigned

Superintending Engineer
South Circle
Housing Directorate

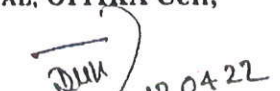

12/4.
Estate Manager-in-Charge

Date: 12.04.2022

No. MP-B/HIDCO/EM/22B/7438

Copy forwarded to:

1. Chief Executive Officer, NKDA
2. Chief Planner, WB HIDCO Ltd.
3. Chief Finance Officer, WB HIDCO Ltd.
4. General Manager (Mktg.), WB HIDCO Ltd.
5. The Special Secretary, HOUSING DEPARTMENT, GOVT. OF WEST BENGAL, OITIKA Cell, N.S. Building, 1K.S. Roy Road, Kolkata-700001, Purchaser/Lssec


12 04 22
Asstt. Engineer (EM)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276



FORM G

CERTIFICATE OF RECORD OF TITLE OF LAND, BUILDING OR DWELLING-UNIT OR SHOP OR ANY OTHER UNIT

Certificate No. : 0101522211002333.

Issuance Date : The 30th day of May, 2022

It is hereby Certified that the title of land /building/dwelling unit/shop/establishment/any other unit has been recorded in the Register of the New Town Kolkata Development Authority in the following manner :-

1. Name of the Owner/Lessee/Sub-Lessee as recorded in the register : Housing Department, Government of West Bengal (Lessee)
2. Address of the property as recorded in the register : Plot No. AA-IID/37, Category-Bulk Plot, Action Area-IID, New Town, Kolkata-700161
3. Premises No. : 44-0676
4. Assessee No. : 044-0676-e-00-00001-26
5. Holding No. : N/A
6. Total Area : 21911.64 Sq.mt.
 - a. Flat : N/A
 - b. Car Parking Space : N/A
 - c. Utility Room : N/A
 - d. Unit/Shop : N/A
 - e. Terrace : N/A
 - f. Two Wheeler Space : N/A

Signature valid

Digitally signed by GAUTAM CHAKRAVARTY
Date: 2022.05.30 13:26:07 IST

Signature of Estate Manager - IV
NEW TOWN KOLKATA DEVELOPMENT AUTHORITY





Government Of West Bengal
Office Of The Director General
West Bengal Fire & Emergency Services
13D, Mirza Ghalib Street, Kolkata - 16

Memo no.:FSR/0125186221100753

Date: 25-11-2022

From:
Director
Fire Prevention Wing,
West Bengal Fire & Emergency Services

To: The Superintending Engineer, South Circle, Housing Directorate.
GOVERNMENT OF WEST BENGAL, OFFICE OF THE SUPERINTENDING ENGINEER, SOUTH CIRCLE, HOUSING
DIRCTORATE, P- 7 8, C.I.T. ROAD, 1ST FLOOR, KOLKATA 700014.

Sub: Fire Safety Recommendation for proposed construction consisting six nos. Tower (1,2,3,4,5 & 6) of G + XII storied under principal group occupancy Residential building in the name & style "THE SUPERINTENDING ENGINEER, SOUTH CIRCLE, HOUSING DIRECTORATE." at PREMISES NO.- 44-0676, PLOT NO. IID/37 IN AA – IID OF NEW TOWN, KOLKATA MOUZA -GOPALPUR, JL NO. -2 ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY , POLICE STATION -AIRPORT

This is in reference to your application no. 0125186221100753 dated 16-11-2022 regarding the Fire Safety Recommendation for proposed construction consisting six nos. Tower (1,2,3,4,5 & 6) of G + XII storied under principal group occupancy Residential building in the name & style "THE SUPERINTENDING ENGINEER, SOUTH CIRCLE, HOUSING DIRECTORATE." at PREMISES NO.- 44-0676, PLOT NO. IID/37 IN AA – IID OF NEW TOWN, KOLKATA MOUZA -GOPALPUR, JL NO. -2 ERSTWHILE RAJARHAT GOPALPUR MUNICIPALITY , POLICE STATION -AIRPORT

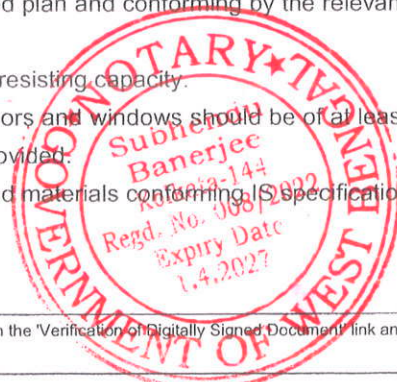
The plan submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this is issuing Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

CONSTRUCTION:

- 1.The whole construction of the building shall be carried out as per approved plan and conforming by the relevant building rules of local authority.
- 2.All the compartment walls up to ceiling level having at least four hours fire resisting capacity.
- 3.All construction materials should be of four hrs. fire resisting capacity. Doors and windows should be of at least two hrs. fire resisting type. Provision of ventilation of the central core duct shall be provided.
- 4.The interior finish decoration of the building shall be made low flame spread materials conforming IS specification.

OPEN SPACE AND APPROACH:



The authenticity of this document can be verified by accessing the URL: edistrict.wb.gov.in and then clicking on the 'Verification of Digitally Signed Document' link and keying in the Unique Number : 0125186221100753.

- ~~65~~ - ~~X5~~
1. The open spaces surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire Appliances with turning facility.
 2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting 45M.T.
 3. The width and height of the access gate into the premises shall not be less than 4.5 mts. and 5.0 mts. respecting the abutting road.
 4. Drive way should be free from any type of obstruction. No parking will be allowed on the drive way.
 5. All the Passage way should be kept clear for free access.

STAIRCASE:

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks/R.C.C. type having Fire Resisting capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and openable sashes at each floor level in the external walls of the building.
3. The width of the staircase shall be made as shown in the plan. Corridors and the exit doors shall conform the relevant Building Rules with up to date amendment.
4. FCD to be installed as shown in the plan drawing.
5. Refuge area to be provided as shown in the plan drawing in each tower.

LIFT:

1. Collapsible gates shall not be permitted with the lift cars & shall have solid doors.
2. The walls of the lift enclosure shall be at least two hours Fire Resisting type.

Means of escape:

1. The emergency exit shall not be allowed to lock and key round the clock.
2. The walls of the lift enclosure shall be at least two hours fire resisting type. Collapsible gate shall not be permitted.
3. Time of evacuation should be as per IS: 1644-1988.

FIRE FIGHTING WATER:

Underground water reservoir having water capacity of 100000 lt. and overhead water reservoir having capacity of 5000 lt. each tower exclusively for firefighting purpose with replenishing arrangements @ 1000 ltrs/min. preferably from two different sources of water supply shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

HYDRANT SYSTEM:

External Hydrant System: IS-13039:1991

The whole area of the building is to be protected by adequate no. of pillar type hydrants system / Ring Main Hydrant of 150 mm internal dia. Pipe line i.e. one pillar hydrant per 1000 sq. meter of area or as per the vulnerability of the place.

Internal Hydrant/ Wet Riser System IS-3844:1989

The building shall be provided with Wet Riser of 100 mm internal diameter pipeline with provision of landing valves at the staircase landings/ half landings at the rate of one such riser for 1000 Sq.m. of floor area in each tower. The system shall be so designed that kept charged with water all the time under pressure and capable of discharge 2850 lt./min. at the ground floor level outlet and minimum 900 lt./ min. at the top most furthest outlet. In both cases the running pressure shall not be less than 3.5 kgs. / Sq.cm All other requirement shall conform I.S. 3844-1989.

Sprinkler system to be provided in the assembly area, commercial area, community hall, club etc. as per norms.

HOSE REEL HOSE



Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level and conforming the relevant I.S. IS:844-1985 Specifications.

SMALL GEARS

Hose box, 15-meter length delivery hose, gunmetal short branch of half inch dia. one set at each pillar hydrants as IS:903-1993 specification should be installed.

PUMP FOR FIREFIGHTING

Two nos. electric pump of capacity 2850 Lt./min and one no. electric pump of capacity 180 Lt./min to be installed and arranged in such a manner so that it will start automatically due to fall in pressure by installing as jockey pump as per IS-12469:1988 specification. All the pump shall be designed so as to supply water 900 LPM at a pressure 3.5 kg/cm² at the furthest point. Electrical arrangement for stand by fire pump shall be ensured. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser cum down comer with suitable terrace pump with overhead tank.

ELECTRICAL INSTALLATION AND DISTRIBUTION:

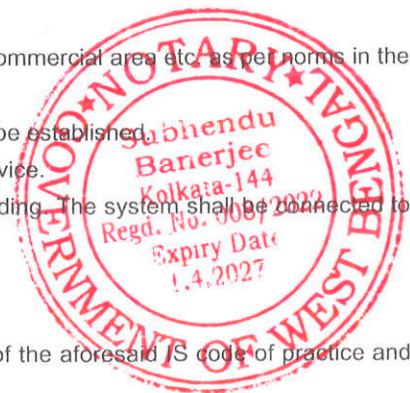
- 1.The electrical installation including Transformers, Switch Gear, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire Safety in general building as laid down in I.S. specification 1946-1982. Transformer (if oil type) to be protected with HVWPS/MVWPS as applicable.
- 2.The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials.
- 3.The electrical installation shall be adequately protected with CO₂/D.C.P. Fire Extinguishers conforming I.S. specification.
- 4.All cables should be FRLS type and all wiring along with appropriate gauge and resistance conforming the machineries to be used.
- 5.All electrical installation should be done in accordance with National Electrical Code and Part- VIII "Building Services" Section-2 "Electrical installation" good practice [4(10)].
- 6.Arrangement for alternative power supply shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Deep Tube-Well Pump, Fire Alarm System, pressurization system, etc. and also for illuminating the Staircase, Corridors, Lobbies etc. and other places of assembly of the building in case of normal power failure.

DETECTION AND ALARM SYSTEM:

- 1.Manually operated Electrical Fire Alarm System with at least three numbers of break glass type call boxes fitted with Hooters along with Public Address System at each floor connecting with visual panel board shall be made in Control Room. The Control Room shall be located at entrance of ground floor of the building, other requirements of the system shall be made conforming I.S. 2189:2008.
- 2.Hooters will be sounded in such a manner so that an operation of a Manual Call Point. Hooters will be sounded on the same floor and immediate alternate floor.
- 3.Smoke/heat detectors to be provided at assembly area, community area, club, commercial area etc. as per norms in the building.
- 4.Public Address System linked between all floors and Control Room shall have to be established.
- 5.Fire Control Room of the premises having direct dialing facility to the local fire service.
6. Both way public address system shall be made available in all floors of the building. The system shall be connected to the Main Control Room.

GAS BANKS'S 6044-2000(if any):

In case of gas bank, the same should be installed conforming S/L 4.1.5 & 4.1.6 of the aforesaid IS code of practice and Fire service license to be obtained for such LPG gas bank.



FIRST AID FIREFIGHTING SYSTEM

First Aid Firefighting arrangement in the style of placing suitable type of portable fire extinguisher, Fire buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with IS 2190-1992.

AIR CONDITIONING SYSTEM (If any):

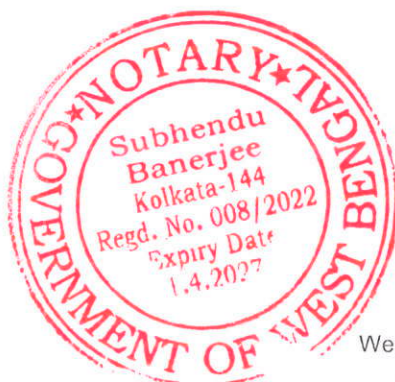
- 1.The A.H.U. shall be separated for each floor with the system. Air Ducts for individual floors.
- 2.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning System.
- 3.The system of auto shut down of A.H.U. shall be incorporated with the Auto Detection and Alarm System.
- 4.The Air Handling Units room shall not be used for storage of any combustibile First Aid Fire Fighting arrangement in the style of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190-1992.

GENERAL RECOMMENDATIONS:

- 1.Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
- 2.Fire control room to be established at the ground floor.
- 3.CC TV to be installed in the building.
- 4.Assembly area shall be specified in the ground floor area.
- 5.Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
- 6.Floor numbers and directional sign of escape route shall be displayed prominently.
- 7.The employees and security staffs shall be conversant with installed Fire Fighting Equipment's of the building and to operate in the event of Fire and Testing.
- 8.Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipment's installed in the building to keep them in perfectly good working conditions at all times.
- 9.Mock Fire practice and Evacuation Drill shall be performed periodically with participation of all occupants of the building.
- 10.A crew of trained Fireman under the experienced Fire Officer shall be maintained round the clock for safety of the building.

A certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements installation of the building.

N.B. : Any deviation and changes the nature of use of the building in respect of the approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.



Validity unknown
 Digitally signed by ABHIJIT PANDEY
 Date: 2022.11.25 12:26:20 IST

Director
 West Bengal Fire & Emergency Services



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

KOLK/EAST/B/041622/666842

मालिक का नाम एवं पता

MR. MADHU SUDAN DATTA,
SUPERINTENDING ENGINEER,
SOUTH CIRCLE, HOUSING
DIRECTORATE, GOVT. OF WEST
BEN

दिनांक/DATE: 28-04-2022

OWNERS Name &
Address

1st Floor, N. S. Buildings, 1, Kiran Sarkar
Roy Road, Kolkata - 700001.

वैधता/ Valid Up to: 27-04-2030

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

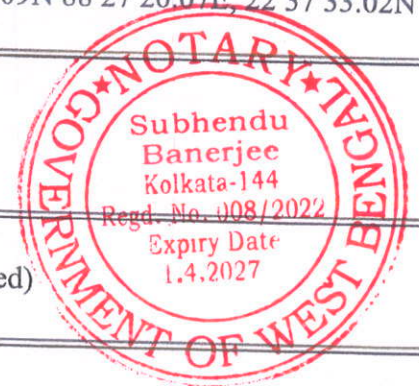
1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	KOLK/EAST/B/041622/666842
आवेदक का नाम / Applicant Name*	Ashim Kumar Das
स्थल का पता / Site Address*	Premises no. - 44-0676, Plot No. II-D/37 in AA-IID, Action Area - IID, New Town, Kolkata, Under N.K.D.A., New Town, Kolkata, West Bengal
स्थल के निर्देशांक / Site Coordinates*	22 37 30.12N 88 27 14.12E, 22 37 33.97N 88 27 14.78E, 22 37 29.09N 88 27 20.07E, 22 37 33.02N 88 27 20.86E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	3.27 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	51.00 M (Restricted)





भारतीय विमानपत्तन प्राधिकरण 220 AIRPORTS AUTHORITY OF INDIA

KOLK/EAST/B/041622/666842

* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (सुपर स्ट्रक्चर सहित) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (सुपर स्ट्रक्चर सहित) - स्थल की ऊँचाई।
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

221

KOLK/EAST/B/041622/666842

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।
f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।
g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।
h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।
i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

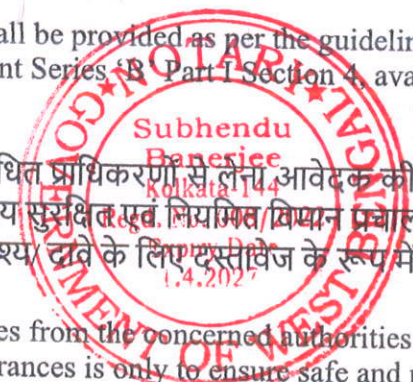
ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।
j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1 सैक्शन-4 के चैप्टर 6 तथा अनुलगनक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.





भारतीय विमानपत्तन प्राधिकरण 2022 AIRPORTS AUTHORITY OF INDIA

KOLK/EAST/B/041622/666842

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Behala, Kolkata विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
m. This NOC ID has been assessed with respect to the Behala, Kolkata Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.





भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

223

KOLK/EAST/B/041622/666842

क्षेत्र का नाम / Region Name: पूर्व/EAST

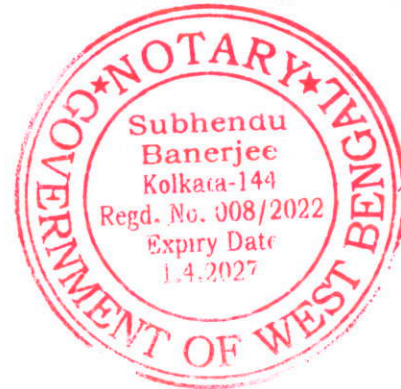
पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	राजेन्द्र सिंह लहौरिया/R S Lahauria महाप्रबंधक (ए.टी.एम, ए.ए.ई.) General Manager (ATM, ER) भारतीय विमानपत्तन प्राधिकरण Airports Authority of India ने.सु.च.ब.अ. हवाई अड्डा/NSCBI Airport कोलकाता/Kolkata 700052
द्वारा तैयार Prepared by	BOSU 02.05.22
द्वारा जांचा गया Verified by	Shoudly 02.05.22

ईमेल आईडी / EMAIL ID : gmatmer@aai.aero
फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Behala	21004.52	50.93
Kolkata	3176.82	165.62
NOCID	KOLK/EAST/B/041622/666842	



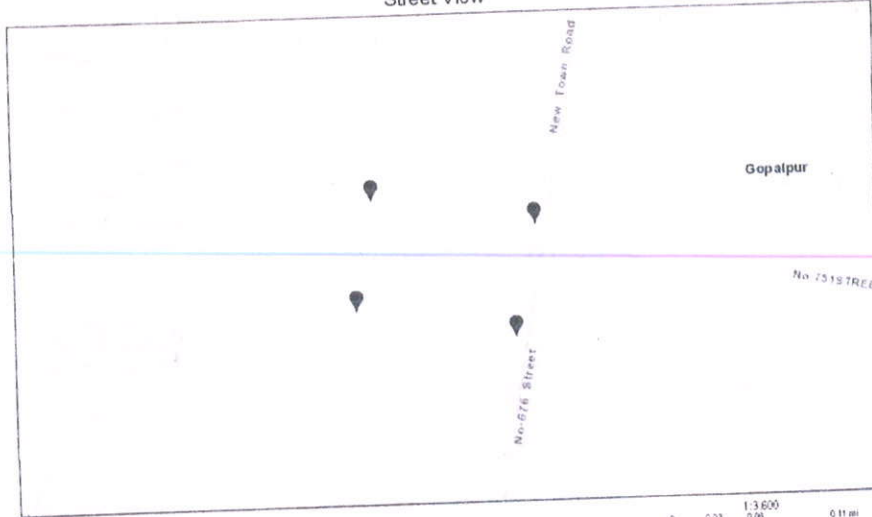
क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



भारतीय विमानपत्तन प्राधिकरण **224**
AIRPORTS AUTHORITY OF INDIA

KOLK/EAST/B/041622/666842

Street View



April 16, 2022

Satellite View



April 16, 2022



क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतराष्ट्रीय हवाई अड्डा -700052 दूरभाष संख्या: 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616



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Government of West Bengal
 Directorate of Forests
 Office Of The Divisional Forest Officer,
 24-Parganas (North) Division,
 Court Complex (Near Barasat Bus Stand), Barasat,
 North 24 Parganas District
 Phone-(033) 2552 0968/Fax-(033)2584-0241
 Email: dfo24pgsn-wb@nic.in



No. **1366** / 17-T-9 Dated, Barasat, the 18 . 08. 2023.

From : The Divisional Forest Officer,
 24-Parganas (North) Division

To : The Superintending Engineer,
 South Circle, Housing Directorate,
 P - 78, C.I.T Road, 1st Floor,
 Kolkata-700 014.


Sub : Approved Plantation Plan of **462** nos. of trees and Clearance Certificate at premises No. 44-0676, Plot No. – 110/37, in AA – 11D, JL No. – 02, New town, P.S – Airport, North 24 Parganas due to construction of G+12 storied residential complex.

Ref : Your Memo No. 872/1B - 873, dated 31.07.2023 & Range Officer, Barasat S F Range memo. no.199/BST-17T, dated 16.08.2023.

Enclosed please find Approved Plantation Plan of **462** nos. of trees and Clearance Certificate at premises No. 44-0676, Plot No. – 110/37, in AA – 11D, JL No. – 02, New town, P.S – Airport, North 24 Parganas due to construction of G+12 storied residential complex.

This is for your kind information and taking necessary action.

Encl: As stated above.

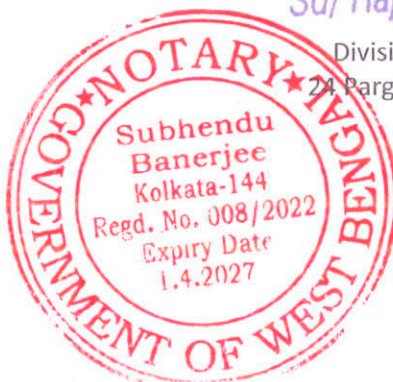

 Divisional Forest Officer,
 24 Parganas (North) Division.

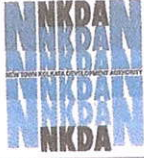
No. **1366** / 17-T-9 Dated, Barasat, the 18 . 08. 2023.

Copy forwarded for information and necessary action to the Range Officer, Barasat SF Range along with Approved Plantation Plan of **462** nos. of trees and Clearance Certificate.

Sd/ Raju Sarkar, WBFS

Divisional Forest Officer
 24 Parganas (North) Division.



**NEW TOWN KOLKATA DEVELOPMENT AUTHORITY**

(A Statutory Authority Under Government of West Bengal)
Plot No. DG/13, Premises No. 04-3333, Action Area-ID,
New Town, Kolkata - 700 156

PIN: 0440067620230116Date: 19-01-2023

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

✓ To,

Mr. Madhusudan Datta
Authorised Signatory
Housing Department, Government of West
Bengal
P-7 AND 8 CIT ROAD, 1 ST FLOOR,
Pin: 700014
India

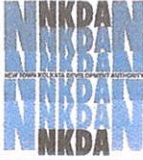
**Sub: Sanction of erection of the building**

Building Particulars: G+XII Storied Residential Building
Premises No. 44-0676, Plot IID/37
No.
Action Area-II, New Town, Kolkata.

Sir/Madame,

With reference to your application No: 0111602311000047 the building plan(s) as submitted for erection of the building is sanctioned subject to the conditions stipulated by the Development Authority as hereunder.

1. The Building PIN. 0440067620230116 dated 16-Jan-2023 is valid for Occupancy/ use group Residential
2. The Building Permit is valid for 5 years from the date of sanction, i.e 19-01-2023



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,
New Town, Kolkata - 700 156

3. For the construction power meter, the intending customer / applicant should apply to the WBSEDCL at least 60 days before starting its construction work and it is to be ensured that use of D.G set will not be allowed for construction purposes.
4. Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to above conditions.
5. The building work for which this building permit is issued shall be completed within 5 years.
6. The construction should be undertaken as per sanctioned plan only and no deviation from the NewTown Kolkata (Building) Rules, 2009 will be allowed. If the construction operation of the building in any part or in any manner is carried out in contravention to sanctioned drawings by New Town Kolkata Development Authority, then such construction will be stopped with immediate effect subsequent to revocation of construction permission and unauthorized construction or such part there of shall be demolished without delay, and the cost of such demolition will be entirely recovered from the applicant in accordance with the provisions of the Public Demand Recovery Act 1913(Ben-Act-III of 1913).
7. Any deviation done against the New Town Kolkata (Building) Rules is liable to be demolished and the supervising Architect/Technical Persons engaged on the job would run the risk on having his/her license cancelled.
8. Duly approved and stamped drawings (one copy) countersigned will remain available at the office of the New Town Kolkata Development Authority from 26-Feb-2023. The applicant should collect and retain this for any future reference, checking or inspection.
9. The construction will be undertaken as per the sanctioned plan only. The boundary pillars which are permanent land marks, must not be removed, mutilated or disturbed under any circumstances.
10. Not less than seven days before commencement to undertake building operation, the applicant shall submit a written notice in the specified form mentioning the date on which he/she proposes to commence the building construction. The applicant shall communicate this office for to supervising the various stages of building construction operation to be undertaken progressively.





- X -

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)
Plot No. DG/13, Premises No. 04-3333, Action Area-ID,
New Town, Kolkata - 700 156

11. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.

12. A set of drawing should be kept in site during construction. Display of the sanctioned drawing (preferably elevation) is mandatory during construction. Name and Contact No. of the Applicant, Technical persons (viz. Architect, Civil/Structural Engineer etc.) and Contractor/Site-in-charge should also be displayed properly in standard display board (Min. size of the display board should be 1000mm. X 600mm.)

13. The architectural drawing(s) received as per following table is /are approved.

14. Provision of landscaping is encouraged at the frontal area from property line up to the edge of the box drain by plantation of grass and decorative shrubs (under no circumstances any other plant variety will be allowed) and enclosing the said area by erecting bamboo fencing of height 1.2 Mts. Maximum. However, creation of such landscaping shall not create any type of right over the land. The frontal area landscaping plan must be presented before NKDA for prior approval (if applicable)

15. During construction activity no construction waste is allowed to be disposed in the adjacent service manhole/ gully pit of sewerage and drainage. The site surrounding (including the public access) shall have to be cleaned and finished in all way. A photograph of the building showing its status as well as the site condition is to be filed for office record.

16. No construction material shall be stacked/ stored on the carriageway of any road/street in New town Kolkata.

17. The construction and demolition waste, slurries shall not be dumped in common public places or in any vacant plot.

18. The provision of rule 12A regarding construction material management and proper disposal of construction and demolition waste is to be followed. Otherwise a fine of Rs 50,000/- shall be imposed for each incident of violation and additional fine of Rs. 10,000/- per day of delay shall be imposed in case of non-payment of due fine within the stipulated period.

19. The construction site should be properly maintained so that no nuisance is created by the construction activity as well as by the construction workers, proper facilities for labour hutment, toilets, kitchen etc. should be made from the starting of the construction in a hygienic manner. Failing which penal action will be taken as for existing rules.





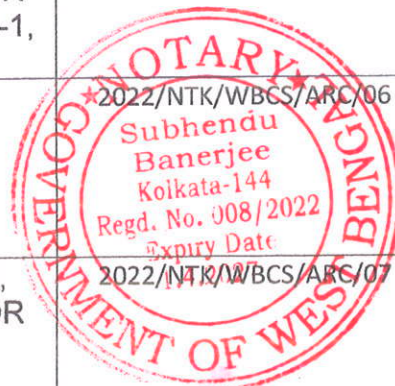
NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,
New Town, Kolkata - 700 156

20. During construction proper toilet facilities (temporary in nature) for working labour should be provided and will be checked by NKDA officials time to time during construction period.
21. The construction area/building should be wrapped in terms of law for the time being in force installing dust barriers or other actions as appropriate for the location.
22. Underground telecom duct might have gone adjacent to your boundary, kindly keep safe distances while erecting the boundary wall. If You damage it, you have to reimburse the cost of repair
23. A paid service has been made available by the NKDA for disposal of construction and demolition waste. For further detail information please visit www.nkdamar.org
24. In case of Violation of any rule including rule 12A of New Town Kolkata Building Rules 2009 Occupancy/Partial Occupancy certificate shall not be issued.

Sl. No.	TITLE	DRAWING NO.	DATE
1	GROUND FLOOR PLAN ON SITE	2022/NTK/WBCS/ARC-01	04.01.2023
2	LOCATION PLAN, SITE PLAN PLAN,	2022/NTK/WBCS/ARC-03	04.01.2023
3	PLAN OF WATER RESERVOIR, SECTIONS DETAIL, ENTRANCE GATE AND BOUNDARY WALL DETAILS.	2022/NTK/WBCS/ARC-04	04.01.2023
4	ROOF PLAN ON SITE	2022/NTK/WBCS/ARC-02	11.01.2023
5	FLOOR PLANS GROUND FLOOR, TYPICAL FLOOR & ROOF PLAN (TOWER-1, 3, 4 & 6)	2022/NTK/WBCS/ARC-05	04.01.2023
6	ELEVATION AT-A, SECTION- B2-B2, AND SECTION- B1-B1. (TOWER-1, 3, 4 & 6)	2022/NTK/WBCS/ARC/06	04.01.2023
7	FLOOR PLAN GROUND, 1ST, 2ND, & 3RD. FLOOR (TOWER-2)	2022/NTK/WBCS/ARC/07	04.01.2023





~~78~~

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,

New Town, Kolkata - 700 156

8	4TH, 5TH, 8TH, FLOOR PLAN & 6TH, 7TH., 9TH TO 12TH. ARE SAME FLOOR PLAN (TOWER-2	2022/NTK/WBCS/ARC/08	04.01.2023
9	ELEVATIONS, SECTIONS - B1-B1 AND, SECTIONS - B2-B2 (TOWER-2)	2022/NTK/WBCS/ARC/09	04.01.2023
10	FLOOR PLANS GROUND FLOOR, TYP. FLOOR & ROOF PLAN. (TOWER-5)	2022/NTK/WBCS/ARC/10	04.01.2023
11	ELEVATION, SECTION - B1-B1 AND SECTION - B2 (TOWER-5)	2022/NTK/WBCS/ARC/11	04.01.2023
12	GROUND FLOOR PLANS STORM WATER AND SEWERAGE LINE.	2022/NTK/WBCS/ARC/MPS-SER-01	01.01.2023
13	GROUND FLOOR PLANS SHOWING WATER SUPPLY LINE.	2022/NTK/WBCS/ARC/MPS-SER-02	04.01.2023
14	PLAN OF WATER RESERVOIR, SECTIONS DETAIL, ENTRANCE GATE AND BOUNDARY WALL DETAILS.	2022/NTK/WBCS/ARC/MPS-SER-03	04.01.2023

Yours faithfully,

Tapan Kumar Dwari
19/01/2023

(TAPAN KUMAR DWARI)

Chief Architect

Newtown Kolkata

Development Authority





- 80 -

Annexure - A 231

GOVERNMENT OF WEST BENGAL
OFFICE OF THE SUPERINTENDING ENGINEER
SOUTH CIRCLE

Housing Directorate
P- 7 & 8, C.I.T. Road (1st floor),
KOLKATA-700014
Dial : (033) 2284-7061/2284-9813
e-Mail: hccircle1@gmail.com

Memo No.: 1095/1B-873.

Date: 04/10/2023

To
The Member Secretary,
State Environmental Impact Assessment Authority,
Department of Environment, Govt. of West Bengal,
Pranisampad Bhawan, LB - 2,
5th Floor, Sector - III,
Salt Lake, Kolkata - 700 106

Sub: Submission of documents for Environment Clearance for Proposed G+12 storied Residential Complex at Premises no. 44-0676, Plot No. - IID / 37 in AA - IID of Newtown, Kolkata, Police Station - Airport.

Dear Sir,

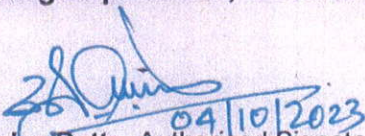
With reference to the above subject, we are submitting herewith updated Form 1, Form 1A, Checklist A & B, Sanction Plan and other supporting documents for Environmental Clearance.

An early clearance for the above would be highly appreciated.

Thanking you,

Yours sincerely,

For
M/s. Housing Department, Government of West Bengal.


Madhu Sudan Datta, Authorised Signatory

Superintending Engineer
South Circle
Housing Directorate



Cc : The Member Secretary, SEAC, Parivesh Bhawan, 10A, Block - LA, Sector - III, Bidhannagar, Kolkata 700 106



GOVERNMENT OF WEST BENGAL
OFFICE OF THE SUPERINTENDING ENGINEER
SOUTH CIRCLE

Housing Directorate
P 7 & B, C.I.T. Road (1st Floor),
KOLKATA-700014
Dist: (033) 2284 7061/2284 9813
e-Mail: hc.circle1@gmail.com

232

Memo No.: 1170/IB-873

Date: 16/10/2023

To
The Member Secretary,
State Environmental Impact Assessment Authority,
Department of Environment, Govt. of West Bengal,
Pranisampad Bhawan, LB - 2,
5th Floor, Sector - III,
Salt Lake, Kolkata - 700 106

Sub: Authorization letter for getting Environment Clearance for Proposed G+12 storied Residential Complex at Premises no. 44-0676, Plot No. - IID / 37 in AA - IID of Newtown, Kolkata, Police Station - Airport.

Dear Sir,

We hereby authorize Mr. Basudeb Das, whose signature is attested here below, to represent us as lawful attorneys, in collection and/or submission of any documents from SEIAA/SEAC/WBPCB, do the needful & sign wherever necessary on our behalf in order to obtain the said clearance.

An early clearance for the above would be highly appreciated.

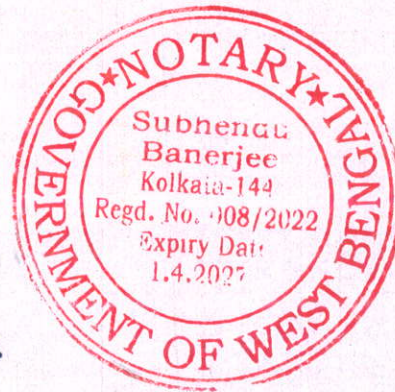
Thanking you,

Yours sincerely,

Basudeb Das

Signature of Basudeb Das,
Attested by

For
M/s. Housing Department, Government of West Bengal.



Madhu Sudan Datta, Authorised Signatory

Cc : The Member Secretary, SEAC, Pranisampad Bhawan, 19A, Block - 1A, Sector - III, Bidhannagar, Kolkata 700 106



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Level Expert Appraisal
Committee(SEAC),
WEST BENGAL)



Minutes of 32nd meeting of reconstituted SEAC State Level Expert Appraisal Committee meeting held from 13/03/2024 to 13/03/2024

Date: 01/04/2024

MoM ID: EC/MOM/SEAC/974560/3/2024

Agenda ID: EC/AGENDA/SEAC/974560/3/2024

Meeting Venue: Conference Room, Paribesh Bhawan, West Bengal Pollution Control Board, Bidhannagar, Kolkata – 700 106.

Meeting Mode: Hybrid

Date & Time:



13/03/2024	02:00 PM	06:00 PM
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1. Opening remarks

The Member Secretary, SEAC welcome the Members & the Chairman of the Committee and apprised them about the Agenda of the meeting.

2. Confirmation of the minutes of previous meeting

The proceedings of 31st meeting of SEAC held on 06.03.2024 were prepared and uploaded in the Parivesh Portal on 14.03.2024 with the approval of all the Members & the Competent Authority. SEAC confirmed the same.

3. Details of proposals considered by the committee

Day 1 -13/03/2024

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Residential Complex by Housing Department, Government of West Bengal by MADHU DATTA located at 24 PA RAGANAS NORTH, WEST BENGAL			
Proposal For	Fresh EC		
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/WB/INFRA2/448547/2023	2N-60/2024(E)	29/02/2024	Building / Construction (8(a))

- 81-367-88-

3.1.2. Project Salient Features

- Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below --

Total Land Area	21911.64 sqm (100%)
Swimming pool area	330.00 sqm (1.51%)
Ground Coverage Area	4766.00 sqm (21.75%)
Service Area	1104.35 sqm (5.04%)
Paved Area	6376.74 sqm. (29.10%)
Exclusive Tree Plantation Area	5660.71 sqm. (25.83%)
Open Parking Area	3673.84 sqm. (16.77%)
Total Built Up Area	51985.705 sqm
No. of Block & Story	Six No. Towers (1, 2, 3, 4, 5, 6) of G+12 storied
No. of Dwelling units	376 Nos.
Source of Water	NKDA / HIDCO
Total Quantum of Water required	308 KLD
Quantity of Wastewater Generation	216 KLD
Quantity of treated wastewater recycled	93 KLD
Quantity of treated wastewater Discharge	123 KLD
Quantum of Fresh Water required	215 KLD
Quantity of Solid Waste Generation	1050 Kg/Day
Constructional Phase Water Demand	35 KLD (construction work – 29 KLD, potable water – 5 KLD)
Total Population During Construction	420 Nos.
Total Population During Operation	2439 Nos. (Fixed Person – 2224, Floating Person – 192, Service Person – 23)
Electricity Load	2112.50 KVA & 1690 KW

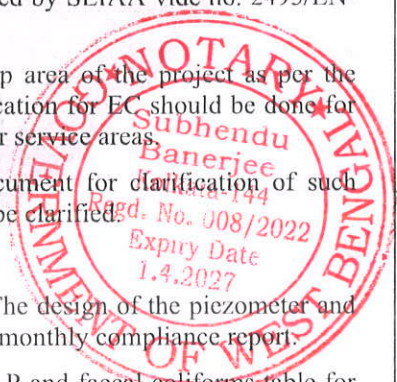
Electricity Supplied By	2 Nos. 500KVA
Car Parking required	520 Nos.
Car Parking provided	521 Nos. (Cover car parking – 126, Open car parking – 395)
No. of trees provided	357 Nos.
Latitude & Longitude of site	22°37'31.90"N & 88°27'17.79"E
Height of the building	39.925 m.
Project cost (Rs.)	Rs. 128,37,09,698.00

3.1.3. Deliberations by the committee in previous meetings

N/A

3.1.4. Deliberations by the SEAC in current meetings

<ul style="list-style-type: none"> Based on the application made and the documents uploaded / submitted, in the PARIVESH portal, the SEAC observed that the sanctioned building plan uploaded by the PP is not in accordance with the SEIAA notification vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019. The sanctioned building plan does not include the mandatory details such as land use statement, scaled up drawing of STP both plan and section, rainwater harvesting tank details, location of recharge pits and its details etc. as mentioned in the notification. The PP presented the details of the project before SEAC on which the SEAC made the following observations: <ul style="list-style-type: none"> Mandatory Documents <ol style="list-style-type: none"> Sanctioned building for the project in accordance with the notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019. The covered area for the project is 54293.814 sqm., whereas the built-up area of the project as per the sanction plan is 51985.705 sqm. According to the MoEF&CC, the application for EC should be done for the covered area on all floors put together including its basement and other service areas. The NOC of the airport shows a different name of the proponent. Document for clarification of such anomaly should be furnished. Name of the project proponent should also be clarified. Water & waste water <ol style="list-style-type: none"> Proposal for installation of piezometer with automatic water level meter. The design of the piezometer and the monthly water level in the piezometer should be reported with the six-monthly compliance report. The sewage characteristic should include the parameters like total N, total P and faecal coliforms table for both raw and treated sewage. Water required for the construction phase as far as practicable be arranged from the treated wastewater of the operational STP of NKDA. Flow diagram of STP should clearly show the backwash waters and the water from sludge dewatering system recycled to the equalization tank. At present the lines shown are confusing. Rainwater harvesting <ol style="list-style-type: none"> Water from areas of rooftop garden should be separated from the rainwater which will be harvested. The
--



plan of the rooftop showing the areas of roof top garden, rainwater harvesting area, etc. should be submitted. Recharge wells are to be shown on the sanctioned plan. The overflow from rainwater storage tanks should be planned for recharge through wells. At least two recharge tanks each with 6 recharge wells should be constructed for better recharge. Recharge wells should be raised above ground level to avoid contamination.

Solar

9. Layout of rooftop solar PV array to be submitted along-with utilization plan of this solar power.

Need based activities

10. Need based activities should be more specific and communication with the proposed beneficiaries should be furnished.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

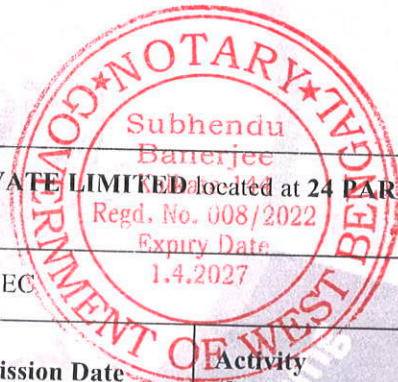
3.1.5. Recommendation of SEAC

Deferred for ADS

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Residential Complex by BLACKPOOL DISTRIBUTORS PRIVATE LIMITED located at 24 PARAGANAS NO RTH, WEST BENGAL			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/WB/INFRA2/464498/2024	2N-59/2024(E)	04/03/2024	Building / Construction (8(a))



3.2.2. Project Salient Features

• Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below –

Total Land Area	13973.61 sqm.
Land Area gifted including Pond 2	3620.40 sqm.
Net Land Area available for develop ment	10353.21 sqm
Ground Coverage Area	4422.18 sqm (42.71%)

~~8~~ - ~~84~~ - ~~870~~

Government of West Bengal
Department of Personnel and Administrative Reforms
Administrative Reforms Cell
Nabanna, 7th Floor, Room No.708
325, Sarat Chatterjee Road, Howrah-711102.

No. 171-AR/O/3M-24/2017

Dated 07/03/2024

MEMORANDUM

Subject:- Allocation of land to "WBCS (Executive) Officers' OITIKA Welfare Society" for implementation of OITIKA-self-financing Housing scheme for WBCS (Executive) Officers.

The Governor is pleased, in supersession of earlier order No. 657-AR/O/3M-24/2017 dated 18/12/2019, in the interest of Public Service, to allow implementation of the OITIKA self-financing integrated housing project for the WBCS (Executive) Officers with associated usages, by the proposed welfare society, in place of the Housing Department, Government of West Bengal, subject to the following terms and conditions:

1. 5.41 Acres of land at Plot No. IID/37 in Action Area IID of New Town Kolkata earmarked for the project would be handed over to the proposed welfare society by the Housing Department on endorsement of the P&AR Department.
2. The WBHIDCO would, allow formal transfer of lease of said land from the Housing Department to the "WBCS (Executive) Officers' OITIKA Welfare Society" only after the later makes payment of lease premium amounting to Rs. 16.17 Cr which has been borne by the Housing Department in full, and requisite registration fees, without any other costs / fees and charges.
3. As it might be difficult to pool the required amount by the proposed welfare society from the 376 stakeholders due to their engagement in the ensuing Parliament Elections, Housing Department would provide permissive possession of the land to the welfare society for 6 (six) months or up to the date of registration of land, whichever is earlier.
4. The land would be allotted to the society for the balance period of the existing lease. The society would be bound to utilise the land for implementation of the OITIKA self-financing integrated housing project for the WBCS (Executive) Officers with associated usage only.

This issues with the concurrence of the Finance Department vide U.O No. D/2023-2024/0314 dated 04.03.2024 and approval of Cabinet.

Sd/-
Principal Secretary
Personnel and Administrative Reforms Department

No. 171/1(9)-AR/O/3M-24/2017

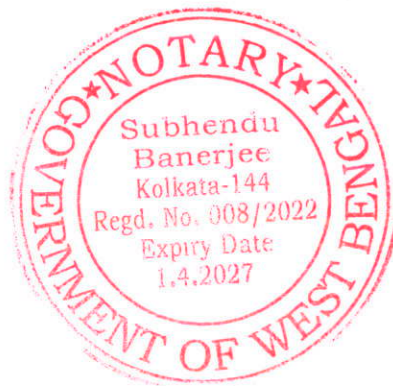
Dated 07/03/2024

Copy forwarded for information and necessary action to:

1. The Secretary to the Governor, West Bengal.
2. The Additional Chief Secretary / Principal Secretary / Secretary,
..... Department.
3. The Principal Accountant General (A&E), West Bengal, Treasury Bldgs., Kolkata- 1.
4. The Divisional Commissioner, Division.
5. The District Magistrate, District.
6. The Pay & Accounts Officer, Kolkata Pay & Accounts Office-I/II/III, Kolkata.
7. The Treasury Officer, Dist.
8. The IT Cell of the P&AR Deptt. for uploading it in the Website of P&AR Deptt.
9.



OSD & e.o Special Secretary
Personnel and Administrative Reforms Department





Annexure 'K'

Certificate of Registration of Societies

WEST BENGAL ACT XXVI of 1961

No. S0042047 of 2024-2025

I here by certify that WBCS Executive Officers' OITIKA Welfare Society has this day been registered under the West Bengal Societies Registration Act, 1961.

Given under my hand at North 24 Parganas this 23rd day of April Two Thousand and Twenty Four.



Signature valid

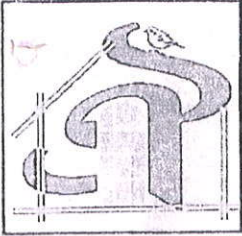
Digitally signed by Sukanta Malakar
Date: 2024.04.23 15:48:29 IST

Registrar of Firms, Societies &
Non-Trading Corporations
West Bengal

ACJP-A 1076-2003-04-1,10,000

- 373 - 8 -

Annexure - 1
240



WBCS EXECUTIVE OFFICERS' OITIKA WELFARE SOCIETY

REGN. NO- S0042047 OF 2024-2025

FLAT-B4, PLOT NO-DB 216, SAJUYA CO-OP. HOUSING SOCIETY,
NEW TOWN ACTION AREA I, NORTH 24 PARGANAS, PIN- 700156

oitika.project@gmail.com

9674667080 / 9434250018

No. 29/Oitika/2024

Date 29.07.2024

To
Principal Secretary
to the Govt. of West Bengal
Housing Department

Subject- Request for sharing some information relating to construction of Oitika Housing Project

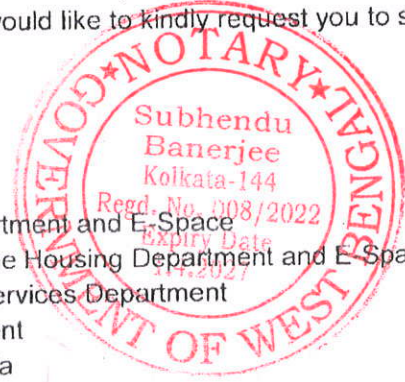
Reference: Memorandum No. 171-AR/0/3M-24/2017, Dated 7/3/2024 of the Department of Personnel and Administrative Reforms

Sir,

With reference to the abovementioned memorandum of the PAR Department, I am pleased to inform you that the 'WBCS Executive Officers' OITIKA Welfare Society' has been formed on 23/4/2024, bearing Regn. No- S0042047 of 2024-2025.

We have already initiated process of enlistment of members in the Society, collection application money, 1st installment for registration of land in favour of the Society and selection of contractor etc. Before registration of land, I on behalf of the Society would like to kindly request you to share the following information:

1. Photocopies of possession letter of land.
2. Original Sanctioned Plan
3. Original Structural Drawings
4. Photocopies of Agreement between the Housing Department and E-Space
5. Photocopies of termination letter of contract between the Housing Department and E-Space
6. Original permission letter of the Fire and Emergency Services Department
7. Original permission letter of the Environment Department
8. Original permission letter of the Airport Authority of India



Thanking you in anticipation.

Yours faithfully,

Rupam Banerjee

Rupam Banerjee
Secretary

WBCS Executive Officers' Oitika Welfare Society

etc



GOVERNMENT OF WEST BENGAL
HOUSING DEPARTMENT: N.S.BUILDINGS
OITIKA CELL
1, K.S.ROY ROAD, KOLKATA-700 001

MEMORANDUM OF POSSESSION OF PLOT

In pursuance of letter no. 51/Oitika/2024 dated 05.09.2024 of the Secretary, WBCS (Exe.) Officers' OITIKA Welfare Society and consequent upon registration of Deed of Assignment of Lease in favour of WBCS (Exe.) Officers' OITIKA Welfare Society in the office of A.R.A.-IV, Kolkata, on 04.09.2024 vide deed no. 190413065/2024, land measuring 5.41 acres being premises no. 44-0676, at Plot No. IID/37, in A.A.-IID, New Town, Kolkata on this 6th day of September, 2024, the **Memorandum of possession of plot is handed over to Sri Rupam Banerjee, Secretary, WBCS (Exe.) Officers' OITIKA Welfare Society, as per specification stated above the possession of the same is taken over by undersigned.**

Handed over

Taken over

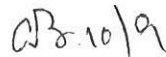

 06.09.2024
 Executive Engineer



New Town Construction Division-II
 Executive Engineer
 New Town Construction Division-II
 Housing Directorate
 Government of West Bengal

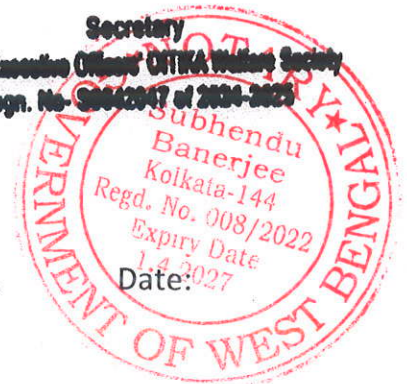
Sri Rupam Banerjee WBCS (Exe.)
 Secretary,
 WBCS (Exe.) Officers' OITIKA Welfare Society

Countersigned



Estate Manager
 WB HIDCO LTD.

Secretary
 WBCS Executive Officers' OITIKA Welfare Society
 Regn. No. 9842047 of 2024-2025

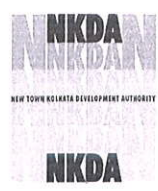


Memo. No.

Copy forwarded for information to:

1. Chief Executive Officer, NKDA
2. Chief Planner, WBHIDCO Ltd.
3. Chief Finance Officer, WBHIDCO Ltd.
4. General Manager (Mktg.), WBHIDCO Ltd.
5. The President, WBCS (Exe.) Officers' OITIKA Welfare Society
6. The Secretary, WBCS (Exe.) Officers' OITIKA Welfare Society
7. The Chief Engineer, Housing Directorate.
8. The Superintending Engineer, South Circle, Housing Directorate


 Special Secretary



FORM G

CERTIFICATE OF RECORD OF TITLE OF LAND, BUILDING OR DWELLING-UNIT OR SHOP OR ANY OTHER UNIT

Certificate No: 210522406900003027

Issuance Date: 31-Dec-2024

It is hereby Certified that the title of land /building/dwelling unit/shop/establishment/any other unit has been recorded in the Register of the New Town Kolkata Development Authority in the following manner :-

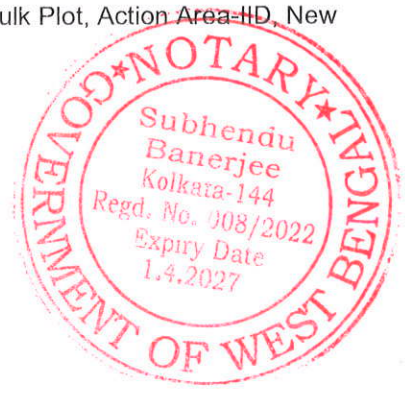
- 1.
 - a. Name of the Owner as recorded in the register : West Bengal Housing Infrastructure Development Corporation Limited
 - b. Name of the Lessee as recorded in the register : WBCS (Executive) OFFICERS' OITIKA WELFARE SOCIETY

2. Address of the property as recorded in the register: Plot No. AA-IID/37, Category-Bulk Plot, Action Area-IID, New Town, Kolkata-700161

3. Premises No.: 44-0676

4. Assessee No. : 044-0676-e-00-00001-26

Total Area : 21911.64 Sq.m



Signature valid

Digitally Signed.
Name: SUBHENDU BANERJEE
Date: 31-Dec-2024 19:29:25
Reason: D-Sign
Location: E-Dist 2.0

Manager

New Town Kolkata Development Authority



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Level Expert Appraisal
Committee(SEAC),
WEST BENGAL)



Minutes of 83rd Meeting of Reconstituted SEAC State Level Expert Appraisal Committee meeting held from 27/08/2025 to 27/08/2025

Date: 09/09/2025

MoM ID: EC/MOM/SEAC/771800/8/2025

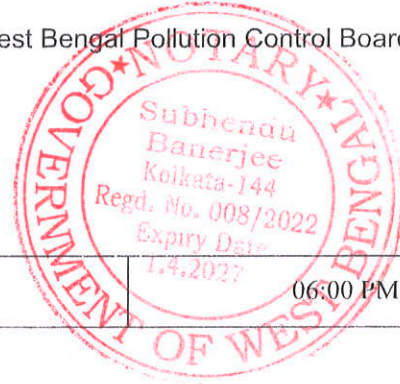
Agenda ID: EC/AGENDA/SEAC/771800/8/2025

Meeting Venue: Conference Room, Paribesh Bhawan, West Bengal Pollution Control Board, Bidhannagar, Kolkata – 700106.

Meeting Mode: Hybrid

Date & Time:

27/08/2025	02:00 PM	06:00 PM
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1. Opening remarks

The Member Secretary, SEAC welcome the Members & the Chairman of the Committee and apprised them about the Agenda of the meeting.

2. Confirmation of the minutes of previous meeting

The proceedings of 82nd meeting of SEAC held on 20.08.2025 were prepared and uploaded in the Parivesh Portal on 28.08.2025 with the approval of all the Members & the Competent Authority. SEAC confirmed the same.

3. Details of proposals considered by the committee

Day 1 -27/08/2025

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

DAKSHIN GOPALPUR SAND MINE OF G S INDUSTRIES by pRADIP kUMAR pAL located at PURBA BAR DHAMAN, WEST BENGAL			
Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>SIA/WB/MIN/548263/2025</u>	-2N-39/2023(E)	18/08/2025	Mining of minerals

of EMP.

i) Piezometer with automatic water level meter connected to an electronic display board.

Plan in this regard to be submitted.

28. Charging facility for e-vehicles for at least 10% should be provided. Plan in this regard to be submitted.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

3.18.5. Recommendation of SEAC

Deferred for ADS

3.19. Agenda Item No 19:

3.19.1. Details of the proposal

Residential Complex by Housing Department, Government of West Bengal by WBCS Executive Officer's Oitika Welfare Society located at 24 PARAGANAS NORTH, WEST BENGAL			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
<u>SIA/WB/INFRA2/448547/2023</u>	2N-60/2024(E)	29/02/2024	Building / Construction (8(a))

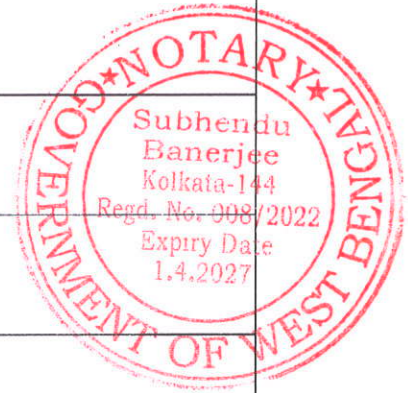
3.19.2. Project Salient Features

- Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below –

Total Land Area	21911.64 sqm (100%)
Swimming pool area	330.00 sqm (1.51%)
Ground Coverage Area	4766.00 sqm (21.75%)
Service Area	1104.35 sqm (5.04%)
Paved Area	6376.74 sqm. (29.10%)
Exclusive Tree Plantation Area	5660.71 sqm. (25.83%)

~~94~~ ~~378~~

Open Parking Area	3673.84 sqm. (16.77%)
Total Built Up Area	51985.705 sqm
No. of Block & Story	Six No. Towers (1, 2, 3, 4, 5, 6) of G+12 storied
No. of Dwelling units	376 Nos.
Source of Water	NKDA / HIDCO
Total Quantum of Water required	308 KLD
Quantity of Wastewater Generation	216 KLD
Quantity of treated wastewater recycled	93 KLD
Quantity of treated wastewater Discharge	123 KLD
Quantum of Fresh Water required	215 KLD
Quantity of Solid Waste Generation	1050 Kg/Day
Constructional Phase Water Demand	35 KLD (construction work – 29 KLD, potable water – 5 KLD)
Total Population During Construction	420 Nos.
Total Population During Operation	2439 Nos. (Fixed Person – 2224, Floating Person – 192, Service Person – 23)
Electricity Load	2112.50 KVA & 1690 KW
Electricity Supplied By	2 Nos. 500KVA
Car Parking required	520 Nos.
Car Parking provided	521 Nos. (Cover car parking – 126, Open car parking – 395)
No. of trees provided	357 Nos.
Latitude & Longitude of site	22°37'31.90"N & 88°27'17.79"E

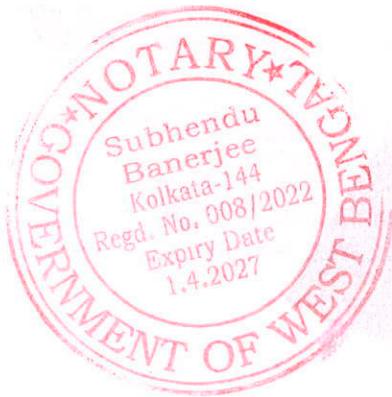


379-97-X

Height of the building	39.925 m.
Project cost (Rs.)	Rs. 128,37,09,698.00

3.19.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :13/03/2024



Deliberations of SEAC 1 :

- Based on the application made and the documents uploaded / submitted, in the PARIVESH portal, the SEAC observed that the sanctioned building plan uploaded by the PP is not in accordance with the SEIAA notification vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019. The sanctioned building plan does not include the mandatory details such as land use statement, scaled up drawing of STP both plan and section, rainwater harvesting tank details, location of recharge pits and its details etc. as mentioned in the notification.
- The PP presented the details of the project before SEAC on which the SEAC made the following observations:

Mandatory Documents

1. Sanctioned building for the project in accordance with the notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019.
2. The covered area for the project is 54293.814 sqm., whereas the built-up area of the project as per the sanction plan is 51985.705 sqm. According to the MoEF&CC, the application for EC should be done for the covered area on all floors put together including its basement and other service areas.
3. The NOC of the airport shows a different name of the proponent. Document for clarification of such anomaly should be furnished. Name of the project proponent should also be clarified.

Water & waste water

4. Proposal for installation of piezometer with automatic water level meter. The design of the piezometer and the monthly water level in the piezometer should be reported with the six-monthly compliance report.
5. The sewage characteristic should include the parameters like total N, total P and faecal coliforms table for both raw and treated sewage.
6. Water required for the construction phase as far as practicable be arranged from the treated wastewater of the operational STP of NKDA.
7. Flow diagram of STP should clearly show the backwash waters and the water from sludge dewatering system recycled to the equalization tank. At present the lines shown are confusing.

Rainwater harvesting

8. Water from areas of rooftop garden should be separated from the rainwater which will be harvested. The plan of the rooftop showing the areas of roof top garden, rainwater harvesting area, etc. should be submitted. Recharge wells are to be shown on the sanctioned plan. The overflow from rainwater storage tanks should be planned for recharge through wells. At least two recharge tanks each with 6 recharge wells should be constructed for better recharge. Recharge wells should be raised above ground level to avoid contamination.

Solar

9. Layout of rooftop solar PV array to be submitted along-with utilization plan of this solar power.

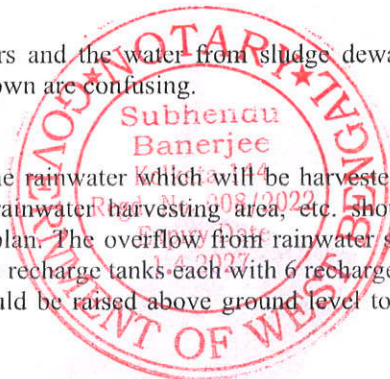
Need based activities

10. Need based activities should be more specific and communication with the proposed beneficiaries should be furnished.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

**3.19.4. Deliberations by the SEAC in current meetings**

- The SEAC considered the submission made by the PP in the 83rd meeting of SEAC, WB (2023-2026) held on 27.08.2025 along with the presentation made by the PP. Considering the complaint received by SEIAA and WBPCB and based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC made the following observations :

Mandatory documents

- Present site photographs of the project along with date, time and geo-coordinates matching with the project proposal in the portal and clearly mentioning the current status of construction at site should be submitted.
- A fresh drone videography of the project site clearly showing the date, time and location should be submitted.

Water and waste water

- Detailed design of STP should be submitted.

Need-based EMP

- Need-based EMP as per Office Memorandum of MoEF& CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 should be submitted as discussed in the meeting. Beneficiaries for the social part of EMP should be identified and their consent should be submitted.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

3.19.5. Recommendation of SEAC

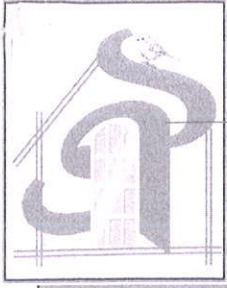
Deferred for ADS

4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Prof Anirban Gupta	Chairman, SEAC	gup*****@hotmail.com	Present.
2	Prof Dr. Indranath Sinha	SEAC MEMBER	ind*****@gmail.com	Present.
3	Aniruddha Mukhopadhyay	SEAC MEMBER	amc*****@gmail.com	Present.
4	Pradip Kumar Sikdar	SEAC MEMBER	pra*****@gmail.com	Present.
5	Sampa Chakrabarti	SEAC MEMBER	sam*****@gmail.com	Present.



~~9X-389~~

WBCS EXECUTIVE OFFICERS' OITIKA WELFARE SOCIETY

REGN.NO- S0042047 OF 2024-2025
FLAT-B4, PLOT NO.-DB/216, SAJUJYA CO-OPT. HOUSING SOCIETY,
otika.project@gmail.com 9674667080 / 9434250018

Memo No: 99/OITIKA/2025

Date: 22nd December 2025

To,
The Member Secretary,
State Level Expert Appraisal Committee,
Paribesh Bhawan, LA – 10A, Sector – III,
Salt Lake, Kolkata – 700 106

Sub:- Submission of clarification documents for Environment Clearance for the Proposed Residential Complex at Premises no. 44- 0676, Plot No. – IID / 37 in AA – IID of Newtown, Kolkata, Police Station – Airport, West Bengal by **WBCS Executive Officers' OITIKA Welfare Society.**

Ref.:- Minutes of 83rd Meeting of SEAC, West Bengal held on 27.08.25 Online Application Proposal No. SIA/WB/INFRA2/448547/2023

Sir,

With reference to the above subject, we are hereby submitting the following documents for your kind perusal and doing the needful:

1. A write up regarding the project including all details is enclosed as **Annexure – 1.**
2. STP details provided in **Annexure – 2.**

An early clearance of the above is solicited.

Thanking you,

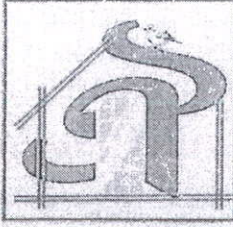
Yours faithfully

Rupam Banerjee

Rupam Banerjee (Secretary)
WBCS Executive Officers' OITIKA Welfare Society



Encl. : As mentioned



WBCS EXECUTIVE OFFICERS' OITIKA WELFARE SOCIETY

REGN. NO- 50042047 OF 2024-2025
 FLAT-B4, PLOT NO.-DB 216, SARHIYA CO-OP. HOUSING SOCIETY
 NEW TOWN ACTION AREA-I NORTH 24-PARGANAS, PIN-700156

oitika.project@gmail.com

9674667080 / 9434250018

Memo No - 93/OITIKA/2025

Date - 18/8/2025

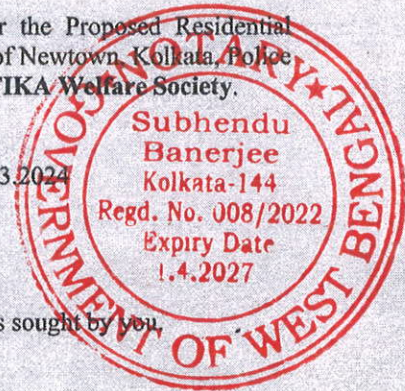
To
 The Member Secretary,
 State Level Expert Appraisal Committee,
 Paribesh Bhawan, LA - 10A, Sector - III,
 Salt Lake, Kolkata - 700 106

Sub:- Submission of documents for Environment Clearance for the Proposed Residential Complex at Premises no. 44-0676, Plot No. - IID / 37 in AA - IID of Newtown, Kolkata, Police Station - Airport, West Bengal by WBCS Executive Officers' OITIKA Welfare Society.

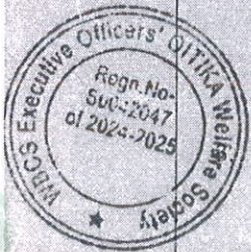
Ref.:- Minutes of 32nd Meeting of SEAC, West Bengal held on 13.03.2024
 Online Application Proposal No. SIA/WB/INFRA2/448547/2023

Dear Sir,

With reference to the above subject we are hereby submitting clarification as sought by you.

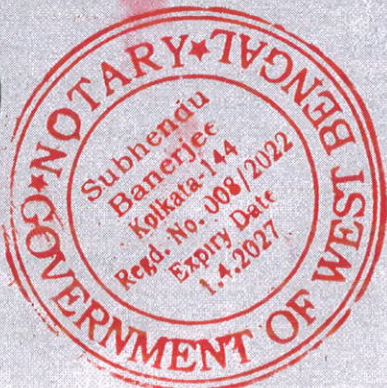


Sl. No.	Clarification Sought	Reply Submitted
Mandatory Documents		
1.	Sanctioned building for the project in accordance with the notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019.	The certified building plan showing the land use statement, scaled up drawing of STP (both plan and section), rainwater harvesting tank details, location of recharge pits and its details etc. is provided in Annexure - 1.
2.	The covered area for the project is 54293.814 sqm., whereas the built-up area of the project as per the sanction plan is 51985.705 sqm. According to the MoEF&CC, the application for EC should be done for the covered area on all floors put together including its basement and other service areas.	Total covered area is 54293.814 sqm. The total built up area is calculated by deducting the floor cutouts from total covered area. Thus, total built up area = 54293.814 - 1211.124 = 53082.69 sqm. However, 51985.705 sqm is the F.A.R. area. The revised DPR showing the actual built up area is enclosed in Annexure - 2.
	The NOC of the airport shows a different name of the proponent. Document for clarification of such anomaly should be furnished. Name of the project proponent should also be clarified.	The Sanctioned Plan, Airport NOC, etc. are in the name of the applicant person, Madhu Sudan Datta, Superintending Engineer, South Circle, Housing Directorate, Govt. of West Bengal, whereas the initial application was done in the name of Housing Department, Govt. of West Bengal, which is a part of Housing Directorate, Govt. of West Bengal. Refer to the Possession & Mutation Certificate enclosed in Annexure - 3A. Subsequently, through a Deed of Rectification, the Housing Department, Govt. of West Bengal assigned the Deed of Lease to "WBCS Executive Officers' OITIKA Welfare Society", the present proponent of the project, represented by its Secretary, Mr. Rupam Banerjee. The Deed of Rectification along with the earlier Lease Deed



453-100-

		between West Bengal Housing Infrastructure Development Corporation Ltd. and Housing Department, Govt. of West Bengal is provided in Annexure – 3B.
Water & waste water		
4.	Proposal for installation of piezometer with automatic water level meter. The design of the piezometer and the monthly water level in the piezometer should be reported with the six-monthly compliance report.	We hereby declare that we will install Piezometer with automatic water level recorder and monitor the ground water level as well as quality of ground water periodically. The design of the piezometer and the monthly water level will be submitted with the six-monthly compliance report.
5.	The sewage characteristic should include the parameters like total N, total P and faecal coliforms table for both raw and treated sewage.	Indicative sewage characteristics including total N and P and faecal coliform is given in the Table enclosed in Annexure – 4.
6.	Water required for the construction phase as far as practicable be arranged from the treated wastewater of the operational STP of NKDA.	We will explore the possibility of using treated wastewater from the operational STP of NKDA.
7.	Flow diagram of STP should clearly show the backwash waters and the water from sludge dewatering system recycled to the equalization tank. At present the lines shown are confusing.	Flow diagram of STP showing the backwash waters and the water from sludge dewatering system recycled to the equalization tank is provided in Annexure – 5.
Rainwater harvesting		
8.	Water from areas of rooftop garden should be separated from the rainwater which will be harvested. The plan of the rooftop showing the areas of roof top garden, rainwater harvesting area, etc. should be submitted. Recharge wells are to be shown on the sanctioned plan. The overflow from rainwater storage tanks should be planned for recharge through wells. At least two recharge tanks each with 6 recharge wells should be constructed for better recharge. Recharge wells should be raised above ground level to avoid contamination.	Water from areas of rooftop garden will be separated from the rainwater which will be harvested. The plan of the rooftop showing the areas of roof top garden, open terrace area for rainwater harvesting, etc. is provided in the Sanctioned Master Plan (Annexure – 6). Recharge wells are also shown in the sanctioned plan. The overflow from rainwater storage tank will go to the recharge pits. We have proposed 3 rainwater storage tanks, each with 90 KL capacity. Overflow from each tank will go to 4 recharge wells. Thus, 12 recharge wells have been proposed. Refer to the Master Sheet in Annexure – 1. Recharge wells will be raised above ground level to avoid contamination.
Solar		
9.	Layout of rooftop solar-PV array to be submitted along-with utilization plan of this solar power.	Following the recommendations by SEAC, at least 1% of total connected load will be met from solar power. Harvested solar power will be fed to the WBSEDCL grid. Total connected load will be about 1690 KW. More than 1% (17 KWp) of total energy will be generated from solar energy and connected with grid. Area provided will be around 180 sqm. The plan of solar energy generation along with the solar PV panel array is provided in Annexure – 7.



- XI - 454

Need based activities	
10.	<p>Need based activities should be more specific and communication with the proposed beneficiaries should be furnished.</p> <p>We, "WBCS Executive Officers' OITIKA Welfare Society" received lease hold land & will develop the project for ourselves. This Society is not a corporate body. We are, in fact, a non-profit making organization. Our society is coordinating implementation of self-financed ownership housing scheme for the buyers / residents. Hence, our activities may well be considered as part of need-based, as we are already coordinating such activities for the benefits of the society.</p>

In this regard, we would also like to inform you that initially the land parcel was leased to Housing Department, Govt. of West Bengal with a mandate to develop the housing complex for the members of the WBCS Executive Officers. Subsequently, through Notification No 171-AR/O/3M-24/2017 Dated 7/3/2024 of Department of Personnel and Administrative Department, Government of West Bengal as per decision of the State Cabinet and followed by a Registration of Deed vide No 190400197 for the year 2025, dated 11.06.2025, the Housing Department, Govt. of West Bengal assigned the Deed of Lease to "WBCS Executive Officers' OITIKA Welfare Society", the present proponent of the project, represented by its Secretary, Mr. Rupam Banerjee. Accordingly, boundary wall and site preparation work including site office work has been started.

An early clearance of the above would be highly appreciated.

Thanking you,

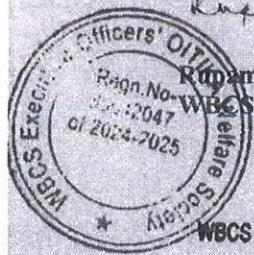
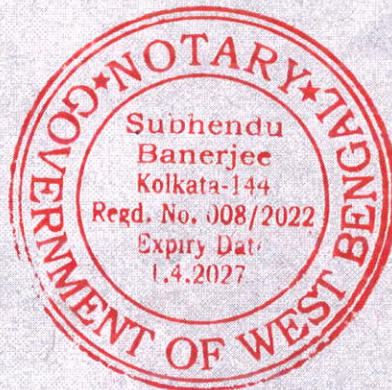
Yours faithfully,

Rupam Banerjee

Rupam Banerjee (Secretary)
WBCS Executive Officers' OITIKA Welfare Society

Secretary
WBCS Executive Officers' OITIKA Welfare Society
Regn. No- 00042017 of 2024-2025

Secretary
WBCS Executive Officers' OITIKA Welfare Society
Regn. No- 00042017 of 2024-2025





Government of India
Ministry of Environment, Forest and Climate Change
 (Issued by the State Level Expert Appraisal
 Committee(SEAC),
 WEST BENGAL)



Minutes of 97th Meeting of Reconstituted SEAC State Level Expert Appraisal Committee meeting held from 14/01/2026 to 14/01/2026

Date: 27/01/2026

MoM ID: EC/MOM/SEAC/932316/1/2026

Agenda ID: EC/AGENDA/SEAC/932316/1/2026

Meeting Venue: Conference Room, Paribesh Bhawan, West Bengal Pollution Control Board, Bidhannagar, Kolkata - 700106.

Meeting Mode: Hybrid

Date & Time:

14/01/2026	02:00 PM	06:00 PM
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1. Opening remarks

N/A

2. Confirmation of the minutes of previous meeting

N/A

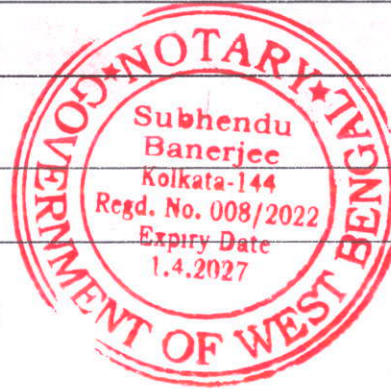
3. Details of proposals considered by the committee

Day 1 -14/01/2026

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

MIN_JH_32B Sand Mine by WEST BENGAL MINERAL DEVELOPMENT AND TRADING CORPORATION LIMITED located at Jhargram, WEST BENGAL



The contact details of the proponent and the name of the consultant are given below -

Name of the Contact person with Designation	Anil Adhikari
Correspondence Address	Jafrabad, Belna, Barsul, Bardhaman, Dist.- Purba Bardhaman
Email	anilmine3@gmail.com
Telephone Number / Mobile Number	9800458789
Name of the Environmental Consultant	M/s. Palle Business House

3.24. Agenda Item No 24:

3.24.1. Details of the proposal

Residential Complex by Housing Department, Government of West Bengal by WBCS Executive Officer's Oitika Welfare Society located at 24 PARAGANAS NORTH, WEST BENGAL			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity Sub-Activity (Schedule Item)
<u>SIA/WB/INFRA2/448547/2023</u>	2N-60/2024(E)	29/02/2024	Building / Construction Residential building(s) (8(a))

3.24.2. Project Salient Features

- Salient features of the proposed project as uploaded by the PP in the PARIVESH portal is as below -

Total Land Area	21911.64 sqm (100%)
Ground Coverage Area	4766.00 sqm (21.75%)

Swimming pool area	330.00 sqm (1.51%)
Service Area	1104.35 sqm (5.04%)
Paved Area	6376.74 sqm. (29.10%)
Exclusive Tree Plantation Area	5660.71 sqm. (25.83%)
Open Parking Area	3673.84 sqm. (16.77%)
Total Built Up Area	53082.69 sqm
Block Details	Six Nos. Tower (1,2,3,4,5,6) of G+12 storied
No. of Dwelling units	376 Nos.
Source of Water	NKDA / HIDCO
Total Quantum of Water required	308 KLD
Quantity of Wastewater Generation	216 KLD
Quantity of treated wastewater recycled	93 KLD
Quantity of treated wastewater Discharge	123 KLD
Quantum of Fresh Water required	215 KLD
Capacity of Rain water Harvesting Tank	270 KL (3 nos. each 90 KL)
Number of Recharge Pit	12 nos.
Quantity of Solid Waste Generation	1050 Kg/Day
Constructional Phase Water Demand	35 KLD (construction work - 29 KLD, potable water - 5 KLD)



Total Population During Construction	420 Nos.
Total Population During Operation	2439 Nos. (Fixed Person - 2224, Floating Person - 192, Service Person - 23)
Electricity Load	2112.50 KVA & 1690 KW
Electricity Supplied By	WBSEDCL
D.G. Sets	2 Nos. 500 KVA
Car Parking provided	521 Nos. (Cover car parking - 126, Open car parking - 395)
No. of trees provided	462 Nos.
Latitude & Longitude of site	22°37'31.90"N & 88°27'17.79"E
Height of the building	39.925 m.
Project Cost	Rs. 128,37,09,698

3.24.3. Deliberations by the committee in previous meetings

Date of SEAC 1 :13/03/2024



Deliberations of SEAC 1 :

- Based on the application made and the documents uploaded / submitted, in the PARIVESH portal, the SEAC observed that the sanctioned building plan uploaded by the PP is not in accordance with the SEIAA notification vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019. The sanctioned building plan does not include the mandatory details such as land use statement, scaled up drawing of STP both plan and section, rainwater harvesting tank details, location of recharge pits and its details etc. as mentioned in the notification.
- The PP presented the details of the project before SEAC on which the SEAC made the following observations:

Mandatory Documents

1. Sanctioned building for the project in accordance with the notification issued by SEIAA vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019.
2. The covered area for the project is 54293.814 sqm., whereas the built-up area of the project as per the sanction plan is 51985.705 sqm. According to the MoEF&CC, the application for EC should be done for the covered area on all floors put together including its basement and other service areas.
3. The NOC of the airport shows a different name of the proponent. Document for clarification of such anomaly should be furnished. Name of the project proponent should also be clarified.

Water & waste water

4. Proposal for installation of piezometer with automatic water level meter. The design of the piezometer and the monthly water level in the piezometer should be reported with the six-monthly compliance report.
5. The sewage characteristic should include the parameters like total N, total P and faecal coliforms table for both raw and treated sewage.
6. Water required for the construction phase as far as practicable be arranged from the treated wastewater of the operational STP of NKDA.
7. Flow diagram of STP should clearly show the backwash waters and the water from sludge dewatering system recycled to the equalization tank. At present the lines shown are confusing.

Rainwater harvesting

8. Water from areas of rooftop garden should be separated from the rainwater which will be harvested. The plan of the rooftop showing the areas of roof top garden, rainwater harvesting area, etc. should be submitted. Recharge wells are to be shown on the sanctioned plan. The overflow from rainwater storage tanks should be planned for recharge through wells. At least two recharge tanks each with 6 recharge wells should be constructed for better recharge. Recharge wells should be raised above ground level to avoid contamination.

Solar

9. Layout of rooftop solar PV array to be submitted along-with utilization plan of this solar power.

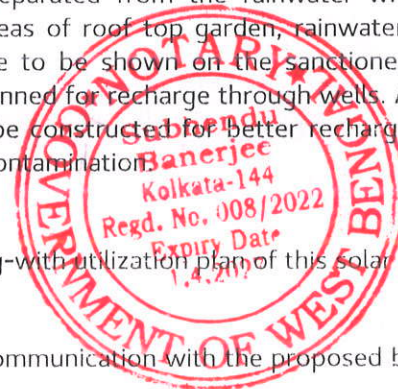
Need based activities

10. Need based activities should be more specific and communication with the proposed beneficiaries should be furnished.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.



573

- 187 -

Date of SEAC 2 :27/08/2025

Deliberations of SEAC 2 :

- The SEAC considered the submission made by the PP in the 83rd meeting of SEAC, WB (2023-2026) held on 27.08.2025 along with the presentation made by the PP. Considering the complaint received by SEIAA and WBPCB and based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC made the following observations :

Mandatory documents

- 1) Present site photographs of the project along with date, time and geo-coordinates matching with the project proposal in the portal and clearly mentioning the current status of construction at site should be submitted.
- 2) A fresh drone videography of the project site clearly showing the date, time and location should be submitted.

Water and waste water

- 3) Detailed design of STP should be submitted.

Need-based EMP

- 4) Need-based EMP as per Office Memorandum of MoEF& CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 should be submitted as discussed in the meeting. Beneficiaries for the social part of EMP should be identified and their consent should be submitted.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

Date of SEAC 3 :07/01/2026

Deliberations of SEAC 3 :

Due to unavoidable circumstances, the 96th SEAC meeting scheduled on 07.01.2026, is being postponed.

3.24.4. Deliberations by the SEAC in current meetings

- The SEAC considered the submission made by the PP in the 97th meeting of SEAC, WB (2023-2026) held on 14.01.2026 and discussed. It is also noted that SEIAA vide No. 2358/ENT-II-17077/2012(Pt.I) dated 09.12.2025 has taken up in the complaint issue with NKDA. Accordingly, SEAC has decided to recommend the application for EC and request SEIAA for taking further action.

3.24.5. Recommendation of SEAC

Recommended

3.24.6. Details of Environment Conditions

3.24.6.1. Specific

Part A - SPECIFIC CONDITIONS

I. Statutory compliance:

i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.

iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

1. vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

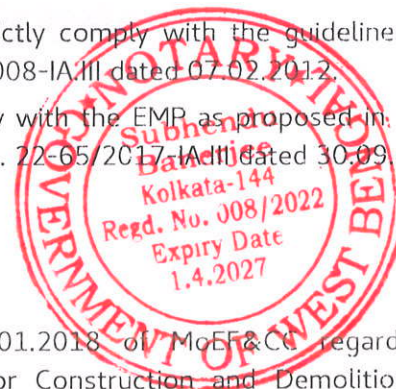
x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi. The project proponent should strictly comply with the guidelines for High Rise Buildings, issued by MoEF, GoI vide No. 21-270/2008-IA.III dated 07.02.2012.

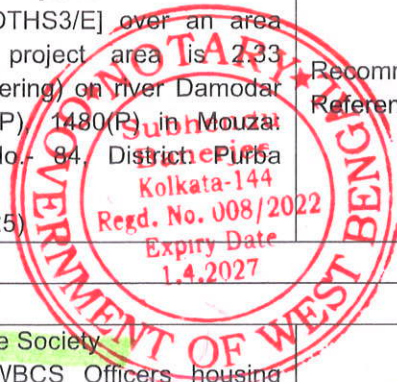
xii. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.

II. Air quality monitoring and preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.



Sl. No.	Name of the unit and Project address	Summary Decision
	& Coil / Color Coated Sheets at WBIIDC Industrial Area, Mouza – Suknibasa, Block – Jhargram, Dist – Jhargram, West Bengal. (Proposal No.: SIA/WB/IND1/563984/2026)	
1.2) Environmental Clearance		
1.2.1) Construction Sector		
I.	M/s. Springcity Buildcon LLP. Proposed Expansion cum Modification of Residential Complex at 33A, Canal South Road, KMC Ward No. 57, Borough – VII, PO – Beliaghata, PS – Tangra, Kolkata – 700015, West Bengal. (Proposal No.: SIA/WB/INFRA2/562538/2025)	Additional Details Sought
2. Reconsideration Proposals		
2.1) Terms of Reference		
2.1.1) Mining of Minerals		
I.	M/s. West Bengal Mineral Development And Trading Corporation Limited Proposed Riverbed Sand Mine of Sand Block MIN_BNK_23_A comprising of an area of 8.08 ha on the river Dwarakeswar at Block-Onda, P.S- Onda, District- Bankura, West Bengal. (Proposal No.: SIA/WB/MIN/529292/2025)	Recommended for Terms of Reference
II.	Banshi Ghosh Proposed Radhakantapur Sand Mine [Sand Block No.: 0107DM011] over an area of 3.78 Hectare (9.35 Acres) on the river Damodar at Plot No:448(P), J.L. No.-60, Mouza: Radhakantapur, P.S: Barjora, District: Bankura, West Bengal. (Proposal No.: SIA/WB/MIN/548757/2025)	Additional Details Sought
III.	Anil Adhikari. Proposed Chaitrapur Sand Mine [Sand Block No. BARDHAMAN-II/CHAITRAPUR/1475&OTHS3/E] over an area of 2.58 Hectare/6.37 Acres (now project area is 2.33 Hectare/5.76 Acres, area after surrendering) on river Damodar at Plot no: 1475(P), 1477(P), 1479(P), 1480(P) in Mouza: Chaitrapur, P.S.- Bardhaman, J.L. No.- 84, District- Purba Bardhaman, West Bengal. (Proposal No.: SIA/WB/MIN/558786/2025)	Recommended for Terms of Reference
2.2) Terms of Reference		
2.2.1) Construction Sector		
I.	WBCS Executive Officer's Oitika Welfare Society Proposed Residential Complex for WBCS Officers housing scheme at Premises no. 44-0676, Plot No. – IID / 37 in AA – IID of Newtown, PS – Airport, District – North 24 Pargana, Kolkata, West Bengal. (Proposal No.: SIA/WB/INFRA2/448547/2023)	Recommended for Environmental Clearance
II.	M/s. Apeejay Surrendra Park Hotels Limited Proposed "The Park Unizen" Hotel & Serviced Apartments at Premises No. 990, Eastern Metropolitan Bypass, KMC Ward No. – 58, Borough – VII, Kolkata – 700046, West Bengal. (Proposal No.: SIA/WB/INFRA2/558666/2025)	Recommended for Environmental Clearance
III.	M/s. L.R Agro Product Private Limited Proposed development of resort building consisting hotel block, suite block, public block, bistro set, gym set, spa set, villas & specialty restaurant at J.L. No. – 51, 84, 83, L.R. Plot no. – 429/489, 429/490, 429/493, 429/494, 429/495, R.S. Plot No. – 400, 401, 404, 405, 406, Mouza – Udaysing, L.R. Plot no. – 3,	Recommended for Environmental Clearance





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Government of India
Ministry of Environment, Forest and Climate Change
 (Issued by the State Environment Impact Assessment
 Authority (SEIAA),
 WEST BENGAL)



Minutes of 93rd meeting of SEIAA (Reconstituted on 17.05.2023) State Environment Impact Assessment Authority meeting held from 30/01/2026 to 30/01/2026 Date: 05/02/2026

MoM ID: EC/MOM/SEIAA/644087/1/2026

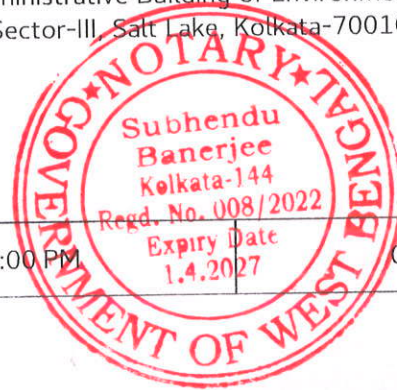
Agenda ID: EC/AGENDA/SEIAA/644087/1/2026

Meeting Venue: Conference Room of the New Administrative Building of Environment Department, Govt. of West Bengal at IB-180, Sector-III, Salt Lake, Kolkata-700106.

Meeting Mode: Hybrid

Date & Time:

30/01/2026	02:00 PM	05:30 PM
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1. Opening remarks

SEIAA Chairman and Member Secretary greeted each other and started discussion point wise as per the agenda.

2. Confirmation of the minutes of previous meeting

Minutes of 92nd Meeting of SEIAA, WB is uploaded in the PARIVESH Portal and same is confirmed by SEIAA.

3. Details of proposals considered by the committee

Day 1 -30/01/2026

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Environmental Clearance for Proposed "The Park Unizen" Hotel & Serviced Apartments at Premises No. 9

(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

xvii. The contact details of the proponent and the name of the consultant are given below -

Name of the Contact person with Designation	Mr. J. Biswas, Director
Address	17, Park Street, Kolkata-700016.
Email	jbiswas@theparkhotels.com
Telephone Number / Mobile Number	033-2249-9000 033-2249-4000
Name of the Environmental Consultant	M/s. Ultra-Tech

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Residential Complex by Housing Department, Government of West Bengal by WBCS Executive Officer's Oitika Welfare Society located at 24 PARAGANAS NORTH, WEST BENGAL			
Proposal For	Fresh EC		
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/WB/INFRA2/448547/20	2N-60/2024(E)	29/02/2024	Building / Construction (8(

- 102 -

- 578 -

23			a))
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3.2.2. Deliberations by the committee in previous meetings

Date of SEAC 1 :13/03/2024



Deliberations of SEAC 1 :

- Based on the application made and the documents uploaded / submitted, in the PARIVESH portal, the SEAC observed that the sanctioned building plan uploaded by the PP is not in accordance with the SEIAA notification vide no. 2495/EN-T-II-I/011/2018 dated 17.12.2019. The sanctioned building plan does not include the mandatory details such as land use statement, scaled up drawing of STP both plan and section, rainwater harvesting tank details, location of recharge pits and its details etc. as mentioned in the notification.
- The PP presented the details of the project before SEAC on which the SEAC made the following observations:

Mandatory Documents

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3. The NOC of the airport shows a different name of the proponent. Document for clarification of such anomaly should be furnished. Name of the project proponent should also be clarified.

Water & waste water

4. Proposal for installation of piezometer with automatic water level meter. The design of the piezometer and the monthly water level in the piezometer should be reported with the six-monthly compliance report.
5. The sewage characteristic should include the parameters like total N, total P and faecal coliforms table for both raw and treated sewage.
6. Water required for the construction phase as far as practicable be arranged from the treated wastewater of the operational STP of NKDA.
7. Flow diagram of STP should clearly show the backwash waters and the water from sludge dewatering system recycled to the equalization tank. At present the lines shown are confusing.

Rainwater harvesting

8. Water from areas of rooftop garden should be separated from the rainwater which will be harvested. The plan of the rooftop showing the areas of roof top garden, rainwater harvesting area, etc. should be submitted. Recharge wells are to be shown on the sanctioned plan. The overflow from rainwater storage tanks should be planned for recharge through wells. At least two recharge tanks each with 6 recharge wells should be constructed for better recharge. Recharge wells should be raised above ground level to avoid contamination.

Solar

9. Layout of rooftop solar PV array to be submitted along-with utilization plan of this solar power.

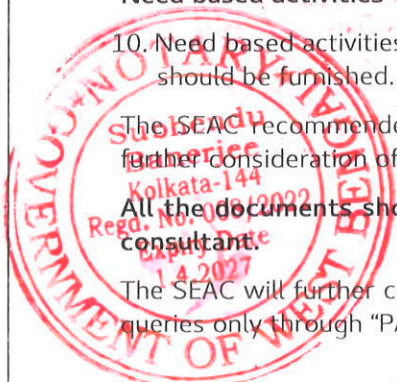
Need based activities

10. Need based activities should be more specific and communication with the proposed beneficiaries should be furnished.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.



Date of SEAC 2 : 27/08/2025

Deliberations of SEAC 2 :

- The SEAC considered the submission made by the PP in the 83rd meeting of SEAC, WB (2023-2026) held on 27.08.2025 along with the presentation made by the PP. Considering the complaint received by SEIAA and WBPCB and based on the application made, documents uploaded / submitted, and the presentation made by the PP/Consultant, the SEAC made the following observations :

Mandatory documents

- 1) Present site photographs of the project along with date, time and geo-coordinates matching with the project proposal in the portal and clearly mentioning the current status of construction at site should be submitted.
- 2) A fresh drone videography of the project site clearly showing the date, time and location should be submitted.

Water and waste water

- 3) Detailed design of STP should be submitted.

Need-based EMP

- 4) Need-based EMP as per Office Memorandum of MoEF& CC vide F. No. 22-65/2017.IA.III dated 30.09.2020 should be submitted as discussed in the meeting. Beneficiaries for the social part of EMP should be identified and their consent should be submitted.

The SEAC recommended that the above documents may be submitted in the PARIVESH portal for further consideration of the application.

All the documents should be duly signed both by the project proponent and the environmental consultant.

The SEAC will further consider the case on submission of satisfactory reply on the above-mentioned queries only through "PARIVESH" portal.

Date of SEAC 3 : 07/01/2026

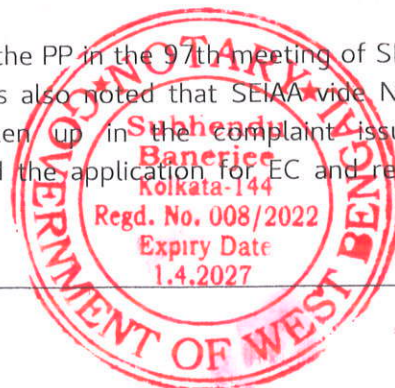
Deliberations of SEAC 3 :

Due to unavoidable circumstances, the 96th SEAC meeting scheduled on 07.01.2026, is being postponed.

Date of SEAC 4 : 14/01/2026

Deliberations of SEAC 4 :

- The SEAC considered the submission made by the PP in the 97th meeting of SEAC, WB (2023-2026) held on 14.01.2026 and discussed. It is also noted that SEIAA vide No. 2358/ENT-II-1/077/2012(Pt.I) dated 09.12.2025 has taken up in the complaint issue with NKDA. Accordingly, SEAC has decided to recommend the application for EC and request SEIAA for taking further action.



- 115 - 581

3.2.3. Deliberations by the SEIAA in current meetings

INTRODUCTION

The project proponent made online application vide proposal no. **SIA/WB/INFRA2/448547/2023** dated **29/02/2024** seeking Environmental Clearance under the provisions of the EIA Notification, 2006 for the above-mentioned project. The proponent applied under SL. No. **8(a) Building / Construction** projects under Category "B2" of EIA Notification 2006.

The SEAC considered the submission made by the PP in the 97th meeting of SEAC held on 14.01.2026 and discussed. It was also noted that SEIAA vide No. 2358/EN/T-II-1/077/2012(Pt.II) dated 04.12.2025 has taken up the complaint issue with NKDA. Accordingly, SEAC has decided to recommend the application for EC and request SEIAA for taking further action.

PROJECT DETAILS

The project of **WBCS Executive Officer's Oitika Welfare Society** located is as follows :

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

The salient features of the project submitted by the project proponent are available under online proposal no. **SIA/WB/INFRA2/448547/2023** in PARIVESH Portal.

Deliberations by the SEIAA

SEIAA considered the recommendation of SEAC and decided the following :-

- 1) PP has not submitted 'present site photographs of the project along with date, time and geo-coordinates matching with the project proposal in the portal and clearly mentioning the current status of construction at site' sought by SEAC. In addition, need based activity for local people, which is a mandatory document for processing of any application for EC, has not been submitted. Therefore, the PP is requested to submit the above mentioned documents.
- 2) A case has been filed vide O.A. No. 11/2026/EZ (Ankur Sharma Vs the State of West Bengal & Ors) in Hon'ble NGT, Eastern Zone Bench. Therefore, the matter has become sub-judice and the SEIAA can take its decision only after the final order of Hon'ble NGT in the case.
- 3) Previously, SEIAA had forwarded a complaint to NKDA vide letter No. 2358/EN/T-II-1/077/2012(Pt.II) dated 04.12.2025 for taking necessary action. SEIAA is awaiting action taken report from NKDA in this regard.

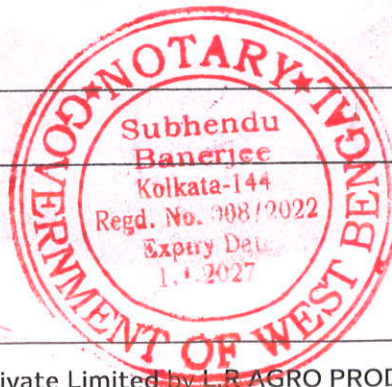
3.2.4. Recommendation of SEIAA

Deferred for ADS

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

Resort Building by L.R Agro Product Private Limited by L.R AGRO PRODUCT PRIVATE LIMITED located at DARJEELING, WEST BENGAL			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)



X

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

O. A. NO. 11/2026/EZ

In The Matter of:
Ankur Sharma ... Applicant
Versus
The State of West Bengal & Ors.
... Respondents

AFFIDAVIT IN OPPOSITION ON
BEHALF OF RESPONDENT NO. 10

SOUMYA MUKHERJEE
Advocate
For The Respondent No. 10
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