

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN BENCH AT KOLKATA
ORIGINAL APPLICATION No.05 OF 2022

IN THE MATTER OF:

Dr. Bina Basnett

..... Applicant

Versus

State of Sikkim & Others

..... Respondents

INDEX

S. NO.	PARTICULARS	PAGE NO.
1.	Counter Affidavit of Respondent No. 2, Gangtok Smart City Development Limited.	4-29
2.	<u>ANNEXURE R-1 (Colly):</u> Copy of Photographs depicting parking on roads leading to impeding traffic due to unprecedented increase of Motor Vehicles	30-32
3.	<u>ANNEXURE R-2:</u> Copy of photographs and location map of the project site	33
4.	<u>ANNEXURE R-3:</u> Copy of the Notification No. GOS/UD & HD/6 (294)2001/A dated 16.10.2001 amending Sikkim Building Construction Regulations, 1991	34
5.	<u>ANNEXURE R-4:</u> Copy of a request letter to Mines and Geological Department, Government of Sikkim to conduct the geological investigation letter 84/SPV/GSCDL/2018-19 dated: - 23.11.2019	35
6.	<u>ANNEXURE R-5:</u> Copy of the relevant Geological and Geo-technical investigation report of Department of Mines & Geology, Government of Sikkim	36-40
7.	<u>ANNEXURE R-6 (Colly):</u> Copy of relevant extracts of Technical Feasibility Report & Financial Feasibility Report by Grant Thornton Bharat LLP.	41-78
8.	<u>ANNEXURE R-7 (Colly):</u> Copies of Notice dated 16.09.2020 inviting bids published on the website as well as the copies of the newspaper	79-80
9.	<u>ANNEXURE R-8:</u> Copy of the Cabinet Memo dated 27.05.2021 proposing relaxation of height for allowing construction for eleven floors	81-85
10.	<u>ANNEXURE R-9:</u> Copy of Extract of the Cabinet approval dated 11.06.2021 for allowing construction of eleven floors	86
11.	<u>ANNEXURE R-10:</u> Copy of Letter of Acceptance dated 18.06.2021 to M/s Tirupati Plaza Pvt. Ltd. for implementation of Multi-level car parking cum commercial development project	87-88

12.	<u>ANNEXURE R-11:</u> Copy of Letter dated 30.06.2021 appointing M/s MESASO Infrastructure Pvt. Ltd. as the concessionaire	89
13.	<u>ANNEXURE R-12 (Colly):</u> Copies of NOC dated 17.09.2021 from State Pollution Control Board and NOC dated 21.09.2021 from the Urban Development for dismantling the previous car parking structure	90-91
14.	<u>ANNEXURE R-13:</u> Copy of letter dated 01.11.2021 of M/s MESASO Pvt. Ltd submitting Detailed Project Report to Gangtok Smart City Development Ltd.	92
15.	<u>ANNEXURE R-14:</u> Copy of letter dated 27.12.2021 of M/s MESASO submitting the Geotechnical Investigation Report, Environment Impact Assessment Report and structural vetting certificate of Indian Institute of Technology, Guwahati to Gangtok Smart City Development Ltd. & Department of Engineering & Technology, Jadavpur University	93
16.	<u>ANNEXURE R-15:</u> Copy of Letter dated 27.12.2021 of M/s MESASO requesting for undertaking Plain Cement Concrete of the area to secure the foundation.	94
17.	<u>ANNEXURE R-16:</u> Copy of Letter dated 31.12.2021 of Gangtok Smart City Development Ltd. to M/s MESASO Pvt. Ltd. giving 'Notice to Proceed' with securing the foundation of the area.	95
18.	<u>ANNEXURE R-17:</u> Copy of Letter dated 31.12.2021 of M/s MESASO to Gangtok Smart City Development Limited submitting permissions obtained from various departments as per the Concession Agreement terms and conditions.	96-97
19.	<u>ANNEXURE R-18:</u> Copies of photographs of proposed road around periphery of the proposed MLCP	98
20.	<u>ANNEXURE R-19 (Colly):</u> Copy of the communications and Workshop of the project	99-175
21.	<u>ANNEXURE R-20:</u> Copy of the Minutes of the Meeting dated 13.11.2021 for the Stakeholder Consultation on MLCP-cum-CD on PPP Mode	176-183
22.	<u>ANNEXURE R-21:</u> Copy of the Public Grievances letter dated 01.02.2022	184-188
23.	<u>ANNEXURE R-22:</u> Copy of the letter dated 07.02.2022 of the President of the Anjuman-E-Islamia, to immediately to commence the construction of MLCP-cum-CD	189
24.	<u>ANNEXURE R-23 (Colly) :</u> Report of Geological and Geo physical investigation by Himalayan Research Consultancy and Services dated January 2022 of the slide area at Arithang, East Sikkim and photographs of the site of excavation.	190-207
25.	<u>ANNEXURE R-24:</u> Copy of photographs of the MG Marg	208-210
26.	<u>ANNEXURE R-25:</u> Copies of the photographs of the Applicant in press media along with the Political symbols	211-212

27.	<u>ANNEXURE R-26 (Colly)</u> : Copy of the Letter dated 09.02.2022 of the Culture Department and photographs of the site	213-215
28.	<u>ANNEXURE R-27</u> : Copy of photographs showing Water accumulation at the site of the project	216
29.	<u>ANNEXURE R-28</u> : Copy of the letter dated 11.02.2022 of the Sikkim State Disaster Management Authority submitting data of earthquakes in Sikkim from 2006 to January 2022.	217-229
30.	VAKALATNAMA	230

Gangtok, East Sikkim

Drawn and Filed by:

Date: 27/02/2022



(Dr. Doma T. Bhutia)

Advocate

**BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH KOLKATA**

Original Application No.05/2022/EZ

IN THE MATTER OF

Dr. Bina Basnett

...Applicant

Versus

State of Sikkim and others

...Respondents

**COUNTER AFFIDAVIT ON BEHALF OF RESPONDENT NO.2 –
GANGTOK SMART CITY DEVELOPMENT LIMITED**

I, Bhupendra Kothari, Son of Lt. J.P.Kothari, aged about 54 years, Government Servant by Occupation, R/o Daragoan Tadong, Gangtok, East Sikkim, do hereby solemnly affirm and state as follows:-

1. That I am the Chief Executive Officer (CEO) of the Gangtok Smart City Development Ltd. (hereinafter referred to as GSCDL) having its Office at 5th Floor, Kishan Bazaar, Lall Bazaar, Gangtok and as such well conversant with the facts of the case from the Records maintained in the Office. I am competent and authorized to swear in this Counter Affidavit on behalf of GSCDL(the Respondent No.2 herein).
2. I submit that I have gone through the copy of the Original Application filed by the Applicant, Dr. Bina Basnett and in reply thereto I submit that the averments made therein and the contentions raised unless specifically admitted or traversed hereinafter are denied and the Applicant is put to strict proof of the same. That nothing shall be deemed to have been admitted by the Answering Respondent (No.2) merely because of the absence of specific denial unless the same has been specifically and categorically admitted by the Answering Respondent hereinafter.
3. I submit that the Applicant herein has filed the present Original Application to stop the alleged illegal construction of a Multilevel Car Parking cum Shopping Hub (STNM-Kanchenzonga square below NH) at Old West Point

School Area, Near Hotel Hungry Jack, Gangtok by the Respondent No.2 alleging that the construction of the aforesaid building will have an adverse impact on the whole of the ecology of the town of Gangtok in the form of Earthquakes, landslides, air, water and noise pollution etc.

4. The Applicant has further alleged that the said construction has been initiated without any planning and procedure which will lead to the complete mismanagement of biowaste being extracted from the construction of the said illegal building.
5. The Applicant herein has also alleged flagrant breach of the Notification dated 19.03.2021 alleging that the construction of any building above 5 ½ floors is illegal. She has alleged that the construction of the said building, in fact, is bound to create ecological imbalance in the whole geographical area of the State of Sikkim and that as per the existing Building laws/code, no one can bring/ construction a building of more than 5 ½ storeys in the State of Sikkim.
6. The Applicant has averred that the construction of such a huge building that too in a crowded area below M.G. Marg where all the historical monument of Gangtok are situated in close vicinity, not only jeopardizes the future of such historical monuments but also restricts the view of Mount Kanchenzonga from the M.G. Marg which is Guardian Deity for the people of Sikkim and also a centre of attraction for the Tourists.
7. The Applicant has also alleged that no Environment Impact Assessment (EIA) with respect to the construction of aforesaid building has ever been conducted in the area.
8. For the effective adjudication of the matter before adverting to the para-wise reply, I crave leave of this Hon'ble Tribunal to briefly indicate that on 25.6.2015, the then Ministry of Housing and Urban Affairs, Govt. of India launched a Smart City Mission (SCM). For selecting a City under the Smart City Mission, the Government of India floated a Smart City Challenge. Gangtok Smart City had submitted the Smart City Challenge (Stage-2) and the Smart City Proposal (SCP). The SCP was formulated based on meeting with the ULBs (Gangtok Municipal Corporation), Public hearing, High Powered Steering Committee Meetings. Thus, the Smart City Proposal was



then the primary document based on which the various activities are being taken up.

9. That as per the Implementation Guidelines of the Union Ministry, the work envisaged in the Smart City Mission was required to be taken up through a Special Purpose Vehicle (SPV). Accordingly based on Government approval, the Gangtok Smart City Development Limited was Registered as a Company with the office of the Registrar of Companies (Kolkata), under the Ministry of Corporate Affairs, Government of India under the Indian Companies Act 2013 on 11.12.2017 with the Corporate Identity Number of the Company as U93090 WB2017SGC223807. The Company is headed by a Chief Executive Officer and reports to the Board of Directors. The routine works such as the execution of the works sanctioned under the Smart City Proposal are being monitored by the personnel posted by the State Government or appointed by the Company as per the requirement of the work. Presently, the Company is also supported by a team from M/S Grant Thornton Bharat Ltd, who are an internationally reputed Project Management and Development Consultants (PDMC).

10. That Respondent No.2 works transparently by holding public consultation process with stakeholders involved in any of the projects taken up by the Respondent No.2 for public purpose.

11. That the SPV executes its projects through Joint Ventures, Subsidiaries, Public-Private Partnership (PPP), Turnkey Contracts, etc. suitably dovetailed with revenue streams. That a number of schemes under the Smart City Mission are taken up on a PPP basis and the SPVs are mandated to accomplish this. The Smart City Mission Guidelines, issued from time to time, also state that the Government of India funds and the matching contribution by the States/ULB will meet only a part of the project cost. Balance funds are expected to be mobilized from Private sector through the Public Private Partnership (PPP) model.



DEMAND FOR A MULTI-LEVEL CAR PARKING CUM COMMERCIAL DEVELOPMENT PROJECT



12. That Gangtok, which is the capital of the State of Sikkim was/is experiencing an unprecedented demand for parking owing to unprecedented growth in the number of motor vehicles, especially the taxis and the private cars, increase in tourist activities and car ownership in general. In lieu of the inadequate off-street parking spaces, extensive street parking has been observed which is affecting the traffic stream on an already constrained road network. Also, as on street, parking is not possible on all roads, therefore the parking demand has far outstripped the availability of off-street parking spaces in the city. [True copy of the photographs depicting parking on the road side leading to the impediment in the traffic flow showing unprecedented increase of Motor Vehicles in the State of Sikkim in particular at Gangtok, East Sikkim is annexed herewith and is marked as **Annexure-R-1(Colly).**]

13. That demand for parking area at the same project area had been felt way back in the year 1998 itself by the public. Accordingly, in the year 1998 the construction of a multi-storey car park at Old West Point, Gangtok was initiated. Unfortunately, that multi-storey car park space has also started facing capacity constraints due to a tremendous increase in the tourist flow in the State. Further, the Old multi-storey car parking with a capacity of 165 ECS (Equivalent Car Spaces) was serving only for South West –Ranka Rumtek, Singtam, Rangpo Stand for their daily services.

14. That there was a dearth of parking space for the local private vehicles, which often came to the M.G. Marg for shopping of their household items, medicines since all the medical stores are situated at M.G. Marg which is quite proximate to the Multi-Level Car Parking-cum-Commercial Development (hereinafter referred as 'MLCP cum CD') situated at Old West Point School. Even the West Point School was shifted to Tatangchen area due to congestion and the structures of the Old West Point School building was beyond repair.

15. That with the aforesaid background, Respondent No.2 a Special Purpose Vehicle, under the Smart City Program, intends to develop a Multi- Level Car

Parking (in short referred to as MLCP) for easing the overall traffic situation in the city. For this purpose, an existing MLCP below NH-10, MG Marg at Old West Point School Area (5709 sqm) was identified to be redeveloped into a state of the art, modern MLCP cum commercial complex. [True copy of photographs and location map of the project site is annexed herewith and is marked as **Annexure-R-2**].

16. That the envisaged MLCP-cum-CD project situated at Old West Point School, M.G. Marg with a proposed parking space for 443 ECS will be able to address the parking shortage for the locals as well as the tourist footfall in Sikkim. This project has been conceptualized as a parking cum commercial complex project wherein an existing multi-level car parking facility has been proposed to be redeveloped in the Capital, Gangtok. It has been envisaged that the new MLCP will house higher capacity parking of 443 equivalent car parking space as per DPR of the Project Proponent compared to the old-fashioned Car Parking having capacity of 165 equivalent car spaces (ECS) in the site measuring 5709 sq mt. The new MLCP thus shall be able to cater to tourists as well as for the local taxi drivers, as well as for public at large for private vehicles. The increased parking space is crucial for improving traffic congestion which would also go a long way in reducing the carbon footprint in the State of Sikkim.

17. That the said project is being executed under the Public Private Partnership (hereinafter 'PPP) mode which shall address the city's parking issues, boost the economy of the region as it shall provide employment to 2000 individuals and indirect employment to 14,000 individuals and shall also function as a popular tourist destination. For the State of Sikkim, Tourism is the main source to generate employment to the youth of the State and the revenue generated is utilized for betterment of public cause. It is not only local people of the State that have suffered from traffic congestion and parking issue, but also the tourists who are the most affected. The only solution was to come up with the project like the present Multi-Level Car Parking. The project is being implemented by obtaining all the requisite statutory approvals from the concerned departments and in pursuance of Geotechnical Investigation Reports from reputed National Experts.



THIS HON'BLE TRIBUNAL DOES NOT HAVE JURISDICTION TO ADJUDICATE UPON THE SIKKIM BUILDING AND CONSTRUCTION REGULATIONS OF 1991

18. That at the outset it is submitted that the Original Application has been filed alleging, albeit incorrectly, that the project of the answering Respondent is being constructed illegally in contravention of the maximum permissible height for buildings as per the Sikkim Building Construction Regulations, 1991, among others statutory violations. It is the humble submission of the answering Respondent that such allegations have been made without any basis in law and without placing on record an iota of evidence which corroborates the said baseless averment.



19. That more importantly, the allegation pertains to the Sikkim Building Construction Regulations of 1991 which is not included in the list of the enactments specified in Schedule I of the National Green Tribunal Act of 2010. Thus, the OA is outside the jurisdiction of this Hon'ble Tribunal and on this score alone Original Application should be dismissed *in limine*.

20. That it is submitted that the Applicant in the O.A. has suppressed/concealed the material documents by deliberate misrepresentation of legal provisions. That notification No. GOS/UD & HD/6(294)2001/A dated 16.10.2001 amended the Sikkim Building Construction Regulations, 1991 by amending Regulation 17 and inserting Regulation 39 therein. Regulation 39 reads as under:-

*“39... power to relax: In case of genuine difficulties arising out of the implementation of any of the regulations in regard to the buildings or structures proposed to be constructed by the Government of Sikkim or Government of India or any registered organization, the State Government reserves the right to **relax** from application of any of the provisions which it considers justifiable on the merit of each case...”*

[True copy of the Notification No. GOS/UD & HD/6 (294)2001/A dated 16.10.2001 is annexed herewith and is marked as Annexure R-3]

THE MLCP CUM CD PROJECT IS BEING IMPLEMENTED AFTER OBTAINING OPINION AND RECOMMENDATIONS OF NATIONAL EXPERTS ON THE TECHNICAL, FINANCIAL FEASIBILITY AND SOIL BEARING STABILITY OF THE AREA.



21. That the answering Respondent on 23.11.2019 wrote a letter to the Mines and Geological Department, Government of Sikkim to conduct the geological investigation of the old West Point area where the proposed MLCP cum CD is sought to be executed vide letter 84/SPV/GSCDL/2018-19 dated: - 23.11.2019. [True copy of letter 84/SPV/GSCDL/2018-19 dated: - 23.11.2019 is annexed herewith and is marked as **Annexure-R-4**]

22. That in pursuance of letter dated 23.11.2019, the geological investigation of the area of the said project i.e. MLCP-cum-CD was conducted by the Mines & Geology Department, Government of Sikkim from February 2020 to March 2020. The soil sample collected from a depth of 12 to 15 meters' reveal that the area falls under medium to high grade metamorphic rock sequence represented in the area by garnet ferrous mica schist without quartz veins. Based on the core data at various depths, reports recommend a safe bearing capacity of the soil pertaining to the Old West Point School Complex to be 46.5 T/m² or 465 KN/m² as against the load of 21 T/m² or 210 KN/m² of the building to be exerted on the foundation. That in view of the recommendation of the Geo-investigation report of Mines and Geology Department, the envisaged MLCP cum CD project is expected to have a soil bearing capacity of 20 T/m² to 25 T/m² and has been designed accordingly with due regard to the safety of the people residing at the lower portion of the hill of the project site. [True copy of the relevant extracts of the Geological and Geo-technical Investigation Report of Department of Mines & Geology, Government of Sikkim, Gangtok are annexed herewith and are marked as **Annexure-R-5**].

23. That subsequently, the answering Respondent in compliance to the Guidelines and environmental issues concerned assigned the project to Grant Thornton Bharat LLP to prepare the Technical and Financial Feasibility Report for the Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area on PPP Mode. [True Copy of the relevant

excerpts of the Technical and Financial Feasibility Report of Grant Thornton Bharat LLP is marked and appended as **Annexure R-6 (Colly)**

PREPARATION OF REQUEST FOR PROPOSAL (RFP)

24. That the answering Respondent issued Request For Proposal No.004-GSCDL-2020 dated 16.09.2020. The same was uploaded on the websites smartcitygangtok.com and smartnet.niua.org and was also published in the following local dailies on the respective dates:

Himali Bela (18.09.2020)

HimaliMulyakan (18.09.2020)

Sikkim Express (18.09.2020)

[True copies of Notice inviting bids as well as the copies of the newspaper are annexed herewith and is marked as **Annexure-R-7 (Colly)**].

THE MLCP CUM CD PROJECT IS BEING CONSTRUCTED AFTER OBTAINING REQUISITE STATUTORY COMPLIANCES FROM THE CONCERNED DEPARTMENTS AND WILL NOT HAVE AN ADVERSE IMPACT ON THE STABILITY OF THE AREA.

25. That M/s Tirupati Plaza Pvt. Ltd. was the successful bidder for the MLCP cum CD project. That the bid of M/s Tirupati Plaza Pvt. Ltd. was then placed before the Cabinet vide Memo No: 215/Secy/UDD/2021 Dated 27.05.2021 for obtaining approval of the following vide point 21:

- a) Demolishing of the existing Government structures in the area and removal of debris.
- b) Approval for accepting of bid of the L1 Bidder M/s Tirupati Plaza Pvt. Ltd.,
- c) Approval for relaxation of norms of the proposed building having 11 floors subject to the confirmation of the Geo-technical investigation report which the bidder would have to be executed/developed after being awarded the Letter of Acceptance (L.O.A).

[True copy of the Cabinet Memo dated 27.05.2021 is annexed herewith and is marked as **Annexure-R-8**].





26. That the Cabinet vide Memo No: 215/Secy/UDD/2021 Dated 27.05.2021 granted approval for demolition of existing car parking, approval for accepting the bid of M/s Tirupati Plaza Private Limited and relaxation of norms for the proposed eleven floors subject to confirmation of a Geotechnical Investigation and Report. That further, the Cabinet memo dated 27.05.2021 has noted at para 18 that additional three floors to the eleven floors may be considered once clarity is obtained after completion of the Geo-Technical Investigation and Design Reports, as the Detailed Project Report (DPR) will have to be approved by the authority later. It is reiterated that as per the Sikkim Building Construction Regulations of 1991, Regulation 39 allows the State Government to relax any provisions including provision of the maximum height of buildings on the merit of each case. [True Copy of the Cabinet Approval dated 11.06.2021 is annexed herewith and marked as **Annexure R-9.**]

27. That the answering Respondent subsequently issued the Letter of Acceptance to M/s Tirupati Plaza Private Limited vide Memo No: 437/GSCDL/2020-21 dated 18/06/2021 for implementation of Multi-Level Car Parking cum Commercial Development at Old WestPoint Area on Design Build Finance Operate and Transfer (hereinafter referred as 'DBFOT') basis. [True copy of Letter Memo No. 137/GSCDL/2020-21 dated 18.06.2021 is annexed herewith and are marked as **Annexures-R-10**]

28. That as per the terms of the Letter of Acceptance, M/s Tirupati constituted a Special Purpose Vehicle, MESASO Infrastructure Pvt. Ltd. with whom the answering Respondent entered into a Concessionaire Agreement on 29.06.2021 for implementation of the MLCP cum CD project on DBFOT basis. That subsequently vide letter dated 30.06.2021, the answering Respondent appointed MESASO Infrastructure Pvt. Ltd. as the Concessionaire for the MLCP cum CD project. [True Copy of the Letter dated 30.06.2021 appointing MESASO infrastructure Pvt. Ltd. (hereinafter referred as 'the Concessionaire') as the Concessionaire is herewith annexed and marked as **Annexure R-11.**]

29. That subsequently a No objection Certificate (NOC) was also obtained from the State Pollution Control Board (hereinafter referred as 'SPCB') through the Nodal Department i.e. the Urban Development and Housing Department (hereinafter referred as 'UDHD'), for dismantling of the existing structure. [True copies of the NOC of SPCB dated 17.09.2021 & letter of UDHD dated 21.09.2021 are annexed herewith and is marked as **Annexures-12 (Colly)**]



30. That on 01.11.2021, the Concessionaire submitted a Detailed Project Report as per Article 4 "Conditions Precedent" of the Concessionaire Agreement vide letter dated 01.11.2021. [True Copy of the letter dated 01.11.2021 by M/s MESASO Pvt. Ltd. to the answering Respondent is herewith annexed and marked as **Annexure R -13.**]

31. That further, the Concessionaire also initiated a Geo-technical investigation of the area as conducted by the Department of Mines and Geology and an Environmental Impact Assessment Study of the area from an accredited agency in furtherance of Article 12 "Obligations of the Concessionaire" of the Concessionaire Agreement. The Concessionaire had engaged two different agencies for carrying out the geo-technical investigation which is as follows:

- a) M/s Geo-informatic Consultancy and Services, Tadong, Gangtok for conducting Standard Penetration Test- To ascertain the soil characteristic and the safe bearing capacity of the soil. Critical locations were identified and soil investigation was carried out at these locations to know the safe bearing capacity of soil. Salient features of this investigation are summarized as such: *Soil samples were collected from a depth of 12 m to 15 m, geologically the area falls under medium and high-grade metamorphic rock sequence represented in the area by garnetiferous mica schist (with and without quartz veins). Diamond drilling is a form of core drilling which uses a rotary drill with a diamond drill bit mounted to a core barrel. Based on core data at various depth reports recommends the safe bearing capacity as 35 T/m² or 350 KN/m².*

- b) JP Geo Consultants, Andul Road, Howrah, Kolkata, were engaged for conducting Plate Load Test for confirming the safe bearing capacity of the soil. The safe bearing capacity of the soil has been estimated and

was found to be more than 35 T/m² at 4.5 m depth which is higher than the expected load to be exerted on the soil strata



- c) JP Geo Consultants, Andul Road, Howrah, Kolkata, for conducting Standard Penetration Test- To ascertain the soil characteristic and the safe bearing capacity of the soil. Accordingly, 33 number of boreholes were chosen and soil investigation was carried out at these locations to know the safe bearing capacity of soil. Salient features of this investigation are summarized as such: The soil investigation was done using the boring method which was done in two stages (Shell and Rotary drilling). *The salient features of the report are as follows: The subsoil condition comprised of medium dense micaceous silty sand followed by dense to very dense micaceous silty sand and finally the rock strata. Safe carrying capacity of raft foundation placed at a depth of 4.5 m below the finished Ground Level shows that the overall settlement of the raft foundation under applied load of 21 to 22.5 kN/m² is well within the acceptable limit of 75 mm as per IS 1904. The subsoil encountered at site is non plastic and sandy in nature, hence it is understood that the settlement occurring at site will be of immediate type i.e. during the construction phase and no long-term settlement is predicted.*

That further the Concessionaire also got the Geotechnical Investigation Report vetted by Indian Institute of Technology (hereinafter referred as 'IIT'), Guwahati and Department of Engineering & Technology, Jadavpur University. [True Copy of the letter dated 27.12.2021 of M/s MESASO submitting the Geotechnical Investigation Report, Environment Impact Assessment Report and structural vetting certificate of Indian Institution of Technology, Guwahati to the answering Respondent is annexed herewith and marked as **Annexure R-14**]

32. That it is important to note that even the above-mentioned Geotechnical investigation reports confirm that soil consisting of highly weathered rock, garnetiferous mica schist (with and without quartz veins) were encountered in all locations up to 15 m depth and possesses a safe bearing capacity of more than 45 T/sqm which is higher than the safe bearing capacity of soil as per IS

CODE recommendation 35 T/sqm in hilly terrain and thus the proposed MLCP structure will not have any adverse impact of the population living at the lower side of the hill of the proposed project.

33. That on 27.12.2021 the answering Respondent received a letter from the Concessionaire requesting permission to undertake Plain Cement Concrete to secure the exposed soil strata left after demolition of the old parking lot to ensure foundational security of the area in pursuance of the recommendations of the soil consultant to ensure that a confining pressure of atleast 5 Mt/sqmt is provided to the area of the exposed soil strata to prevent run-offs. [True Copy of the letter dated 27.12.2021 of M/s MESASO is marked and annexed as **Annexure R-15.**]

34. That on 31.12.2021 the answering Respondent has provided the Concessionaire with the 'Notice to Proceed' with the foundational security works in view of the recommendations of the soil consultant dated 27.12.2021. That further the Concessionaire was restricted from undertaking any construction unless the requisite statutory permissions were obtained from the concerned departments. True Copy of the Notice to Proceed for foundational security dated 31.12.2021 of the answering Respondent to the Concessionaire is herewith annexed and marked as **Annexure R-16.**]

35. That in pursuance of the said Notice to Proceed the Concessionaire has undertaken Plain cement concrete of the exposed soil to ensure foundational security only to ensure the impending monsoon does not lead to surface run-offs and create an ecological disaster.

36. That further, on 31.12.2021, the Concessionaire has submitted permissions obtained from National Highway, Building Plan Approval from GMC, water and sewerage connection permission from Public Health Engineering Dept., electricity connection permission from Power Dept., Fire Safety NOC and Application for GST and other tax registrations to the answering Respondent in compliance of Article 4 "Conditions Precedent" and Schedule G "Applicable Permits" of the Concession Agreement dated 29.06.2021. True [Copy of the letter dated 31.12.2021 of the Concessionaire to the present Respondent is herewith annexed and marked as **Annexure R- 17**]



37. That it is further submitted that the Applicant has alleged that no environment impact assessment with respect to the construction of aforesaid building has ever been conducted. That the said allegation is completely wrong, false and devoid of merit as the Concessionaire has on 27.12.2021 submitted an Environment Impact Assessment Study prepared by accredited consultants of the proposed project area to the answering Respondent. Here, it is pertinent to mention that the project falls under the category B of item no. 8(a), Building and Construction in the Schedule to the Environment Impact Assessment Notification dated 14th September 2006 and as amended till date.



38. That it is submitted that the "Multilevel Car Parking cum commercial development at Old West Point School Complex, Gangtok" is to be constructed on an available land of 5708.00 square meters. The project shall have a parking space with a built-up area of 17,121.00 sqm which shall be accommodated in four floors for 443 nos. of vehicles. Similarly, the concession agreement has allowed the Concessionaire to build a carpet area of 13,680.00 square meters (+/- 10%) as commercial development. The percentage of parking spaces corresponding to the commercial development works out to the tune of 55% and 45%. Here, the Concessionaire had been allowed a total carpet area of 13,680.00 square meters (+/-10%) as commercial development as per the Concession Agreement. On thorough review of the drawings submitted by the Concessionaire, it was observed that the project had provisions for open-air spaces in each of the floors pertaining to the commercial development space. These open-air spaces were meant for creating green parks, open air plaza, etc. which could accommodate 3000 people at a time and which would be open to the general public at all times. The drawings on further review revealed that the total parking spaces along with the commercial development could be accommodated in an eleven storied structure if the concept of open-air spaces/open air plaza were not conceived and incorporated in the conceptual drawings that were submitted. So, the final drawings that were submitted highlights the building rising in a tapered/stepped manner as one climbs gradually to the higher floors. The same comprises of the lower 4 floors of the structure as car parking space and 13,680 square meters (+/-10%) as carpet area for commercial development. So, the total load (dead load + live load) will be the same irrespective of the number of floors of the proposed project as the total construction area is the

same. In view of the soil stability as confirmed through the geo technical /geo investigation conducted through various agencies, seismic analysis, light weight of the structure being a composite structure of steel and concrete, the load of the structure is expected to be 21 ton/m² with respect to the safe bearing capacity of soil as 40 ton/m². The drawings for the additional three storey's thereby totaling to fourteen storey's as submitted by the Concessionaire shall be placed before the Cabinet for reviewing and obtaining accord of approval for a fourteen storey as earlier to its approval of eleven storey's.

39. That the four floors of parking spaces shall be utilized as taxi stand as well as commercial stand. Secondly, a 5-meter width road is also proposed around the periphery of the proposed MLCP which shall not only serve the proposed MLCP but can also be utilized by the public residing in the vicinity of the project site, who do not have road connectivity at the present time. Since the project is proposed to be executed under the PPP mode wherein the Concessionaire shall invest in the project and to recoup his investment he was granted a commercial development comprising of 13680 sqm (+/-10%) carpet area to accommodate the area duly following the building bye laws and National Building Code so that he can recoup his investment within the lease period of 26 years as granted. [True copies of proposed road around periphery of the proposed MLCP is annexed herewith and is marked as **Annexure-R-18**]

INSTANT PROJECT INITIATED WITH GREEN CONCEPT BUILDING FOR ENVIRONMENTALY FRIENDLY AND VIABLE.

40. That the Multilevel Car Parking-cum-Commercial Development Project at Old West Point School Complex, Gangtok is a pioneering project which is designed as a "Green Building" taking into consideration of Environment and Ecological aspects.

WORKSHOP HELD AT GANGTOK FOR PUBLIC AWARENESS

41. That the Architects of Sikkim had organized an Exhibition cum Workshop from 04.12.2021 to 12.12.2021 requesting Respondent No.2 to showcase the ongoing project of MLCP –cum –CD located at Old West Point School,



Gangtok. The 3-D model of the Multi-Level Car Parking cum commercial development at Old West Point School Complex along with the walkthrough presentation was placed for general public view. The information/queries raised during the event were duly addressed by the officials of Respondent No.2 during the exhibition. [True copy of the communications and photos of the Workshop of the project is annexed herewith and is marked collectively as **AnnexureR-19 (Colly)**].



42. That a stakeholder meeting was also organized by Respondent No.2 on 13.11.2021. The meeting was also attended by the stakeholders residing in the vicinity of the project area which was chaired by the Hon'ble UDD Minister-cum Area MLA. During the meeting, the Chief Executive Officer briefed the attendees about the salient features of the project, stability of the soil. Wherein it was also stated that the project is conceived as a green concept which shall make the project the first Gold Rated Building having its own sewage treatment plant, rain water harvesting facility e-charging facility, solar photovoltaic panels for renewable energy and organic waste convertor. The 3-D model was also placed for public view in a transparent manner. [True copy of the Minutes of the Meeting for the Stakeholder Consultation on MLCP-cum-CD on PPP Mode is annexed herewith and is marked as **Annexure-R-20**]

43. That it is also pertinent to note that during these periods of multiple stakeholder meetings wherein the project was put forth under the scrutiny of the public domain, the Applicant, who applied for the stay order, chose to remain silent on the issue. Furthermore, even during the initial phase of the execution of the project wherein the barricading works, site preparation was under process, there were no objections made. That when the Concessionaire was undertaking work for securing the foundation security of the area, the Applicant herein has by misleading this Hon'ble Tribunal with details of another project located 200 mts. away from the MLCP cum CD project has obtained the Stay Order till the next dated of hearing from this Hon'ble Tribunal.

44. That at present, because of the Stay Order of this Hon'ble Tribunal on construction of the MLCP-Cum-CD situated at Old West Point School Area, the people residing in the neighboring area have expressed their concern and

apprehended a threat of water accumulating at the sanctioned construction site. It is stated that the apprehension of the people living in and around the project site are valid since pre-monsoon has set in and water has started accumulating which will create an artificial pool and the accumulated water might cause erosion of soil causing damages to the neighbouring areas, if the foundation of the project remains unsecured before monsoon sets in. [True copy of the Public Grievances letter dated 01.02.2022 is annexed herewith and is marked as **Annexure-R- 21**].



45. That even the President of the Anjuman-E-Islamia, wrote a letter to Respondent No.2 to immediately to commence the construction of MLCP-cum-CD since the Masjid is around the said project site. [True copy of the letter dated 07.02.2022 is annexed herewith and is marked as **Annexure-R- 22**].

That further on the face of the said Original Application, it appears that the Original Applicant has misled this Hon'ble Tribunal by referring to a different project separate and distinct from the Subject Project in paragraph 4.1 of the said application. Moreover, the Expression of Interest relied upon by the Original Applicant and annexed as Annexure A/2 to the OA pertains to a different project and does not pertain to the project of the Applicant herein. In fact, the EOI No. and the Project Identification No. of the Applicant's project is distinct from the project that has been sought to be pleaded in the OA.

46. That the Original Applicant has, in at least seven places in the OA wrongly quoted the tender reference number. The name of the Subject Project has also not been correctly mentioned by the OA Applicant anywhere in the OA. The Applicant has also annexed copies of the tender documents in respect of a different project as alleged tender documents of the Subject Project, thereby grossly misrepresenting facts before this Hon'ble Tribunal.
47. That the alleged photographs annexed to pages 72 to 80 of the OA by the Original Applicant also do not relate to the project site of the Subject Project at all. The other photographs annexed to the OA also do not capture the site of the Subject Project and have been annexed to mislead this Hon'ble Tribunal that the subject project will block the view of Kanchenjunga, when in

actuality, the present project will enable the people in the vicinity to have breathtaking views of Mount Kanchenjunga.



That further, the landslide in the area annexed in the OA from pages 72-80 which is located approximately 450 m from the Project site was due to the unscientific dumping of loose muck in the area in the past and due to the increased rainfall, water activities resulted into shallow slip of loose materials as per the Report on Geological and Geo-Physical investigation of the Landslide area Arithang, East Sikkim. The said Report reveals the presence of high to moderate weathered mica schist rock at depths from 0-24 m at Section 01-01' and 0-80 m depth at Section 02-02'. Therefore, the strata is composed entirely of hard rock. Based on the findings of the said Geo Technical Report, the Urban Development Department has initiated a foundation excavation work. The Foundation work confirms that there exists a rock strata at 3 m Depth. [True copy of the Report of Geological and Geo physical investigation by Himalayan Research Consultancy and Services dated January 2022 of the slide area at Arithang, East Sikkim and photographs of the excavation is annexed herewith and is marked as **Annexure-R-23 (Colly)**]

48. That it is pertinent to state that from M.G Marg, the tourist as well as local population cannot have any view of Kanchenzonga and the present project will in fact supplement and compliment in the vicinity for everyone to have panoramic view of the Kanchenzonga. The photographs annexed clearly shows that Kanchenzonga is not visible from M. G. Marg for the dwellers. Therefore allegations of the instant project obstructing the view of Kanchenzongais completely incorrect. [True copy of photographs of the MG Marg is annexed herewith and is marked as **Annexure-R-24**].

That furthermore, it has also been deliberately suppressed in the said OA that the site of the Subject Project already comprised a dilapidated, old and ineffective multi-level car parking and that as such, there was no requirement or necessity of conversion of any additional land for acting as the project site.

49. That the Original Applicant has neither placed nor disclosed any document to show that the Original Applicant had raised any objections before any of the concerned authority regarding the execution of the Subject Project. That

further that the information regarding the Project was in the public domain by wide and extensive coverage given by both the print and electronic media. The Applicant did not make any communication to any State authority or environmental authority in spite of being aware of the present project, its details, the location of the project, among other details. In fact, as already stated above notwithstanding the fact that the project does not require a public hearing, a public hearing held on 30th October, 2021, the concerns raised by the Public were taken into account by the State authorities before relevant sanction was granted for commencement of the project. That the Applicant herein or his representative neither participated nor raised any concern in this regard. The instant OA is nothing but a publicity stunt.

50. That the instant OA has been filed with an ulterior purpose and oblique motives of the Applicant gaining political mileage. The Applicant appears to have initiated the instant litigation for fulfilling political objectives. It may be mentioned here that the Original Applicant is the President of the Hamro Sikkim Party which was formed by Mr. Bhaichung Bhutia, the renowned ex-footballer. That the Applicant stood for General Election in 2019 and lost miserably by getting vote share of only 2%. The instant Application is nothing but a political gimmick to galvanize vote bank and private interest in the name of public interest for the upcoming election of 2024. That the Applicant is a self-proclaimed social activist and her claim of working for the cause of environment is a blatant lie. There is nothing to support her allegation raised herein nor any documentary evidence to substantiate the same before this Hon'ble Tribunal. That the Applicant is not a known face and is using the "Ex-parte Stay Order dated 18.01.2022" to make herself popular by holding a number of press meetings with many other groups merely as a political gimmick. That it is evident that the Applicant has not approached this Hon'ble Tribunal with clean hands and many materials facts have been suppressed. Hence contents of para-1 of the OA is denied and disputed by the answering Respondent no.2 and stated that the same are factually incorrect and false. [True copies of the photographs of the Applicant in press media along with the Political symbols are annexed herewith and is marked as **Annexure-R-25**]

1. That the contents of Para 1 are matters of record and does not call for any reply.
2. That the contents of the corresponding para are matters of record and do not merit any response.
3. In reply to contents of Para 3 it is submitted that the case of the Applicant does not fall within the ambit of Sections 14, 15, 16 and 17 of the National Green Tribunal Act, 2010. Her main case as stated hereinabove is regarding the violation of the Notification NO.17/DMG/2021, dated 19.03.2021 by merely inserting the word causing ecological imbalance, violation of the Cultural Heritage and non-protection of Heritage Monuments. The allegations raised in the O.A. do not relate to implementation of the enactment listed in the Schedule to the National Green Tribunal Act, 2010. The same is thus ex facie not maintainable and there is no scope for grant of any relief herein, whether in interim or final form.



4. That the contents of para 4.1, 4.2, 4.3 are incorrect and false. That the concern showed by the Original Applicant has been well taken care of by the Respondent No.2 prior to the commencement of the instant project situated at Old West Point School areas situated near M.G. Marg, Gangtok, East Sikkim by initiating the instant project of MLCP cum- CD as "Green Concept Building".
5. That in response to the contents of para 4.4 it is stated that that out of sheer lack of knowledge of the Applicant the instant OA is filed without any basis on flimsy grounds stating the violation of Government Notification NO.17/DMG/2021, dated 19.03.2021 by merely inserting the word causing ecological imbalance, without any evidences. That in fact, the Concession Agreement dated 29.06.2021 with M/s MESASO categorically states silver certification from IGBC/GRIHA among other green building measures for the upcoming MLCP cum CD project.

Further, it is stated that the word ecological imbalances and environment is inserted in the instant original application with an oblique motive so as to attract the provisions of the National Green Tribunal Act, 2010. In fact, violation of buildings Bye-Laws is not the subject matter to be adjudicated under the NGT, Act, 2010. Even otherwise, the Sikkim Building Construction Regulations of 1991 empower the State Government to relax any provisions

including provisions pertaining to the height of the buildings. That the Cabinet on 11.06.2021 has permitted the Concessionaire to construct eleven floors subject to a Geotechnical Investigation and Report for the additional 3 floors.

Hence on this ground itself the instant Original Application filed by the applicant is fit to be dismissed *in limine* by the Hon'ble Tribunal for want of jurisdiction.



6. That the content of paragraph-4.5 of the instant OA is vehemently denied and disputed by the answering Respondent No.2. In reply it is humbly submitted that the cultural heritage for the State of Sikkim is taken care by the Culture Department, Government of Sikkim. That the Culture Department on 09.02.2022 has categorically stated that apart from the three monuments in West Sikkim, there are no other heritage monuments declared in the State of Sikkim. Thus, it is clear that the Applicant has wrongly alleged presence of historical monuments near the site of the proposed MLCP cum CD project as alleged by the Original Applicant. Further, the said project also does not restrict the view of the Mount Kanchenzonga. On the contrary, the locals and the tourist will have better access of panoramic view of the said Mount Kanchenzonga from MLCP-cum –plaza viewpoints at Old West Point School, near M.G. Marg. The Applicant has not given the correct location of the said project site. It is pertinent to note that the project site is surrounded by private residential buildings, governmental offices namely, Police Head quarter and many private hotels and Parking stand for public transport since the beginning and there are no heritage monuments near the site area. [True copy of the Letter no.48/SSA/CD, dated 09.02.2022 and photographs of the site are annexed herewith and are marked as **Annexure-R-26(Colly)**]
7. That the content of para-4.6 of the OA is denied and disputed by the answering Respondent No.2. In reply it is reiterated that the MLCP –cum-CD building is designed with a composite steel structure built with steel and concrete on land having plain topography. It is designed as being light in weight, more ductile and seismic resistant. The building is designed to resist an earthquake intensity/magnitude of about 8 on the Richter scale, the highest ever that is expected to occur in Zone-IV of the Seismic Zonation Map. That further, the envisaged fourteen storey MLCP-cum-Commercial Development project shall improve the livelihood and infrastructure of neighboring areas of project



site many fold. In fact, the neighbouring area of the project site wanted the project to be completed as soon as possible. The residents located near MLCP-cum-CD had also written a letter to their area M.L.A. praising the efforts of the answering Respondent to conduct public hearing on 13.11.2021 by inviting all the stakeholders and holding a consultative process to explain the project much before the commencement of the construction of the MLCP-Cum-CD situated at Old West Point School, Near M.G. Marg, Gangtok.

However, due to the Stay of construction of the MLCP-Cum-CD situated at Old West Point School Area by this Hon'ble Tribunal, the residents of the neighbouring area have expressed their concerns and have perceived the threat posed by the water accumulating at the sanctioned construction site. It is stated that the apprehension of the people living in and around the project site are valid since pre-monsoon has set in and water has started logging in, which has started creating an artificial pond due to water accumulation. That continued accumulation of water can cause erosion of soil, which might cause damage to the neighbouring area if the foundational security work is not completed before the monsoon sets in.

[True Copy of Photographs leading to accumulation of water is marked and annexed as **Annexure R- 27**]

8. That the content of para-4.7, 4.8, 4.9 & 4.10 of the OA are denied and disputed by the answering Respondent no.2. In response it is stated that even the Applicant's own house is RCC building with more than five storeys and is not of Ekra or /SheeKhim Style (traditional Sikkimese style) of up to two stories, as alleged by the Applicant and without any basis for raising false ecological concerns. Further, landslides are caused mainly due to loose soil by spring water generated at natural Jhora and construction of RCC Structures are not the cause of the landslides as alleged in the instant OA.
9. That the content of para-4.11 is denied and disputed by the answering Respondent No.2 for being incorrect and false. In reply it makes amply clear the applicants is basically challenging disputes of the instant MLCP-cum-CD situated at Old West Point School, at Gangtok based on the buildings Bye Laws which is meant for the construction of residential buildings of allotted sites and private holdings. Even the said Buildings Bye Laws gives relaxation power to the State Government, depending upon the Geological report from

the Mines and Geology Department, Government of Sikkim. In the instant case, the Geological report support the project as it is reflected in the report that area falls under medium to high grade metamorphic rock sequence represented in the area by garnet ferrous mica schist without quartz veins.



Based on the core data at various depths, reports recommend the safe bearing capacity of the soil pertaining to the old West Point School Complex to be more than 46.5T/m² against 21T/m² or 210 KN/m² of the building to be exerted on the foundation. Hence, the building has been designed duly keeping in mind the overall safety of the structure in a pyramid styles as well as providing safety to the people residing at the lower portion of the hill of the project site.

10. That the content of para-4.12 of the OA is denied and disputed by the answering Respondent No.2 as it is incorrect and false. Before and at the time of commencement of the project all the laws of the land are followed by project proponent i.e. M/s MESASO Infrastructure Pvt. Ltd who is not made a party in the instant O.A. despite the knowledge that the project is done through PPP model. The Environment Impact Assessment Study has been prepared by the Project Proponent although not required under the present EIA Notification of 2006.
11. That the contents of para 4.13 sub-para-(A) (i) to (viii), (B)(i) to (vii), (C) (i) to (iii) & (D) (i) to (iv) of the OA are denied and disputed by the answering Respondent No.2. In reply it is submitted that the instant project buildings is designed to withstand or resist earth quake magnitude 8 in the Richter scale. The building is a composite steel structure built up with steel and concrete on land having plain topography. It is designed as being light in weight, more ductile and seismic resistant. The building is designed to resist an earth intensity /magnitude of about 8 on the Richter Scale, the highest ever that is expected to occur in Zone-IV of the Seismic Zonation map.
12. That the data of frequency and magnitude of earthquakes in Sikkim has also been received from Sikkim State Disaster Management Authority, Land Revenue & Disaster Management Department vide ref letter no. 589/SSDMA/LR & DMD/GoS/2022 dated 11.02.2022. The data compiled from the year 2006 to January, 2022 reveals that the highest ever recorded



magnitude was on 18thSeptember 2011 which was recorded as 6.8 on the Richter scale. Even then most of the structures were not affected and even the house of the Applicant is still standing in Ranipool despite being a RCC structure of more than five floors and all other RCC Structures buildings of the State of Sikkim. Rest of the contention are academic in nature. That further, the project falls in Zone 1 as per Mines and Geology Notification dated 19.03.2021 which states that the category is suitable subject to preventive measures at the time of foundational levelling. That the Concessionaire had in fact sought permission for the purposes of foundational security whereafter the present OA was filed and by misrepresentation of facts the Applicant was obtained a Stay from this Hon'ble Tribunal. [True copy of the letter no. 589/SSDMA/LR & DMD/GoS/2022 dated 11.02.2022 of the Sikkim State Disaster Management Authority is annexed herewith and is marked as **Annexure-R-28**]

13. That in response to the contents of para 5 it is submitted that before commencement of the instant MLCP-Cum-CD building the multiple stake holder meetings were called, wherein the project was put forth under the scrutiny of the public domain. That although construction has not commenced yet, the Stay Order of this Hon'ble Tribunal has been obtained by the Applicant by submitting misleading documents which has thwarted the work for securing the foundation of the project. The Applicant thus has acted against the settled principles of law.
14. That the contents of para-6, 6.1, 6.2.,6.3, 6.4, 6.5,6.6, 6.7, 6.8, 6.9,6.10, 6.11 and 6.12 of the OA are denied and disputed by the answering Respondents, except what is a matter of record and in reply the Preliminary Submission of the instant Counter Affidavit is relied upon, for the sake of brevity and for the convenience of the Hon'ble Tribunal.
15. That the content of para -6.13 of the instant OA is vehemently denied and disputed by the answering Respondent No.2. In response it is stated that the Gangtok Smart City Development Limited is wholly responsible for implementing of the Project. That no submission related to the stoppage of the work either verbally or in writing were received from any sources prior to the Order of this Hon'ble Tribunal. Further, the photographs enclosed as annexure



A/5 from pages 72 to 80 do not pertain to the project site. The answering Respondent No.2 has been working in a transparent manner addressing and responding to all the public grievances and RTI received by the office.

16. That the content of para-6.14 of the instant OA needs no response.
17. That the content of para-6.15 of the instant OA is vehemently denied and disputed by the answering Respondent No.2. The balance of convenience is in favour of the Respondents and hence it is prayed before the Hon'ble Tribunal that the instant OA is nothing but a frivolous Application filed by the Applicant for oblique motives with malafide intentions. Hence this OA deserves to be dismissed in limine and the Ex-parte Order dated 18th January, 2022 may kindly be not extended beyond the next date of hearing in the larger public Interest.
18. In Reply to contents of para -7 it is submitted that in view of what is stated herein above the Grounds raised herein are devoid of any merit and does not call for any interference by this Hon'ble Tribunal.
19. That the content of para-8 of the OA is denied and disputed by the answering Respondent No.2 being incorrect and false. In reply it is humbly submitted that no cause of action arises and this Application is against Public interest to thwart a state-of-the-art PPP project for larger political gains by misusing this Hon'ble Tribunal. That the instant OA is not maintainable both in fact and in law therefore, OA is fit to be dismissed with a heavy cost for suppressing many materials facts in the instant application by the Applicant.
20. It is humbly submitted that the instant MLCP-Cum-CD building is being carried out by the answering Respondent and its project proponents, by duly complying with all the legal parameters and has not violated any law of the land. That the instant proposed project shall have open spaces on each floor of the commercial development which would be able to accommodate 3000 people at a time. Mount Kanchenzonga can be viewed by the public including local and tourists from the open spaces provided on each floor of the commercial development, once the project gets completed. At the end it is to submit that only the foundational security work has commenced and has been

temporarily stopped due to the stay order. The excavated soil/foundation may serve as a pool for the monsoon rainwater if the foundation work is not completed prior to the commencement of early monsoon. The accumulated monsoon water may endanger the existing structures in the vicinity if the foundation work is left as, it is. Hence, a humble plea is placed before the Hon'ble Tribunal for not extending the Ex-Parte Stay Order dated 18.01.2022 so that the pending work for securing the foundation can be immediately resumed.

21.I state that what is stated herein above is true and correct.

Date: 27.02.2022

Place: Sikkim

DEPONENT

Jhulla

Gangtok, East Sikkim
(Bhupendra Kothari)
Chief Executive Officer
Gangtok Smart City Development Ltd.
Lal Bazar Road, Gangtok.

Chief Executive Officer
Gangtok Smart City Development, Ltd.
Kishan Bazar, Gangtok-737102
Sikkim

VERIFICATION

I, the above named Deponent, hereby verify and solemnly declare that what is stated in the paragraphs 1 to 44 of Preliminary Submissions and 1 to 20 of Para-wise Response are true to the best of my knowledge and are matters of record.

The annexures annexed herewith are the true copy of their respective originals, which I believe to be true.

Affirmed this affidavit on this 27th day of February, 2022 at Gangtok, East Sikkim.

Jhulla

DEPONENT

Chief Executive Officer
Gangtok Smart City Development, Ltd.
Kishan Bazar, Gangtok-737102
Sikkim

(Shri Bhupendra Kothari)
Chief Executive Officer
Gangtok Smart City Development Ltd.
Lal Bazar Road, Gangtok.

IDENTIFIED.

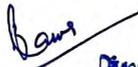
WITNESS

1) Deepankar Lama



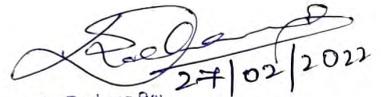
NODAL OFFICER
GANGTOK SMART CITY DEV. LTD
GANGTOK EAST SIKKIM

2) Binay Lama.



Divisional Engineer
Gangtok Smart City Dev. Ltd.
Urban Development Department
Government of Sikkim

...affirmed before me on this the
27th day of Feb 2022 by Shri/Smt
Miss Bhupendra Kothari
Deputy CEO
...who is known to me
Identified by Shri/Smt/Miss Deepankar
Lama of Gangtok,
Sikkim



Ms. Rachana Rai
Oath Commissioner (East)
High Court of Sikkim
Vide Notification No. 34/HCS/11/8/2019

27/02/2022



Parking problems & traffic congestion- Battles that Gangtok loses everyday

732d



Parking of motor vehicles is one of the major problems in every urban area. Sikkim, a rapidly growing place in terms of urbanisation too, is not left behind when it comes to issues related to parking. The ever increasing ownership of motor vehicles in the state is considered to be one of the main reasons behind this, especially Gangtok.



Gangtok seeks modern solutions to mounting traffic woes

by NE NOW NEWS December 2, 2018 5:14 pm



Gangtok is facing huge traffic congestion, just like other metropolitan cities.

Sikkim's capital city — otherwise known for being plastic- and litter-free with disciplined traffic, where lane-driving is the cultural norm — is facing huge traffic congestion, just like other metropolitan cities.

The only road connectivity to Gangtok is NH10, which forms the artery of the road network in the city. The major problems are traffic congestion, lack of parking space, lack of public transport and inadequate footpaths which cause vehicle and public conflicts.

This is especially critical for Gangtok, which, as a mountain city, has inherent constraints of space. The city is now considering alternative, non-road modes of transport like cable cars to ease public mobility.

Search ...



Latest

Bangladesh makes 'J national slogan
February 21, 2022 8:06 am

UP Election 2022: BJ injured in firing
February 21, 2022 8:09 am

Two ITBP personnel blast in poll-bound N
February 21, 2022 8:40 am

President Kovind to from February 25
February 20, 2022 11:17 pm



NEED FOR THE PROJECT



There were no proper parking bay system being followed at the MLCP prior to the project. Due to overspill of demand, the parking facility was under tremendous pressure and operated beyond its capacity. As such, even the parking aisles are used for parking wherein cars continuously shifted to give way to an incoming or outgoing vehicle.

Parking is an essential component of any city's transportation system. Managing public and private parking spaces is an integrated aspect of a planned urban transportation system. This plays an important role in increasing the capacity of existing roadways, improving traffic circulation and reducing urban chaos in the city. The unprecedented growth in the number of motor vehicles, especially the taxis and cars along with the concentration of activities has led to acute parking problems in the Gangtok City area. As the road space is limited and On-Street parking is not possible on all roads, parking demand far outstrips the supply equation. Moreover, there were limited parking lots leading to spill-over of on-street parking on the main carriageway and impeding the movement of the traffic stream.

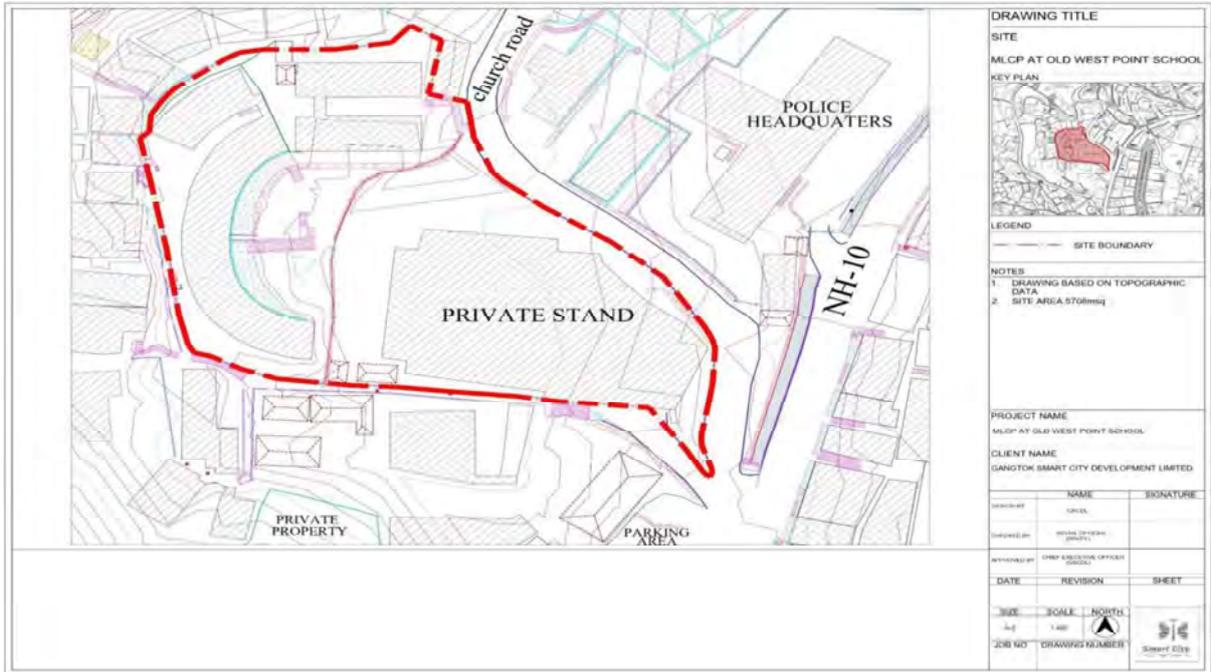




BEFORE THE COMMENCEMENT OF THE PROJECT

-true copy-

Project Site



**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT AND HOUSING DEPARTMENT
GANGTOK**

No.GOS/UD&HD/6 (294)2001

Dated:16/10/2001

NOTIFICATION

In exercise of the powers conferred by Sub-section (2) of section 7 and section 17 of the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, 1985 (11 of 1985), the State Government hereby makes the following regulations further to amend the Sikkim Building Construction Regulations, 1991, namely:-

- (1) (1)These Regulations may be called the Sikkim Building Construction (Amendment) Regulations, 2001.
- (2) They shall extend to all the notified areas in Sikkim.
- (3) They shall come into force at once.
- (4) They shall apply to both Government allotted sites and private sites.
- (2) In the Sikkim Building Construction Regulation, 1991, (hereinafter referred o as the said regulations), in regulation 17, -
 - (a) for sub-re9ulation (I), the following shall be substituted, namely:-

“(i) The maximum height of buildings constructed in allotted sites or private holdings within a notified area shall be in accordance with the suitability and profile of the locations based on the stability map o the area as prepared by the Mines and Geology Department from time to time which shall be as follows: -

Stability zone	Admissible number of floors
1.	5 ½ storeys
2.	1 ½ storeys
3.	3 ½ storeys
4.	2 ½ storeys
5.	1 ½ storeys
6.	No construction is allowed.

Provided that the height of buildings shall be regulated in accordance with the size of the plot allotted or possessed and structural design of the foundation of the proposed building;

(b) after sub-regulation (V) the following sub regulation shall be added, namely: -

“(vi) Any structure beyond the permissible number of floors or allotted area or approved Blue print Plan completed or under construction on or before the date of notification of these regulations, shall be regularized after payment of regularization fee to be prescribed by Notification by the Government.

3. In the said regulation, after regulation 38, the following regulation shall be inserted, namely:-

39 Power to relax In case of genuine difficulties arising out of the implementation of any of the regulations in regard to buildings or structures proposed to be constructed by the Government of Sikkim or Government of India or any registered organization the State Government reserves the right to relax from application of any o the provisions which it considers justifiable on the merit of each case.”

Commissioner –cum- Secretary
Urban Development & Housing Department.



GANGTOK SMART CITY
DEVELOPMENT LTD

35
ANNEXURE R/4

GANGTOK SMART CITY DEVELOPMENT LIMITED
LEVEL 5, KISAN BAZAAR, LAL MARKET ROAD,
GANGTOK - 737101, SIKKIM, INDIA
CIN - U93090WB2017SGC223807

Memo no: - 84/SPV/GSCDL/2018-19

Dated: - 23/11/2019

To,

The Secretary,
Mines & Geology Department,
Government of Sikkim,

**Sub: - Geological & Geo-technical Investigation at Old West Point
School Area**

Sir,

The undersigned has been directed to inform your good office that Gangtok Smart City Dev. Ltd. is implementing the project "**Multi-Level Car Parking cum commercial development at Old West Point School Area**". In this regard, it is requested that geological & geo-technical investigation of the project area may be carried out by your department.

In view of the above, the letter is submitted for further n.a, please.

23/11/2019

Nodal Officer
Gangtok Smart City Dev. Ltd.

NODAL OFFICER
GANGTOK SMART CITY DEV. LTD.
GANGTOK, EAST SIKKIM

-TRUE COPY-

ANNEXURE R/5

**Geological and Geo-Technical investigation report of the
land proposed for the construction of various structures
at Old West Point, School, Gangtok, East-Sikkim**



DEPARTMENT OF MINES AND GEOLOGY
GOVT. OF SIKKIM
GANGTOK
MARCH 2020



CONTENTS:-

1. INTRODUCTION.
2. GEOLOGY OF THE AREA.
3. SITE GEOLOGY.
4. GEO-TECHNICAL INVESTIGATION.
5. ROCK QUALITY DESIGNATION.
6. CONCLUSIONS AND RECOMMENDATIONS.
7. ANNEXURE I
8. ANNEXURE II
9. ANNEXURE III
10. ANNEXURE IV
11. GEOLOGICAL MAP OF THE AREA
12. LOCATION MAP OF BOREHOLES DRILLED IN THE AREA



INTRODUCTION

Apropos to letter No. 84/SPV/GSCDL/2018-19 dated 23/11/2019 from Nodal Officer, Gangtok Smart City Development Limited, Gangtok requisition for geological and geo-technical investigation of the land at old STNM complex Gangtok, east Sikkim. Accordingly, a team of Geologists along with technical team from the Department of Mines and Geology, Government of Sikkim conducted a detail Geo-technical investigation by means of diamond core drilling of the area proposed for the construction of various structures at Old West Point School, Gangtok, East Sikkim from February 2020 to March 2020.

Geographically the proposed area is located between N27°19.46' latitude and E88°36.59' longitude at an elevation of 1720 m amsl. The proposed area is located adjacent to Pakyong Main line Taxi stand at Gangtok, East Sikkim.

GEOLOGY OF THE AREA

Sikkim-Darjeeling Himalayas are Techno-stratigraphically defined by four domains with characteristic stratigraphic and structural attributes. From south to north they are:

- i. Foot hill belt
- ii. Inner Belt
- iii. Axial Belt and
- iv. Trans-Axial Belt.

The state is mostly covered by Precambrian metamorphites of low to medium grade (Daling Group), high grade gneisses (Darjeeling Gneiss and Kanchendzonga Gneiss), Chungthang Formation (quartzite, calc-silicate rocks, marbles, graphite schist's and occasionally amphibolites) with intrusive granites (Lingtse granite gneiss) and Phanerozoic rocks including Gondwana and Tethyan sedimentary. The Paleozoic and Mesozoic (Tethyan) sequence in the northern and north-western part of Sikkim are fossiliferous.



Conclusions and recommendations.

1. Geologically, the area comprises of medium to high grade metamorphic rock sequence represented by Garnetiferous Mica schist and Mica schist with quartzite intercalations underlain by Lingtse Granitic Gneiss. The foliation of rocks strike NW-SE and dip gently towards North east with Westerly facing slope aspect which makes the area geologically favourable for proposed construction of structures at Old West Point School area.
2. Based on the drilling data of Borehole no. 01 light brown clayey /silty soil is encountered from 3.00m depth, Garnetiferous Mica Schist with quartz veins is found from 3.00m to 9.00m depth followed by Moderately weathered Garnetiferous Mica Schist between 9.00m to 13.00m depth underlain by highly weathered Garnetiferous Mica Schist between 13.00m to 15.00m depth.
3. For Borehole no. 02 micaceous silty soil overburden can be encountered upto depth of 3.00m followed by highly weathered Garnetiferous Mica Schist between 3.00m to 6.00m depth. Further Garnetiferous Mica Schist with quartz veins between 6.00m depth to 9.00m depth followed by fresh Garnetiferous Mica Schist with quartz veins between 9.00m to 10.50m depth. Moderately weathered Garnetiferous Mica Schist can be encountered between 10.50m to 13.50 m depth followed by moderately weathered Garnetiferous Mica Schist and fresh Garnetiferous Mica Schist.
4. The tensile strength of rock core for Borehole no. 01 of depth 10.50 m is 70.10 T/m^2 and 12 m depth is 115.20 T/m^2 and compressive strength is 121.00 T/m^2 & 96.00 T/m^2 whereas tensile strength of rock core for Borehole no.02 of depth 9 m is 331.20 T/m^2 and compressive strength is 345.60 T/m^2 . The low value of strength of the rock is due to high degrees of weathering and nature of flaky micaceous rock. However, strength of the strata greater than 35 T/m^2 in hilly terrain is recommended for construction as per IS CODE.
5. As Garnetiferous Mica Schist is a foliated and becomes non-competent metamorphic rock when contact continuously with water activity in which incidences of differential settlement is a natural phenomenon under such condition. Therefore, suitable foundation design to be designed by a competent structural engineer based on the sub-surface geological condition of rock strata.



6. The Safe bearing capacity for Bh. 01 at depth of 1.50 m is 13.84 T/M² and 3.0m depth is 20.15 T/M² and SBC for Bh. 02 at depth of 1.50m is 6.92 T/m², 3.00m depth is 11.51T/m² and 4.50m depth is 46.50T/m².

-TRUE COPY-



IMPLEMENTATION OF MULTI-LEVEL CAR PARKING COMMERCIAL DEVELOPMENT

(Coily)

AT OLD WEST POINT SCHOOL AREA

ASSESSMENT REPORT

DELIVERABLE 1: Technical Feasibility



GANGTOK SMART CITY

Table of Contents

1	INTRODUCTION	6
1.1.	Proposed Project	6
1.2.	Study Objectives	7
1.3.	Approach and Methodology	7
1.4.	Key Concerns and Issues	8
1.5.	Broad Guidelines for the Consultant.....	8
1.6.	Report Structure	9
2	Profile of the City	10
2.1.	Economy	10
2.2.	Traffic and Transport System.....	11
2.3.	Need of the project.....	11
3	Site characteristics	13
3.1.	Location	13
3.2.	Geology	14
3.3.	Geotechnical Investigation report	14
3.4.	Site Visit.....	16
3.5.	Accessibility to the MLCP	17
3.6.	Existing Parking Demand at MLCP	18
3.7.	Passenger Amenities.....	21
3.8.	SWOT Analysis	21
4	Parking Survey.....	22
4.1.1.	Parking Inventory Survey (On-Street and Off-Street)	22
4.1.2.	Registration plate parking survey	22
4.1.3.	User willingness to pay survey.....	24
5	Parking demand assessment	25
5.1.	Parking Survey (Occupancy and Registration Plate Surveys)	26
5.2.	User Opinion.....	30
5.3.	Demand Estimation	30

5.3.1.	Potential Parking Demand to be generated by proposed Commercial Development at Old West Point.....	33
5.3.2.	Overall Parking Demand	33
5.4.	Parking Supply	33
5.5.	Parking Composition.....	34
5.6.	Parking Duration.....	35
5.7.	Willingness to Pay Surveys.....	35
5.7.1.	Proposed Parking Charges	35
6	Parking Technologies.....	37
6.1.	Manual System	37
6.1.1.	Features.....	37
6.2.	Puzzle Type Parking	38
6.3.	Stack Type Parking.....	38
6.4.	Rotary Type Parking.....	39
6.5.	Fully Automated Car Parking	40
6.5.1.	Features.....	40
6.6.	Comparative Statement.....	41
6.7.	Recommended Technology	43
7	Capex and opex.....	45
7.1.	Capex.....	45
7.2.	Revenue.....	51
7.2.1.	Proposed Parking Charges	52
8	Conclusion.....	53
	Annexure I	Case Studies
	Annexure II	Reference
	Annexure III	Geotechnical Report

List of Figures

Figure 1: Proposed Site: Existing MLCP and EPF Office	13
Figure 2: Stability Map of Gangtok.....	14
Figure 3: Existing MLCP, at Old West Point School Area.....	16
Figure 4: Existing MLCP, at Old West Point School Area.....	17
Figure 5: Existing MLCP, at Old West Point School Area.....	17
Figure 6: Parking at NH10 Level	18
Figure 7: Parking at NH10 Level	19
Figure 8: Parking at NH10 Level	19
Figure 9: Parking at Level G-1.....	20
Figure 10: Parking at Level G-2.....	20
Figure 11: Parking at Level G-2; within Setback Area	20
Figure 12 Parking Survey Locations	25
Figure 13: Cumulative Accumulation Curve (Excluding Hungry Jack)	32
Figure 15: Semi – Automatic Puzzle Type Car Parking.....	38
Figure 15: Stack Parking	39
Figure 16: Semi – Automatic Rotary Type Car Parking	40
Figure 17: Fully Automated Tower Parking	41

List of Tables

Table 1: Parking Accumulation at Hungry Jack MLCP	26
Table 2: Parking Accumulation at MG Road to Pantaloons Showroom	26
Table 3: Parking Accumulation at Tibet Road	27
Table 4: Parking Accumulation at Legislative Road	27
Table 5: Parking Accumulation at Deorali School Road	28
Table 6: Parking Accumulation at Children’s Park	29
Table 7: Parking Accumulation at Lal Market	29
Table 8 User Willingness to Shift to a Better Facility	30
Table 9 Parking Accumulation Levels at other sites within influence area of West point school	31
Table 10: Average Parking Composition	34
Table 11: Cumulative Parking Duration	35
Table 12: Willingness to Pay: Parking Fee	35
Table 13: Proposed Parking Fee	36
Table 14: Project Capex.....	46
Table 15: Willingness to Pay: Parking Fee	51
Table 16: Proposed Parking Fee	52

List of Abbreviations

DCR: Development Control Regulations

ECS: Equivalent Car Space

FACPS: Fully automated car parking structure

FAR: Floor Area Ratio

FSI: Floor Space Index

GSCDL: Ganagtok Smart City Development Limited

GT: Grant Thornton India LLP

MG: Mahatma Gandhi

MLCP: Multi level car parking

MOHUA: Ministry of Housing and Urban Affairs

NH: National Highway

PARI: Precision Automation & Robotics India Ltd

PDMC: Project Development and Management Consultancy

SPV: Special Purpose Vehicle

STNM: Sir Thutob Namgyal Memorial

URDPFI: Urban and Regional Development Plans Formulation and Implementation

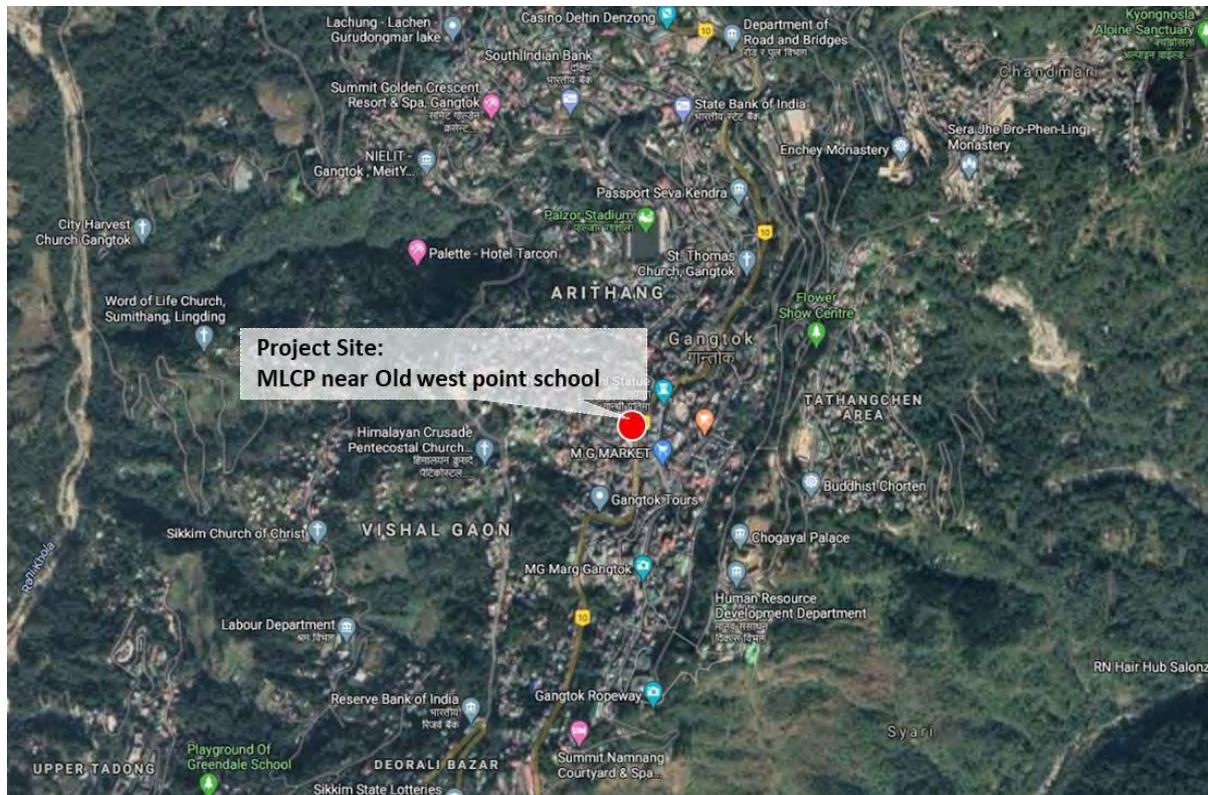
1 INTRODUCTION

1.1. Proposed Project

Parking is an essential component of any city's transportation system. Managing Public and private parking spaces is an integral aspect of a planned urban transportation system. Parking plays an important role in increasing the capacity of existing roadways, improving traffic circulation and reducing urban chaos in the city.

The unprecedented growth in the number of motor vehicles, especially the taxis and cars along with the concentration of activities has led to acute parking problems in the Gangtok City area. There are limited parking lots leading to spill-over of on-street parking on the main carriageway. As the road space is limited, on street parking hinders the traffic stream. Also, as on-street parking is not possible on all roads, parking demand has far outstripped the supply in the City.

With this background, Gangtok Smart City SPV (GSCDL), under the Smart City Program, intends to develop Multi Level Car Parking (MLCP) lots for easing overall traffic situation in the City. For this purpose, an existing MLCP at MG Road at Old West Point School Area (5708 sqm) has been identified to be redeveloped into a state of the art, modern MLCP cum commercial complex.



Accordingly, Grant Thornton India LLP (PDMC) on behalf of GSCDL has taken up the work to assess Feasibility and prepare of Detailed Project Report (DPR) for development of

MLCP at Old West Point School Area (Hungry Jack). This report is the first deliverable of the study providing site details, assessment of parking demand and recommendation on parking technology for the area.

1.2. Study Objectives

The overall objective of the study is to assess the Technical and Financial feasibility for developing the proposed MLCP under a comprehensive PPP model. To achieve this objective, study involves the following components:

- Reconnaissance Survey: Conducting the reconnaissance survey of the Identified Site and its Influence Area.
- Parking Studies: Conducting parking surveys in the influence area of project site to assess demand for organised and unorganised on-street / off-street parking and **user's** willingness to pay.
- MLCP Feasibility: Preparing a feasibility study based on existing and forecasted parking demand, space requirement, capacity of MLCP, fare structure and estimation of project cost.
- Detailed Project Report: Establishing Financial Viability and Revenue generation model under PPP structure.

1.3. Approach and Methodology

The approach adopted for undertaking the study is given in the figure below:



Reconnaissance survey was carried out for identification of parking issues and available parking facilities. Parking surveys and willingness to pay surveys were carried out to assess the existing demand and user's willingness to pay. Future parking demand has been estimated based on applicable DCR and existing industry practices. Further, the technical feasibility of proposed site was assessed in view of estimated demand.

In the presence of various technologies for the Smart Parking and other Smart Parking solutions, the most appropriate technologies have been considered and are included in this report. The technologies were compared based on following criteria in discussion with the client:

- Maximum usability
- Compatibility with manual ramp based MLCP
- Short term parking feasibility
- Area required to accommodate maximum vehicles on proposed site using each technology
- Cost per Equivalent Car Space (ECS)

Further, the project cost shall be calculated based on the following

- Construction Cost
- Per ECS cost
- O&M cost per year
- Dismantling Cost of Existing Structure
- Other services including Safety, Security, Fire, IT requirements etc.

1.4. Key Concerns and Issues

Key concerns and issues identified from Reconnaissance Survey and Technical Assessments are listed below.

- **Site Access:** The Site is mainly accessed through NH10, the busiest corridor in Gangtok. The concern is to manage the traffic effectively during the construction phase of the development/ building.
- **Existing Parking capacity:** Allocation of proper alternative space for existing parking during the construction phase. As the existing facility is used for parking of almost 333 cars during peak hours, GSCDL will require to come up with alternate parking sites during construction.
- **Existing Parking Charges:** The existing parking charges are on a lower side as compared to industry practice across the country. To make the project successful under PPP model, user acceptance of higher parking rates would be essential.

1.5. Broad Guidelines for the Consultant

A Kick-off meeting was conducted with GSCDL followed by field surveys. Based on the discussions held during kick-off meeting and with PDMC broad guidelines finalized for the consultant are as listed below:

- Signing Authority of the project is GSCDL.

- Local bylaws and DCR to be referred for guidelines on height restrictions, setbacks and FAR/FSI.
- Project site ownership documentation to be provided by GSCDL.
- Project site map with approved measurement to be verified and submitted.
- Land use notification of site to be collected.
- Existing parking rates to be collected.
- Parking bylaws / policy for increase in parking charges, if any, to be considered.
- Direct and indirect tax structure i.e. income tax and GST respectively to be considered.
- Consultant to take cognizance of existing assets at site with their respective detail.
- Existing parking demand at the site as well as parking demand in nearby areas to be considered.
- Ground coverage of 50% and basement coverage of 75% to be considered by consultant.
- 4 Basements for parking and G+6 floors above NH10 level for Commercial development to be considered.
- Options for mechanized parking to be investigated for enhancing parking capacity for site.

1.6. Report Structure

The report begins with providing an overview of the city of Gangtok, context of the current study, comprehensive profile of the proposed project location including the physical profile of the project site, description of its surrounding areas and a brief real estate profile. This is followed by the section on the traffic demand survey that incorporates the methodology followed for the traffic study leading to parking demand estimates and required parking capacity.

Based on this data, the financial feasibility assessment shall be carried out providing project cost estimate, revenues forecasts and estimated project returns. Based on the magnitude of the project and the results of the financial feasibility, alternative transaction structures shall be assessed for suitability to the project. A recommendation for project structure shall be made in the final chapter.

2 PROFILE OF THE CITY

Gangtok is the capital and the largest town of the Indian state of Sikkim. It is also the headquarter of the East Sikkim district. Gangtok is in the eastern Himalayan range, at an elevation of 1,650 m (5,410 ft). Nestled within higher peaks of the Himalaya and enjoying a year-round mild temperate climate, Gangtok is at the centre of Sikkim's tourism industry.

Gangtok is located at about 120 km from Bagdogra International Airport and nearest railway station is at New Jalpaiguri. NH-10 highway connects Gangtok to rest of India via West Bengal. Proximity to international border of Nepal, Tibet and Bhutan provides a perfect base for international trade with the neighbouring countries. The existence of Nathu La Pass, Jelap La Pass, and Donkia Pass provides a gateway for international trade.



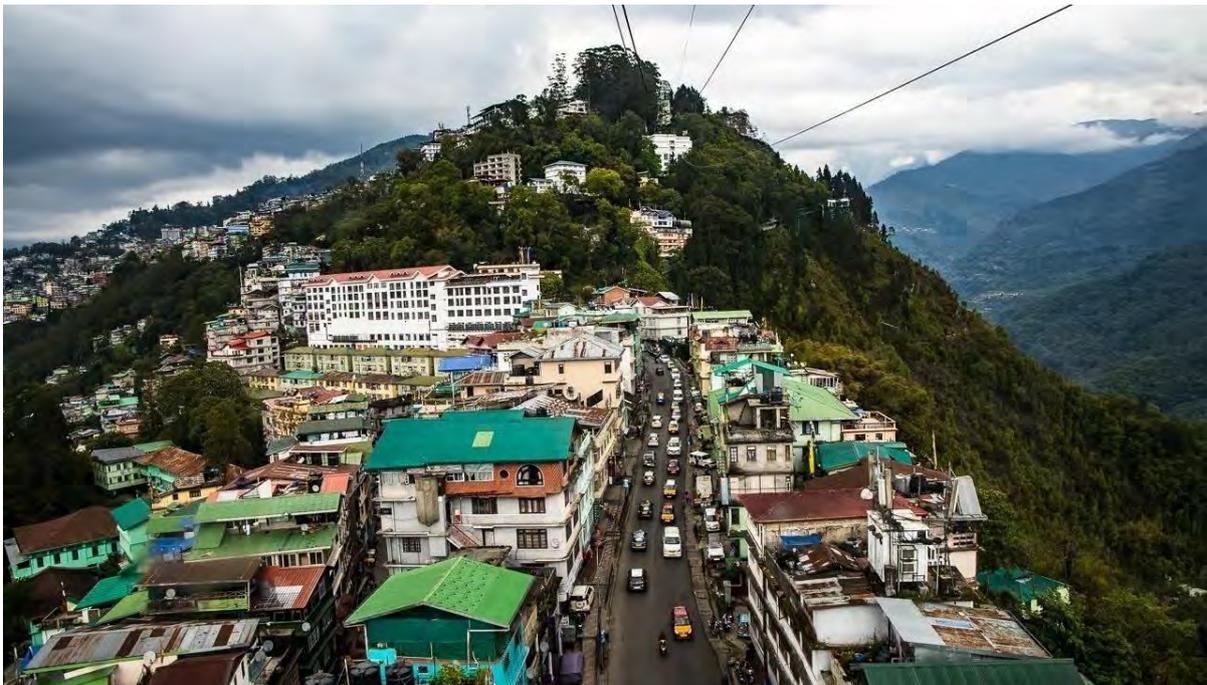
2.1. Economy

As per census 2011, Gangtok has a population of 100,000 persons with a density of 257 persons per square kilometre. The economy of Gangtok is primarily agrarian with a strong tourism industry. Cottage and small-scale industry are also good contributors to the economy of the capital city. The average per capita income in 2011 stood at

₹81,159. The domestic tourism has increased by about 25 percent since 2011 to 2016 and the foreign tourist has increased by 64 percent (*source: Smart City Phase II*) in the same period. This growing trend establishes Gangtok as one of the most preferred tourist destinations in India, generating high volumes of traffic, contributing to the huge parking demand.

2.2. Traffic and Transport System

National Highway 10 links Siliguri to Gangtok. The highway is an all-weather metalled road which runs parallel to the river Teesta, entering Sikkim at Rangpo. Numerous public and privately run bus and maxi-cab services connect Siliguri to Gangtok. A branch of the highway from Melli connects western and southern Sikkim. Towns in southern and western Sikkim are connected to the northern West Bengal hill stations of Kalimpong and Darjeeling. Maxicabs operating on a shared basis are the most prevalent mode of transport in the state.



2.3. Need of the project

As given above, Gangtok is experiencing unprecedented demand for parking owing to increase in tourist activities and car ownership in general. In lieu of adequate off street parking spaces, extensive on street parking is observed, affecting the traffic stream on already constrained network. This project has been conceptualized as a parking cum commercial complex project wherein an existing multi-level car park has been proposed to be redeveloped into a parking cum commercial complex. The MLCP will form the lower 4 floors of the structure whereas the upper 7 floors are envisaged to be developed

as commercial complex. It has been envisaged that the new MLCP will house higher parking capacity than the existing MLCP, able to cater to following demands:

1. Existing parking demand of the MLCP
2. Existing on-street parking demand near the MLCP site
3. Potential parking demand to be generated from the envisaged 4 story commercial development

Gangtok Smart City Development Limited, the Special Purpose Vehicle (SPV) formed under Smart Cities Mission from Ministry of Housing and Urban Affairs (MOHUA), Government of India, has envisaged this project to build on PPP basis to address city's parking issues as well give a boost to the local economy.

3 SITE CHARACTERISTICS

3.1. Location

The identified site is the existing MLCP at West Point School Area, located in the heart of the city of Gangtok, adjacent the busy NH10 and MG Road market. Mahatma Gandhi Road is the commercial hub of Gangtok city. The road and the area around it have transformed over the years and has become one of the prime attractions for tourists with a long stretch of boulevard square. MG Marg is one of the most densely populated Areas of the city with a maximum density of 330 persons per Sq Km. The road network in the immediate vicinity of MG Marg is busiest in the City because of many work centres and commercial establishments and easy access to the commercial hub of Tibet Road and Namnang.



Ground floor of existing MLCP



G-2 floor of existing MLCP

Figure 1: Proposed Site: Existing MLCP and EPF Office

Being adjacent to the MG Marg, the site has tremendous potential to be developed as a modern commercial complex. With roads around MG Marg and existing MLCP facility experiencing parking spill over, the case of redeveloping existing facility as a MLCP cum commercial complex becomes stronger.

3.2. Geology

The existing MLCP houses taxi parking with private car parking. Plot area of the site is 5708 Sqm. The pre-dominant landuse in the vicinity is commercial with limited shops on the ground floor and hotels on upper floors of the buildings. As per the notification of the Mines & Geology Department Government of Sikkim the area has been classified as Zone 1 with respect to the existing soil characteristics and conditions.

Source: Department of Mines and Geology

Figure 2: Stability Map of Gangtok

3.3. Geotechnical Investigation report:

Department of mines and Geology conducted Geological and Geotechnical investigations at site in March 2020. The conclusion of the report is given in the snapshot below.

1. Geologically, the area comprises of medium to high grade metamorphic rock sequence represented by Garnetiferrous Mica schist and Mica schist with quartzite intercalations underlain by Lingtse Granitic Gneiss. The foliation of rocks strike NW-SE and dip gently towards North east with southerly facing slope aspect which makes the area geologically favourable for proposed construction of structures at Old West Point School area.
2. Based on the drilling data of Borehole no. 01 light brown clayey /silty soil is encountered from 3.00m depth, Garnetiferrous Mica Schist with quartz veins is found from 3.00m to 9.00m depth followed by Moderately weathered Garnetiferrous Mica Schist between 9.00m to 13.00m depth underlain by highly weathered Garnetiferrous Mica Schist between 13.00m to 15.00m depth.
3. For Borehole no. 02 micaceous silty soil overburden can be encountered upto depth of 3.00m followed by highly weathered Garnetiferrous Mica Schist between 3.00m to 6.00m depth. Further Garnetiferrous Mica Schist with quartz veins between 6.00m depth to 9.00m depth followed by fresh Garnetiferrous Mica Schist with quartz veins between 9.00m to 10.50m depth. Moderately weathered Garnetiferrous Mica Schist can be encountered between 10.50m to 13.50 m depth followed by moderately weathered Garnetiferrous Mica Schist and fresh Garnetiferrous Mica Schist.
4. The tensile strength of rock core for Borehole no. 01 of depth 10.50 m is 70.10 T/m² and 12 m depth is 121.00 T/m² and compressive strength is 121.00 T/m² & 96.00 T/m² whereas tensile strength of rock core for Borehole no.02 of depth 9 m is 331.20 T/m² and compressive strength is 3454.60 T/m².
5. As Garnetiferrous Mica Schist is a foliated and becomes non-competent metamorphic rock when contact continuously with water activity in which incidences of differential settlement is a natural phenomenon under such condition. Therefore, suitable foundation design to be designed by a competent structural engineer based on the sub-surface geological condition of rock strata.
6. The Safe bearing capacity for Bh. 01 at depth of 1.50 m is 13.84 T/M² and 3.0m depth is 20.15 T/M² and SBC for Bh. 02 at depth of 1.50m is 6.92 T/m², 3.00m depth is 11.51 T/m², 4.50m depth is 46.50 T/m² and 6.00m depth is 22.13 T/m².

The report is attached as an annexure III of this report.

- Based on geotechnical investigation it is found that metamorphic rock strata is present more in sub-surface. Thus, pile foundation shall be suggested for the

proposed multi storey building. This shall be also convenient to avoid differential settlement and shall be opt for high seismic zone.

- However, it is strictly suggested that all structural members of the proposed building shall be in compliance with IS-1893 'Criteria for Earthquake Resistant Design of Structures latest revision' and IS 13920:1993 Ductile Detailing of Reinforced Concrete Structures Subjected to Seismic Force.
- Since highly weathered rock is predominant in site, Reinforced Cement Concrete Retaining wall has to be designed all-round the basement suggested with additional seepage pressure calculations as per IS-14458 'Retaining Wall for Hill Area Guidelines' to avoid land slide and accidents.
- Proper shoring of earth during excavation is required considering the earth slope stability calculations for given sections in different seasons. IS 14680-2004 LANDSLIDE CONTROL — GUIDELINES shall be referred for the earth slope stability calculations and IS code 14804:2000 for Siting, Design and Selection of Materials for Residential Buildings in Hilly Areas -Guidelines.

3.4. Site Visit

Consultant has carried out the Reconnaissance survey at the site on 4th of March, 2020. The site experiences peak demand during the day for taxis and private cars during the office hours. The G-1 level of the parking generally sees maximum turn over with short distances taxis along with local Gangtok taxis. Night Parking is allowed for Taxis and Private cars alike. Figures below depict the present parking scenario in the existing MLCP and its vicinity.



Figure 3: Existing MLCP, at Old West Point School Area



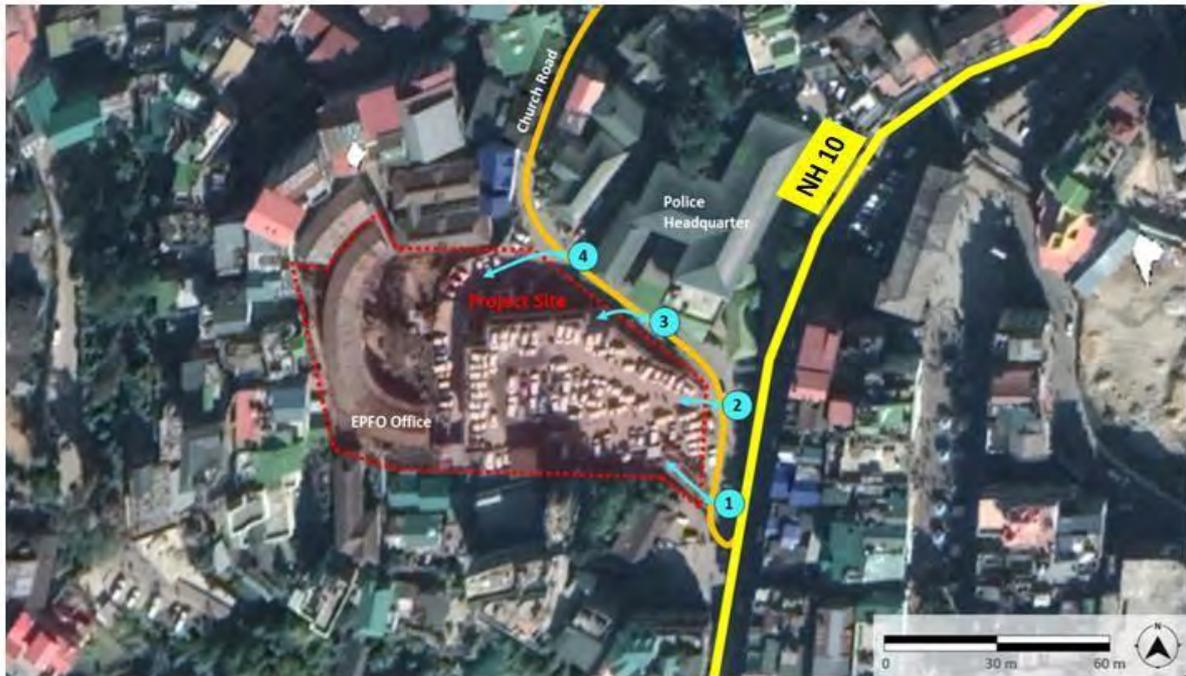
Figure 4: Existing MLCP, at Old West Point School Area



Figure 5: Existing MLCP, at Old West Point School Area

3.5. Accessibility to the MLCP

The site's main access is from NH10 from East with optional access from Church Road on the North. The existing MLCP structure is built on the natural land slope with Ground level and G-1 levels accessible from NH10. Level G-2 is accessible from Church road. The exit from Level G-1 is at Church road with linkage to NH10 as well. The Access roads are shown in subsequent figures given below.



2 Access of existing MLCP on G floor from NH10



3 Access of existing MLCP on G-1 floors from Church Road



1 Access of existing MLCP on G and G-1 floors from NH10



4 Access of existing MLCP on G-2 floors from Church Road

Figure 6: Parking at NH10 Level

3.6. Existing Parking Demand at MLCP

The Existing parking facility is being used by long route intercity taxis as well local taxis and private vehicles. Level G-1 and G-2 are majorly used by long route taxis. However, Local taxis use almost 1/4th of the parking bays on Level G-1 and Private vehicles use level G-2 for parking. Ground floor mostly sees mix parking with Cars/ jeep/ Taxis and

private vehicles. 2 Wheelers are also seen parked on Ground floor level i.e. NH10 level. Figures below depict the Parking conditions within various levels of the existing MLCP.



Figure 7: Parking at NH10 Level



Figure 8: Parking at NH10 Level

At present, no proper parking bay system is followed. Due to high demand, the parking facility is under tremendous pressure and operates beyond its capacity. As such, even the parking aisles are used for parking activity and vehicles are shifted manually by parking attendants to give way to an incoming or outgoing vehicle.

3.7. Passenger Amenities

The Existing MLCP is of very basic nature in terms of passenger amenities and other infrastructural facilities with poorly maintained public toilet and an unplanned passenger waiting area. In absence of a regularised canteen, many unorganised eatery points are operational, mostly at level G-1 and level G-2. Levels G-1 and G-2 are connected by staircase within the building footprint. Although a passenger enquiry counter is operational, no IT based information system is found to be in place. Signage, rate card and input & output terminals were missing at all levels.

3.8. SWOT Analysis

Strength:

- Commercial Landuse within surrounding area
- Parking Demand within the influence area of the site
- Good accessibility and feasible approach to the site though the NH10
- Appropriate Site Area for proposed MLCP cum Commercial development
- No adaptability issues as Existing parking facility is already functioning
- Advantageous locations due to commercial landuse

Weakness:

- Irregular Shape of Site

Opportunity:

- High Commercial and rental potential for the site
- Parking Demand from the adjoining site location
- Location of site within the vicinity of the MG Market.

Threat:

- Immediate parking locations
- Lower parking rates

4 PARKING SURVEY

In order to understand the parking characteristics such as parking pattern, duration, turnover, demand, physical characteristics following surveys has been conducted at identified off street parking locations and its nearby on-street parking locations

- Parking Inventory Survey (on-street and off-street)
- Registration Plate survey

4.1.1. Parking Inventory Survey (On-Street and Off-Street)

Parking inventory is a survey used to estimate the parking supply details. It also helps understand the parking occupancy levels of the facility It is physical count of existing parking spaces and captures the details of parking design, orientation etc. It includes both on-and off-street parking.

a. Need for Parking Inventory

The parking inventory will help build the database of overall parking supply in the identified area. The reasons to conduct parking inventory surveys are discussed below in detail:

- To establish a clear understanding, within a small area, of the numbers of parking spaces and key characteristics relevant to parking management.
- An inventory provides essential insight on the parking options available.
- An inventory is necessary to enable reliable occupancy surveys. Such surveys, count parked vehicles, and divide by the number of legal spaces, to calculate the proportion of spaces that are occupied i.e. to assess the occupancy rate.

$$\text{Occupancy Rate} = \frac{\text{Occupancy}}{\text{Number of Spaces}}$$

The denominator comes from an inventory survey.

4.1.2. Registration plate parking survey

The registration plate survey shall be done through manually entering the registration number of the vehicles using survey forms. Different approaches shall be adopted for carrying out surveys at on street and off-street survey locations. These methods are briefed in the following.

- On-Street: In this survey, the road network will be divided into different smaller stretches which shall be assigned to one enumerator who monitors the vehicle registration numbers of all the parked vehicles along the stretch. The survey shall be conducted considering minimum 500 m long stretch as 1 on-street location, with 30 minutes turnaround time, for 12 hours of the day. The duration of the surveys may depend on the street and its abutting landuse activities and associated business hours.

- Off-Street: The registration plates of the vehicles occupying the parking lots shall be noted down at the starting and ending of the survey. Further, the vehicle registration numbers of the vehicles that enter and leave the parking lot are noted down during the surveying process for every 30 minutes duration. The duration of the surveys may depend on the street and its abutting landuse activities and associated business hours.

The registration plate survey gives the data regarding the duration for which a particular vehicle uses the parking bay. If time interval is shorter, then there are less chances of missing short-term parking. The analysis of the collected data will help to estimate the parking characteristics for the on-street and off-street parking locations as discussed in following table.

S. No.	Type of Analysis	Description
1	Parking occupancy	Parking Occupancy of a zone is a measure of the ratio of parking demand to supply. It reveals whether existing parking is sufficient and if unregulated parking is taking place. It is defined as vehicle accumulation w.r.t total number of parking spaces available.
2	Parking duration	Parking duration provides a measure of average length of time that vehicles are parked in particular areas. Parking duration is defined as ratio of time for which vehicles are parked to total number of vehicles parked. Typically, the length of time is categorized into short (less than 2 hours), and long term (more than 2 hours). This provides information on nature of parking i.e. type of users and subsequently type of controls
3.	Avg. Hourly parking volume	Average hourly parking volume is defined as total vehicles accumulated divided by total hours of survey period.
4.	Avg. Parking turnover	Average Parking turnover is defined as no. of times particular parking bay has been utilized. It is total no. of vehicles parked by total number of parking spaces.
5.	Parking accumulation	The total number of vehicles parked in a given area at a specific point of time is defined as parking accumulation.
6.	Parking turnover	The number of vehicles that are parked in a given space over a set period of time is referred to as parking turnover.
7.	Capacity Utilization	It is the percentage of space utilized against the number of parking bays available in given duration. This gives an idea whether the parking capacity is getting under or over utilized.

Above data shall be utilized to assess the existing utilization of parking facilities along with the temporal characteristics of parking behaviour for example, if majority of parking in a commercial area is long term, the parking is majorly being used by the shop owners and thus can be relocated, if required.

4.1.3. User willingness to pay survey

User willingness to pay survey shall be conducted as part of vehicle registration plate survey to understand the user perception towards the parking policy, pricing and its impact on parking behaviour. Methodology to be adopted for this survey shall entail interviewing parking users based on pre-defined questionnaire and identify users' willingness to pay for parking per hour. It will help estimate the impact of revised pricing on the existing level of parking usage. This survey will also help to analyse the financial viability of new parking facilities being planned in the city. A sample size of 10% shall be maintained for this survey at each location.

5 PARKING DEMAND ASSESSMENT

Reconnaissance survey for the proposed MLCP site was carried out on 4th of March 2020 followed by parking surveys conducted on 5th and 6th of March 2020 to acquire data on parking accumulation, duration, parking turnover and user opinion. Parking surveys were conducted for the existing MLCP and across the influence area of the project site. **On-street and off-street parking surveys were carried out at 8 locations for 12 hrs duration as per the approved survey formats.** Surveys conducted include registration number plate survey, occupancy survey and willingness to shift and pay. This information is utilized to infer the demand for parking and the extent of the parking required in terms of the number of equivalent car spaces (ECS) to be built.

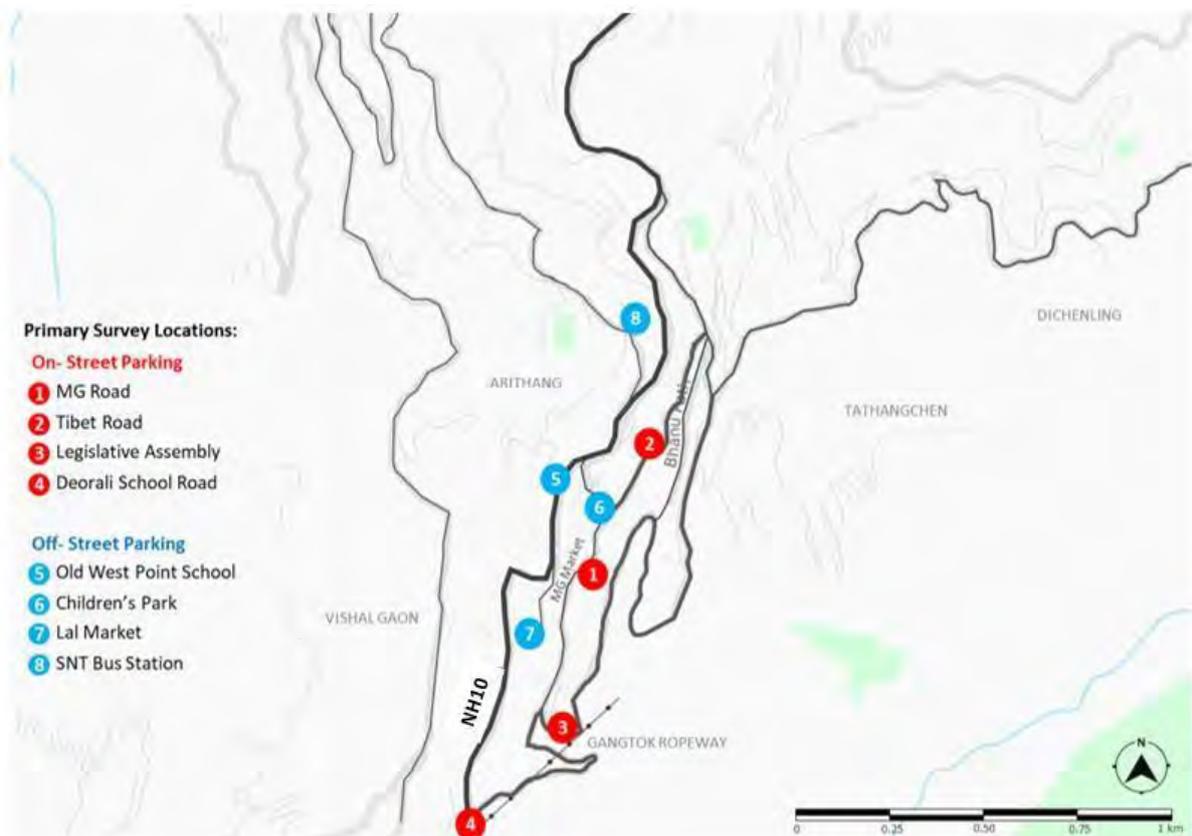


Figure 12 Parking Survey Locations

6.7. Recommended Technology

The present site is proposed to be developed on PPP basis with multi-level basement parking and commercial development above the ground. The basements of the MLCP is envisaged to be accessible by manual ramps for parking purpose.

From the analysis of various type of parking systems and technologies, it has been found that Semi-Automatic type stack parking is the best suited parking technology for the proposed MLCP development. This parking system is found economical.

At about Rs. 3 Lakhs per ECS and thus is considered feasible for the envisaged development. Technical specifications of stack type parking shall be indicated in subsequent deliverables.

In this case, the Semi-Automatic type Stack Parking is selected to be installed within the basement. The Semi-Automatic Type Stack parking system helps double up the parking numbers per parking bay. Assuming 75% efficiency of normal bays to be converted to stacked parking bays (25% discounting for inaccessible areas, low floor heights, MEP duct intrusions minimizing the overall height for accommodating two cars one above another), the overall supply can be targeted to increase by 75%, in addition to manual parking (535 ECS) within the building. Thus, with the addition of mechanical parking system, the parking may be increased by 201 spaces in lower two basements. Hence, parking of about 736 ECS may be targeted to achieve. An indicative concept layout has been given of a typical basement parking floor.

7 CAPEX AND OPEX

7.1. Capex

As discussed in the previous sections, the project envisages the development of MLCP at the specified location to cater to the needs of the vehicle users and help in de-congestion of the roads. Apart from the parking facility, it also envisages the creation of commercial space to cater to the users of the facility and public. This would be a value-added facility for the project. In addition to the building, a foot over bridge connection to MG Market has also been envisaged to enhance the commercial viability of the project. The capital cost thus would be a combination of both parking and commercial facility along with the common facilities. The capital estimates for the project is provided as under:

8 CONCLUSION

As above, the report concludes with following key points:

- On-street and off-street parking surveys were carried out at 8 locations for 12 hrs duration as per the approved survey formats.
- The actual holding capacity of the existing site is 165 ECS (Equivalent Car Spaces) but the facility is being operated beyond its capacity at about 355 ECS in peak hours.
- The parking demand generated by the commercial area proposed in the redeveloped MLCP shall be 415 ECS.
- Overall, demand estimated at the redeveloped site shall be 770 ECS including existing parking demand and proposed commercial landuse at the proposed development.
- It is assessed that a total of 535 ECS may be provided within the proposed building footprint.
- Top two basements are reserved for local cabs and long route taxis.
- Mechanized parking is provided in only lower two basements.
- To increase capacity, mechanization is proposed. Assuming of converting 75% of surface bays into stacked parking bays, the overall supply is estimated to be increased to 736 ECS.
- 70% of the vehicles are parked for short duration of about 2 hours
- Hike in parking charges are proposed in line with the willingness to pay indicated by users
- The capex for the development of parking cum commercial building is about 255 Crores.
- Opex of 5% is proposed for present study. The opex shall increase at a rate of 5% at every 3 years of operation.

Annexure I: Case Studies

Usually in India, automated MLCP systems are mostly used in commercial and office spaces. At present, the implementation of automated MLCP systems in India is not prevalent as compared to conventional parking systems. Yet there are few cases already implemented which are broadly studied and reviewed for this assignment purpose and understand the kind of technologies primarily adopted by them.

Project Name	Developer	Parking Technology	Area (Sq. Meter)	Capacity (ECS)	Approx. cost per ECS (In lacs)
Srinagar Lal Chowk	Simplex Project Ltd.	Semi Mechanised	NA	288	26 Cr.
Tutikandi Multi-storey Parking and Civic amenities Centre, Shimla		Manual	NA	700 Car Spaces	
Sector 17	SPML	Manual & Semi-Automatic (Ramp based and Independent stacker type)	6500 Approx.	1200	3.5 – 4
Sambhaji Park, Pune	Ram Ratan Group	Fully Automatic – Tower Parking	250	80	3.5 – 4
UB City, Bengaluru	Prestige Group	Automatic Puzzle Type	-	350	2-2.5
Bhulabhai Desai Road, South Mumbai	Municipal Corporation of Greater Mumbai (MCGM)	Fully Automatic – Tower Parking	-	240	10
Voltas House, Mumbai	Voltas	Automatic Puzzle Type	-	76	3.5 - 4
BKS Marg, New Delhi	DLF	Fully Automatic Chess Type	6,085	1,408	9-10
Sarojini Nagar, New Delhi	DLF	Fully Automatic-Chess Type	3,789	824	9-10

» Srinagar Lal Chowk

Srinagar Lal Chowk	
Type	Semi Mechanised
Capacity:	288 ECS
Capex	26 Cr.
Year (Opening)	2017
Parking Charges	Rs 20 for First Hour and Rs 10 for every subsequent hour
	Rs. 1100/month
Contractor	Built by Simplex Project Ltd.

» Shimla: Tutikandi Multi-storey Parking and Civic amenities Centre

S. N.	Description of Features	Capacity
A.	Integrated Parking and TRC Building components covered in this Package under IDIPT-HP	Total 700 car spaces .
1.	a) Terrace/Restaurant floor(fast food, waiting hall, Shops, ladies & gents toilet, 2 stair cases, 4 lifts, fountain, 2 security guard rooms & ramps areas. b) Terrace area & Circulation area.	Buses=4.+4=8nos. Cars=32 +8 =40nos.
2	P1) Parking, Ladies & Gents toilet 2nos. of staircase, 4nos. of lifts & circulation area.	77 car spaces
3.	P2) Parking, Dormitories, 2nos. of staircase, 4nos. of lifts, circulation area.	100 car spaces
4.	P3) Parking, Ladies &Gents toilet 2nos. of staircase, 4nos. of lifts & circulation area.	77car spaces
5.	P4) Parking, Dormitories, 2nos. of staircase, 4 nos. of lifts, circulation area.	100 car spaces
6	P5) Parking, Ladies & Gents toilet 2nos. of staircase, 4nos. of lifts & circulation area.	77 car spaces
7.	P6) Parking, Dormitories, 2nos. of staircase, 4nos. of lifts, circulation area.	100car spaces
8	P7) Parking, Ladies & Gents toilet 2nos. of staircase, 4nos. of lifts & circulation area.	77 car spaces
9.	P8) Parking dormitories, 2 nos. of lifts, staircase.	52 car spaces
10.	Office, lifts, staircase & toilets.	-
11.	Fire-fighting system with integrated fire-tank for total TRC Shimla.	
12.	Lifts provision • 4 Nos. (8- storey run/lift stops)	8 persons per lift (32 persons at a time)
13.	CCTV monitoring system, Public Address System, and Electrical Power Back-up for total TRC Shimla.	-
14.	Solar water heating system for total TRC Complex	-
15.	Solar Street Lighting for total TRC Complex	-
16.	Rainwater Harvesting System (separate tanks for each building block)	-

Annexure II: References

ENGLISH हिन्दी বাংলা తెలుగు భాష ಕನ್ನಡ

The Indian EXPRESS
Monday, September 10, 2018

Home India World Cities Opinion Sports Entertainment Lifestyle Technology Viral Parenting Photos Videos Audio ePaper

Home > India > Sikkim – a state with over 50,000 vehicles for 6 lakh people

Sikkim – a state with over 50,000 vehicles for 6 lakh people

"One must understand that tourism and industrial sectors have grown significantly in Sikkim and that required additional vehicles to cater to its needs," Principal Secretary (Transport) SBS Bhaduria said.

60 SHARES

By: PTI / Gangtok | Published: November 26, 2017 1:07:22 pm



The transport sector is also the biggest generator of employment in Sikkim (Reuters/Flc)

RELATED NEWS

- Trader anger hits streets as Sikkim on road to be first fully organic state
- Sikkim organic produce to reach market in govt vehicles
- Doklam: Alert! BSF to boost manpower, BoPs in Sikkim region

Despite being a tiny state with a population of around 6 lakh, Sikkim has a staggering number of registered vehicles – 53,636.

Registration of vehicles has almost doubled in the Himalayan state in the past five years – from 30,093 at the end of 2011-12 to 53,636 till January this year, state transport department officials said.

Sikkim has four districts and a total population of 6,10,377, according to 2011 Census. East District, where more than one-

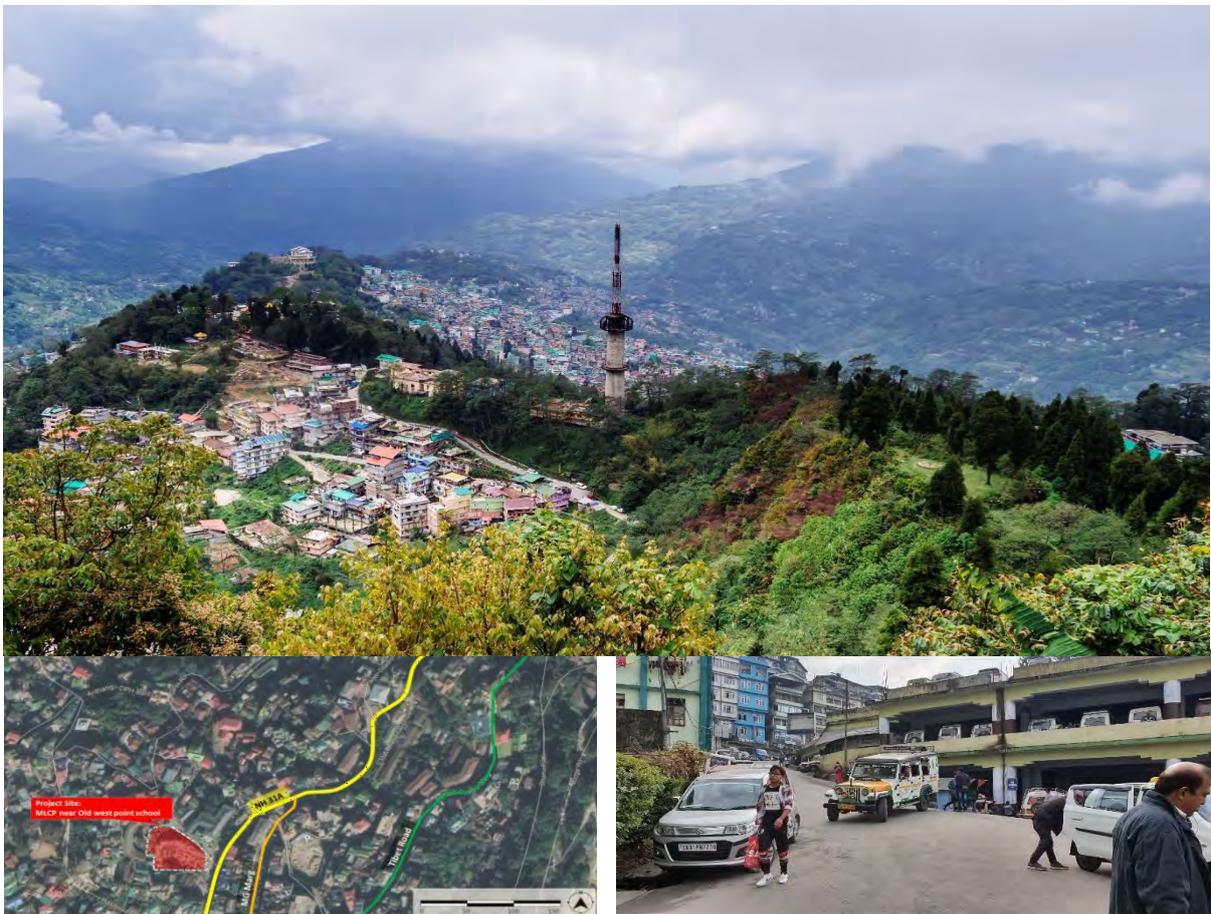
LIVE BLOG

- India vs England 5th Test Day 4 Live Cricket Score, Ind vs Eng Live Cricket Streaming: England are 243/2 at lunch after Alastair Cook's final Test century 50 mins ago
- Bharat Bandh LIVE updates: Andhra gov't announces reduction in petrol, diesel prices by Rs 2 a litre from Tuesday 2 hours ago

BEST OF EXPRESS

- Hyderabad twin bomb blast case: Two get death sentence, one awarded life imprisonment
- National Herald case: HC dismisses Sonia, Rahul pleas against reopening of their tax assessment
- Sports: 5th Test Day 4 Live! England are 243/2 at lunch after Cook's final Test century
- Opinion: Judiciary has become another institution where Muslims are more and more under-represented
- Opinion: As the elderly population grows, India faces new questions, must find new answers

**IMPLEMENTATION OF MULTI-LEVEL CAR PARKING
CUM
COMMERCIAL DEVELOPMENT
AT
OLD WEST POINT SCHOOL AREA
ASSESSMENT REPORT
*DELIVERABLE 2: Financial Feasibility***



GANGTOK SMART CITY

Table of Contents

Abbreviation	4
1. Executive Summary.....	5
2. Introduction.....	10
2.1. Proposed Project.....	10
2.2. Scope of the Study	10
2.3. Methodology of the Project.....	11
2.4. Key Concerns and Issues.....	12
2.5. Key Discussions during the Kick-off Meeting	12
2.6. Structure of the Report	13
3. Sikkim – India’s Gate to China.....	14
3.1. Population Growth.....	17
3.2. Administrative Set-up	19
3.3. Sikkim – Next Travel Destination.....	20
3.4. East District	22
3.5. Gangtok.....	24
3.6. Gangtok Civic Administration	25
3.7. Gangtok Natural Disaster – Early Warning System.....	27
4. Existing Traffic / Transport and Parking Situation – Gangtok.....	31
4.1. Speed and Delay Characteristics	32
4.2. Traffic Volume Characteristics.....	32
4.3. Parking Characteristics.....	34
4.4. Parking Policy.....	36
5. Project Site	41
5.1. Project Site – Vicinity to M.G. Marg.....	41
5.2. Project Site	42
5.3. Parking demand at Project Site	46
5.4. Parking Demand.....	48
6. Parking Technologies	49
6.1. Manual System.....	49
6.2. Puzzle Type Parking.....	50
6.3. Stack Type Parking	50
6.4. Rotary Type Parking.....	51

6.5.	Fully Automated Car Parking.....	51
6.6.	Parking Technologies – Comparative Statement	52
6.7.	Recommended Technology.....	52
7.	Planning of MLCP	54
7.1.	Design Principles.....	54
7.2.	Design Elements	56
7.3.	Universal Accessibility	66
7.4.	Consideration before the Construction of Multi-story Car Park	67
7.5.	Proposed Parking Plan.....	69
8.	Commercial Development – Architectural Intent.....	70
8.1.	Buildings General	70
8.2.	Cohesive Design and Vibrant, Inclusive Development.....	70
8.3.	Smart & Sustainable: Certified Building	71
8.4.	ICT Building Services	73
8.5.	Iconic: Showcasing Sikkimies / Indian Identity	75
8.6.	Restricted Commercial Development	76
9.	Financial analysis	77
9.1.	Key Assumptions.....	77
9.2.	Estimated Project Cost	79
9.3.	Revenue Assumptions.....	80
9.4.	Commercial Development –Annual Lease	81
9.5.	Advertisement	82
9.6.	Private Vehicles – Parking Fee and Washing Charges	84
9.7.	Other Revenue Streams.....	86
9.8.	O&M Cost Assumptions	88
9.9.	EBITDA Margin.....	89
9.10.	Funding pattern, DSCR and Interest Expenses	90
9.11.	Depreciation	92
9.12.	Taxation.....	93
9.13.	PAT Margin and Rate of Returns	93
9.14.	Working Capital Assumptions.....	94
9.15.	Project viability – Project IRR and Equity IRR	94
10.	Institutional Mechanisms and Project structuring	97
10.1.	Executing Agency.....	97

10.2. Project Structuring: Key determinants for GSCDL	97
Annexure I: Project Site Map	107
Annexure II: Case Studies.....	108
Annexure III: Financial Statements	111
Annexure IV: Draft Term Sheet.....	115

2. Introduction

The Section provides necessary background and preliminary understanding of the project requirements, project area context and overall methodology for achieving the objectives of the project. The methodology has been outlined to provide a clear understanding of activities to be undertaken at each stage of the project. The project understanding, methodology and scope of work are based on thorough review of ToR, preliminary discussions with client and extensive background review.

2.1. Proposed Project

Parking is an essential component of any city's transportation system. Managing public and private parking spaces is an integrated aspect of a planned urban transportation system. This plays an important role in increasing the capacity of existing roadways, improving traffic circulation and reducing urban chaos in the city.

The unprecedented growth in the number of motor vehicles, especially the taxis and cars along with the concentration of activities has led to acute parking problems in the Gangtok City area. As the road space is limited and On-Street parking is not possible on all roads, parking demand far outstrips the supply equation. Moreover, there are limited parking lots leading to spill-over of on-street parking on the main carriageway and impeding the movement of the traffic stream.

Accordingly, GSCDL, under smart city program has identified Multi Level Car Park projects to be implemented on priority. Under the program, GSCDL has identified an existing MLCP to upgrade into a state of the Art, modern MLCP cum Commercial Development near M.G. Marg at West Point School Area.

The key objectives of this project are:

- To ensure efficient parking system at the heart of the commercial district of the Gangtok City;
- To prepare design for the MLCP cum Commercial Development including plans for pedestrian connectivity, public and private spaces and integration of diverse uses throughout the site area;
- To make an iconic, safe, comfortable and inclusive development that is attractive and accessible to all;
- To establish financial sustainability of the project; and
- To enhance the environment sustainability of the project by encouraging the standards of energy conservation (like LEED status, water management, minimize heat retention, urban heat island effect, etc.).

2.2. Scope of the Study

The overall objective of the study is to assess the Technical and Financial feasibility for developing the proposed MLCP project under a comprehensive PPP model. To achieve this objective, study involves the following components:

- a) **Reconnaissance Survey:** Conducting the reconnaissance survey of the Identified Site and its Influence Area.
- b) **Parking Studies:** Conducting parking surveys in the influence area of project site to assess demand for organised and unorganised on-street / off-street parking and user's willingness to pay;
- c) **Feasibility:** Preparing a feasibility study based on existing and forecasted parking demand, space requirement, capacity of MLCP, fare structure and estimation of project cost; and
- d) **Detailed Project Report:** Establishing Financial Viability and Revenue generation model under PPP structure.

2.3. Methodology of the Project

→ The methodology was derived based on key objectives of flexible planning to accommodate growth and change through public investment and infrastructure to enhance development potential.



- We started with area appreciation and situation analysis by conducting reconnaissance survey for better understanding of existing site and environmental features.
- To analyze parking / traffic movement of all modes including pedestrian flow characteristics near the junction, time-based traffic and transportation surveys were conducted.
- For a comprehensive understanding of upcoming developments around Project, the team analyzed upcoming development proposals, existing acts, policies, rules and regulations applicable for the proposed project.
- Transport planning is important to ensure that surrounding transport networks are efficiently linked with the interchange hub. Therefore, transport surveys like Pedestrian Survey, Parking survey and demand forecasting assessment helped us in formulating multi-varied response modalities.
- Three MLCP technologies were critically discussed during kick-off meeting and finally a semi-automatic parking technology adopted, thereby bringing in global best practices and customize it to the needs of Gangtok and more precisely for the proposed Project Site.
- Experience from stakeholder's discussions are incorporated in final design.

- Detailed technical specifications and Block cost were finalized and
- layouts were developed along with necessary site work to establish CAPEX and OPEX.
- Financial analysis was carried out using tools like NPV, PIRR, EIRR, pay-back period and sensitivity analysis.
- Draft DPR was presented before relevant stakeholders and based on recommendations, final DPR is submitted so that Institutional Mechanism and Project Structuring are well defined.

2.4. Key Concerns and Issues

Key concerns and issues identified from Reconnaissance Survey and Technical Assessments are listed below:

- **Site Access:** The Site is mainly accessed through NH31A, the busiest corridor in Gangtok. The concern is to manage the traffic effectively during the construction phase of the development/ building.
- **Existing Parking capacity:** Allocation of proper alternative space for existing parking during the construction phase. As the existing facility is used for parking of almost 280 cars during peak hours, GSCDL will require to come up with alternate parking sites during construction.
- **Existing Parking Charges:** The existing parking charges are on a lower side as compared to industry practice across the country. To make the project successful under PPP model, user acceptance of higher parking rates would be essential.

2.5. Key Discussions during the Kick-off Meeting

Several meetings have been conducted with various stakeholders including GSCDL, GMC and Urban Development and Housing Department. Key points discussed during the meetings are:

- Signing Authority of the project is GSCDL.
- Gangtok Municipal Corporation Act (with amendments) to be adhered.
- Applicable advertisement policy and prevailing advertisement rates of Gangtok to be referred.
- Local bylaws and DCR to be referred for guidelines on height restrictions, setbacks and FAR/FSI.
- Project site ownership documentation to be provided by GSCDL.
- Project site map with approved measurement to be verified and submitted.
- Land use notification of site to be collected.
- Rules and regulations regarding maximum lease period (years) allowed in Gangtok to be looked into.
- Existing parking rates to be collected.
- Parking bylaws / policy for increase in parking charges, if any, to be considered.
- Direct and indirect tax structure i.e. income tax and GST respectively to be considered.
- List of applicable permits and approvals to be provided.
- Consultant to prepare Environmental Management Plan.
- Consultant to take cognizance of existing assets at site with their respective detail.

Annexure 9

Newspaper Publication


GANGTOK SMART CITY DEVELOPMENT LIMITED
 SOKAYTHANG, GANGTOK
 SIKKIM - 737102
 CIN - U9309090WB2017SGC223807
 Email: gangtoksmartcity@gmail.com

NOTICE INVITING BIDS

Reference Memo No: 388 /GSCDL/2020-21 Dated: 16th Sept 2020

Employer: Gangtok Smart City Development Limited (GSCDL)
Project: "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim"
 EOI No: 004/GSCDL/2020,
 Project identification No: SIK-GAN-0062
 CALL: Revised 2nd Call.
 Issued on: 16th September 2020

1. The GSCDL is to receive financing under the Smart City Mission, and intends to apply part of the proceeds toward payments under this contract; the GSCDL shall process the payments as per the Company policy, terms and conditions laid in this Call for Bid, subject to availability of funds.
2. The GSCDL now invites for bids/offers to take up the project "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim" on Design Built Finance Operate Transfer (DBFOT) on Public Private Partnership mode.
3. Any eligible and interested bidder, may submit their application for purchase of the document as per the schedule indicated therein.
4. Complete Bidding Document (NIB conditions, Vol I, II and III) is available in the following websites: <http://smartcitygangtok.com/> & <https://smartnet.niua.org/> from 17.09.2020 onwards.


 Chief Executive Officer
 Gangtok Smart City Dev. Ltd.

Himali Bela

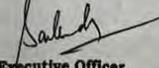

GANGTOK SMART CITY DEVELOPMENT LIMITED
 SOKAYTHANG, GANGTOK
 SIKKIM - 737102
 CIN - U9309090WB2017SGC223807
 Email: gangtoksmartcity@gmail.com

NOTICE INVITING BIDS

Reference Memo No: 388 /GSCDL/2020-21 Dated: 16th Sept 2020

Employer: Gangtok Smart City Development Limited (GSCDL)
Project: "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim"
 EOI No: 004/GSCDL/2020,
 Project identification No: SIK-GAN-0062
 CALL: Revised 2nd Call.
 Issued on: 16th September 2020

1. The GSCDL is to receive financing under the Smart City Mission, and intends to apply part of the proceeds toward payments under this contract; the GSCDL shall process the payments as per the Company policy, terms and conditions laid in this Call for Bid, subject to availability of funds.
2. The GSCDL now invites for bids/offers to take up the project "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim" on Design Built Finance Operate Transfer (DBFOT) on Public Private Partnership mode.
3. Any eligible and interested bidder, may submit their application for purchase of the document as per the schedule indicated therein.
4. Complete Bidding Document (NIB conditions, Vol I, II and III) is available in the following websites: <http://smartcitygangtok.com/> & <https://smartnet.niua.org/> from 17.09.2020 onwards.


 Chief Executive Officer
 Gangtok Smart City Dev. Ltd.

Himali Mulyankan

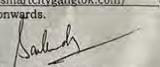

GANGTOK SMART CITY DEVELOPMENT LIMITED
 SOKAYTHANG, GANGTOK
 SIKKIM - 737102
 CIN - U9309090WB2017SGC223807
 Email: gangtoksmartcity@gmail.com

NOTICE INVITING BIDS

Reference Memo No: 388 /GSCDL/2020-21 Dated: 16th Sept 2020

Employer: Gangtok Smart City Development Limited (GSCDL)
Project: "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim"
 EOI No: 004/GSCDL/2020,
 Project identification No: SIK-GAN-0062
 CALL: Revised 2nd Call.
 Issued on: 16th September 2020

1. The GSCDL is to receive financing under the Smart City Mission, and intends to apply part of the proceeds toward payments under this contract; the GSCDL shall process the payments as per the Company policy, terms and conditions laid in this Call for Bid, subject to availability of funds.
2. The GSCDL now invites for bids/offers to take up the project "Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim" on Design Built Finance Operate Transfer (DBFOT) on Public Private Partnership mode.
3. Any eligible and interested bidder, may submit their application for purchase of the document as per the schedule indicated therein.
4. Complete Bidding Document (NIB conditions, Vol I, II and III) is available in the following websites: <http://smartcitygangtok.com/> & <https://smartnet.niua.org/> from 17.09.2020 onwards.


 Chief Executive Officer
 Gangtok Smart City Dev. Ltd.

Sikkim Express

Smartnet

The screenshot shows a web browser window with the URL smartnet.niua.org/tenders. The page features a navigation menu with links for 'Newsletter', 'Tender Digest', 'SCM Weekly Update', 'Sitemap', 'HelpDesk', 'Login', and 'Register'. On the left, there is a calendar for the month of January 2022, with the 25th highlighted. Below the calendar is a legend for event types: 'Event Starts' (blue dot), 'Event Ends' (red dot), 'Event In Progress' (light blue dot), and 'Past Event' (black dot). The main content area is titled 'Past Tenders' and includes a search filter for 'City' (set to 'Gangtok') and 'Sector' (set to 'Urban Transport'). Below the filters, three tender listings are displayed, each with a 'Smart City' logo and a brief description:

- Request for Bids for Improvement of selected Feeder Roads in and around Gangtok**
Fri, 26/02/2021 to Tue, 06/04/2021
- Request for Bids for Construction of Link Road from Paljor Stadium to Indira By-pass, Gangtok, East Sikkim**
Fri, 29/01/2021 to Mon, 01/03/2021
- Request for Proposal for Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School area near MG Marg, Gangtok, East Sikkim**
Wed, 16/09/2020 to Fri, 20/11/2020

The Windows taskbar at the bottom shows the system tray with a temperature of 12°C, rain forecast, and the date 25-01-2022.



GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK, SIKKIM

Memo No: 215/Secy/UDD/2021

Dated: 27-05-2021

CABINET MEMORANDUM

Minister in Charge
Secretary in Charge

-
-

Mr. Arun Kumar Upreti
Ms. Sarala Rai, I.A.S.

Subject: Multi Level Car Parking cum Shopping Plaza at old West Point School-PPP Project under Gangtok Smart City Development Ltd.

1. The construction of Multilevel Car Parking cum Commercial Development at Old West Point School having its Project ID as SIK GAN 062 is a part of Smart City Proposal under Gangtok Smart City Development Limited.
2. The approval of the Board of Directors of the company has been obtained for implementation of the Project under Public Private Partnership (PPP Mode) on its 17th Board Meeting held on 23rd October 2020.
3. The 1st call for bids for development of a multi level car park cum commercial plaza, by demolishing the existing Taxi Stand as well as the old school buildings in the Old West Point School Complex area was invited on 9th January 2019. Unfortunately, the 1st call for bid was invited without verification of the status of land. Besides, owing to changed specifications and requirements the entire bidding process was cancelled. The changed criteria/concept of the project, envisages the construction of a structure with Green Building Concept. Moreover, on verification of the title deed of the land, it is found recorded in the name of Private Estate, and a separate file has been processed to acquire the same, in-principle approval of the Government has been obtained for its acquisition.
4. The second call for bids was invited on 07.10.2020. The approval of the Board of Directors of the Company has been obtained for the project, however, as the 'project aspects' requires further administrative considerations, formal approval of the State Government is also being solicited duly highlighting the salient features and aspects related to the project as indicated hereunder.
5. The project is being taken up on PPP mode with an estimated investment of Rs 294.98 crore. As per the requirements for PPP projects, the bid has been evaluated for the lowest viability gap funding (VGF) keeping all other parameters fixed. The financial modelling for the project was done before inviting the bids and the VGF of 37% of the project cost viz., Rs 109 crore approx. was considered reasonable.
6. The other fixed parameters are (a) Development period of 4 years, (b) Lease Rent to be paid by concessionaire @ Rs 1 per sqm per annum of the maximum carpet area, (c) Concession Fee to be paid by Concessionaire @ Rs 1 per accounting year, (d) Operation period of 26 years.

The other parameters have been fixed so as to ensure that bid evaluation is error free; if the bids are invited on multiple parameters, the evaluation and identification of the preferred bidder becomes cumbersome and generally leads to litigation with different parties having different justifications for selection of the preferred bidder.
7. Briefly, the salient features of the Project as per Request for Proposal (Bidding Document) is indicated as follows:-
 - a. As per the preliminary survey, the land area in the old West Point complex is 5707.80 square metre.
 - b. Proposal envisages construction of 11 storeyed structure. The structure will have four levels of car parking. Level 0 and 1 are ordinary parkings and the upper levels viz.,

-Page 2-

level 2 and 3 will be electro-mechanically operated stack/puzzle parking, to accommodate 415 equivalent car spaces, approximately. The structure shall be 11 storeyed building subject to norms of the Government. The details are tabulated as below: -

Sl No.	Particulars	Details
1.	Site Area at Old West Point School	5707.80 sqm
2.	Commercial Floor Coverage	50%
3.	Parking Floor coverage	< 75%
4.	Total Nos of Floors	11 storied
5.	Lower Parking Floors	4 Nos (Levels :0 to 3)
6.	Ground and above(Nos)	7 Nos (Levels :4 to 10)
7.	Commercial Carpet area (sqm)	13,680.00 sqm +/- 10%
8.	Parking levels	4 Levels (0,1,2 &3)

- c. The Concessionaire shall be entitled to construct/ develop such components which it deems appropriate from commercial viability point of view provided; however, such component shall not fall in the category of prohibitive item as per Authority or Govt. of Sikkim or Govt. of India, norms or applicable law. Broadly the following components are allowed: -
- Shopping Mall and Multiplex
 - Hotel, Food Courts/Restaurants/coffee shop
 - Commercial (Retail cum Office) area would include retail shopping, branded showrooms, anchor stores, and entertainment complex/zone and business spaces.
 - Banks, Coaching institutes
 - Gaming zone/children play home, Gymnasium or Health Centre,
 - Any other activity with the approval of the authority.
- d. Level 0 and 1 will be handed over to the authority during the operation period and rest of the floors will be with the concessionaire for 26 years of operation after which it is to be handed over to the authority in terms of the agreement. However, the period of operation may be extended by another 26 years subject to approval of the Government., by entering into a separate agreement, the process of which can only be taken up after finalizing the DPR and all aspects of the building known to both the concessionaire and the authority.
- e. The documents viz., Volume I- Instruction to Bidders, Volume II- Concession Agreement and Volume III- Project Information Memorandum is appended for perusal.
8. The timelines of the Bid process that has been completed is tabulated below:

Sl No	Event Description	Date
1	Publication of 2 nd Call for Bids	07.10.2020
2	Submission of Queries by Bidders	12. 11.2020
3	Pre-Bid Meeting	12. 11.2020
4	Reply to Pre-Bid Queries	24.12.2020
5	Submission of Bid	11. 01.2021
6	Opening of Technical Bid	11. 01.2021
7	Opening of Financial Bid	22.01.2021
8	Letter of Award LOA to the Preferred Bidder*	15.02.2021
9	Signing of Concession Agreement *	27.02.2021
10	Submission of Performance Security, preparation of DPR and its approval and environmental management plan, employee deployment plan, construction / rehabilitation plan etc. Opening of Escrow Account, establishment of SPV specifically for the project, obtaining of permits etc.*	26.02.2022
11	Construction and Development period*	After approval
12	Operation period*	26 years

* after accord of Government approval.

9. An Independent Engineer has to be appointed for overseeing the works during the development period plus first 4 (four) years of operation period, as well as one year before the expiry of the concession period. In the event of termination, such independent Engineer will be appointed to perform such roles as required to complete the termination proceedings. The salary of the Independent Engineer will have to be borne equally by the authority and the concessionaire.
10. Within the indicated timelines, six applicants had submitted their Expression of Interest, for the project and the bid documents were sold to all six applicants:
1. Pave Infrastructure Pvt. Ltd., Salugara, Siliguri
 2. Tirupati Plaza Pvt Ltd, Sevoke Rd, Siliguri
 3. Siotia Infratech, HB Road, Guwahati
 4. SIBIN Group, Middle Sichey, Gangtok
 5. SM Infrastructure Pvt Ltd, GS Road, Guwahati
 6. Mungipa Trade Links Pvt Ltd, Singtam.

However only the following three submitted their bids for the project quoting the VGF as follows:

1. Pave Infrastructure Pvt. Ltd., Salugara, Siliguri	Rs 106.19 cr
2. Tirupati Plaza Pvt Ltd, Sevoke Rd, Siliguri	Rs 103.98 cr
3. Mungipa Trade Links Pvt. Ltd, Singtam.	Rs 107.67 cr

11. The lowest VGF has been quoted by Tirupati Plaza Private Limited and is the preferred bidder (L1). Accordingly based on the pre-bid estimated cost of Rs 294.98 cr the lowest bid is of 35.25% (Rs 103.98 cr) which is within the estimated VGF. The difference amount of Rs 191 cr has to be invested by the concessionaire. The project development period is of 4 years. The investor (concessionaire) will operate and maintain the asset for 26 years operation period. The VGF will be released as per the terms of the agreement into an Escrow Account created for the purpose. The Bank fees for the Escrow account has to be shared equally by the authority and the Concessionaire. During the operation period, the concessionaire will have complete freedom for O&M including leasing and rental and will remit the prescribed fees to the authority.

12. The VGF has to be released as per the terms of the agreement laid in schedule M: Project Grant to the concessionaire as follows: -

Sl No	Project Milestone	% of the Project Grant	Project Grant (Crore)	State share (50%) crore	Central Share (50%) in crore
1	Signing of Concession Agreement	Rs 294.98 X 35.25% X 15%	15.60	7.80	7.80
2	Project Mile stone-I	Rs 294.98 X 35.25% X 15%	15.60	7.80	7.80
3	Project Mile stone-II	Rs 294.98 X 35.25% X 15%	15.60	7.80	7.80
4	Project Milestone-III	Rs 294.98 X 35.25% X 15%	15.60	7.80	7.80
5	Car Parking Facility Completion Date .	Rs 294.98 X 35.25% X 20%	20.80	10.40	10.40
6	Project Milestone-IV	Rs 294.98 X 35.25% X 05%	5.20	2.60	2.60
7	Project Milestone-V	Rs 294.98 X 35.25% X 05%	5.20	2.60	2.60
8	Project Milestone-VI	Rs 294.98 X 35.25% X 05%	5.20	2.60	2.60
9	Commercial Development Completion Date	Rs 294.98 X 35.25% X 05%	5.20	2.60	2.60
		Total	103.98	51.99	51.99

13. The above matching fund to the ratio of 50:50: is in line with the revised administrative approval approved by the Cabinet vide Memo No: 002/SPV/GSCDL/2018-(II)/203/SECY Dated 15/02/2021. The funds as required as highlighted above for the construction of the project under Smart City Guidelines has to be made available during the Development period which is targeted to be completed within 4 years. However, during the current financial year Rs 31.20 crore will be required to meet the expenditure against Sl (1) and (2) for this specific project during 2021-22.

14. The Concept drawing submitted by the preferred bidder proposes the construction of 14 number of floors. The bottom 4 floors are to be car parking (MLCP); Level 0 and Level 1 as ordinary parking and Level 2 and 3 as electro mechanically operated stacked / puzzle parking. Tentatively the parking is proposed for 415 car parking spaces; the actual capacity, however, will be known after finalization of the DPR and its approval by the authority. Rest of the floors will be for commercial development with a maximum carpet area of 13,680 sqm with permissible deviation of plus or minus 10%.

15. For the city, this will be the first ever multi level car park with commercial development (shopping mall + hotel) on the upper floors having modern aesthetics and green concepts. It will change the skyline of the city and will be point of tourist interest as well as a convenient place for the city dwellers for shopping and leisure. The facility will have an atmosphere of modern comfort and convenience, cleanliness and hygiene with top quality ambience, whilst enjoying the panorama of the majestic mountains and underlying valleys in the backdrop of the setting sun. It is expected that the living quality index of the city will improve due to this asset. As per the concept, the elevation of the structure is of a reducing building profile, instead of a solid building mass as is generally seen in other building projects; as the building rises in elevation its commercial area will reduce and will have open plazas and green spaces for the public to enjoy. This further justifies the need to add extra floors to compensate the revenue loss on account of the open spaces being kept at the lower levels. Moreover, the structure will have its own sewage treatment plant with partial solar lighting for green energy.
16. As per the bid requirements, Level 4 to 10 shall be commercial development. To achieve open public plazas and green plantation areas, the building floor plate shall be reduced gradually so that every upper level will have reduced floor area as a result. Accordingly, in the concept plan submitted by the preferred bidder, the bidder has proposed for additional 3 floors (Level 11,12 and 13) on partial horizontal area in order to achieve the required carpet area. This is within the permissible carpet area as mentioned in the tender document. This decreasing or reducing building profile or building mass is also conducive for setting up green spaces on such open areas as well as improved aesthetics and green performance of the building. The proposed commercial development submitted by the preferred bidder comprises of 10 levels; level 4 to 9 shall be shopping plaza / mall and level 10 to 13 shall be hotel.
17. Also, the bidder has conceived for a plaza of about 600 – 650 sqmtr. which will improve the ambience and quality of exposure / experience in the facility. Hence, keeping in view the concept presented by the selected bidder, the extra floors could be considered, subject to the condition that the maximum carpet area of 13680 sqmtr., with a deviation of plus or minus 10% is not exceeded.
18. The actual details with regard to the structure will be availed only after conducting thorough geo-technical investigation, engineering / structural design and architectural drawings by the concessionaire as per the timeline given above- which is the DPR stage. Though the preferred bidder has submitted a concept drawing for 14 levels, in view of the RFP, we may at present consider for 11 floors only. Accordingly, approval of the Government is solicited for relaxation of norms to build the structure having 11 floors. However, keeping in view the reduction in the building mass as the floor level rises, we may consider additional 3 floors once clarity is obtained after completion of geo-technical investigation and design reports, as the DPR will have to be approved by the authority later.
19. Status of land at Old West Point:-The construction of Multilevel car parking cum Commercial Development at Old West Point School is to be constructed on plot no.715 & 716 which is found recorded in the name of Private Estate as per the verification report received from the Revenue Authorities vide memo no.71/765/G/DD/DC(E) dated 22/02/2021. However, on the request of the Department, the Estate Manager, Private Estate & Authorized Attorney of Chogyal Wangchuk Namgyal has agreed to transfer the land measuring 61,398.00 sft to the Urban Development Department as per the Circle rate of Gangtok Block vide application Dated 15th March 2021 addressed to the Hon'ble Minister, UDD . The same has been approved by the Government.
20. The Smart City Mission is funded as a 50:50 centrally sponsored scheme and the Government of India has already released Rs 243 crores. Therefore, in terms of the mission guidelines, equal matching share has to be provided by the State Government. Till date only Rs 5 crore State Share has been released, hence to match the GOI release, an amount of Rs 238 crore need to be released for implementing the mission activities.

21. In view of the timely requirement of funds for the project, requirement of land free from encumbrances and high value of the project as well as the need for relaxation of norms for building the structure having 11 floors, proposal is being submitted for consideration by Council of Ministers for the following: -

- i) approval for demolition of existing Government structures in the Project Area and removal of debris as a separate contract;
- ii) approval for mortgage of land by the Concessionaire to fund the project, subject to entering into a separate agreement with the administrative Department for the purpose;
- iii) approval for accepting of the Bid of the L1 Bidder M/S Tirupati Plaza Pvt. Ltd with a VGF of Rs 103.98 crores in terms of Volume- I, II and III of the Bidding documents. The letter of award to the lowest bidder as per the event description was scheduled for 15/02/2021 as per the Request for Proposal;
- iv) approval to allow the concessionaire to undertake operation and maintenance including leasing and rental during the operation period.
- v) approval for appointment of Independent Engineer as described herein above and for sharing the salary of such independent engineer equally by the authority and the concessionaire.
- vi) approval for relaxation of the norms of the proposed building having 11 floors subject to confirmation of the geotechnical investigation and report.
- vii) approval for extending the operation period by another 26 years subject to signing of a separate agreement, after finalizing the DPR and all aspects of the building being known to both the concessionaire and the authority and
- viii) approval for provisioning the State Share of Rs 238 crore in the Budget 2021-22 equivalent to the amount already released by the Central Government.


(Sarala Rai, I.A.S.),

Secretary to the Government of Sikkim.

File no: J (536) / GOS/UDD/MISC/2021

-TRUE COPY-

EXTRACT OF THE CABINET MEETING HELD ON 11th JUNE, 2021, AT 10 A.M IN
THE CABINET HALL OF TASHILING SECRETARIAT, GANGTOK, SIKKIM

URBAN DEVELOPMENT DEPARTMENT

283.5 The proposal seeks of approval to take up various activities for construction of Multi Level Car Parking cum Shopping Plaza at old West Point School under Gangtok Smart City Development Limited, as detailed in the Cabinet Memo.No.215/Secy/UDD/2021 Dated 27.06.2021.

CABINET DECISION: The Cabinet approved the proposals contained in para 21 (i) to 21 (vi) only.

sd/-
(S.C GUPTA)IAS
Cabinet Secretary

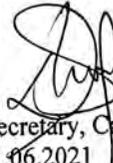
Cabinet Extract No. CON/CAB/283/2021/6655

Dated: 11.06.2021

To,

~~The Secretary
Urban Development Department
Government of Sikkim, Gangtok~~

Copy forwarded for onward action, please.


Joint Secretary, Cabinet
11.06.2021




14.6.21

-TRUE COPY-



**GANGTOK SMART CITY DEVELOPMENT LIMITE
LEVEL 5, KISAN BAZAAR, LAL MARKET ROAD,
GANGTOK- 737101, SIKKIM, INDIA
CIN-U93090WB2017SGC223807**

Memo No: -137/GSCDL/2020-21

Dated: - 18/06/2021

LETTER OF ACCEPTANCE (LOA)

To,

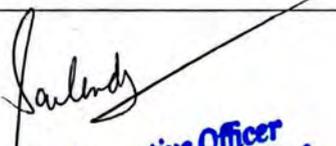
M/s. Tirupati Plaza Private Limited
Mr. Akhil Dalmia
Gangtok, Sikkim

Subject: Letter of Acceptance ("LOA") for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area on Design, Build, Finance, Operate and Transfer (DBFOT) basis" (the "Project").

Sir,

This is with reference to the Bid submitted by your company M/s. Tirupati Plaza Private Limited in accordance with the **RFP Volume-I Clause No. 2.2.2**, dated 7th October 2020 and the corrigendum/ addendum thereto dated 24th November 2020 issued by Gangtok Smart City Development Limited, Sikkim (the "**Authority**"), towards qualification and short listing of Eligible Bidders for evaluation of their respective Financial Proposals in accordance with the **RFP Volume-I Clause No. 2.2.9**, submitted on 11.01.2021.

Pursuant to the evaluation of your Bid in accordance with the terms of the RFP Document, the Authority is pleased to inform that based on your company's Financial Proposal, dated 22.01.2021 (copy attached as **Annexure 'A'**), your company has been identified as the Preferred Bidder for the Project. Further, you are requested to comply with and fulfill the following terms and conditions within the time and in the manner & sequence, as prescribed hereunder:


Chief Executive Officer
Gangtok Smart City Development. Ltd.
Gangtok- 737102 Sikkim

- That within 7 (seven) working days of the issuance of LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof along with the Letter of Acknowledgement in the format attached with this LOA as **Annexure 'B'**.
- That Within 14 (fourteen) days of the issuance of this LOA, furnish an irrevocable Development Period Performance Security of Rs 14.75 Crore (Rs. Fourteen Crore Seventy Five Lakhs Only) in accordance with **RFP Volume-I Clause No. 2.2.8**
- That within 14 (fourteen) days from the date of issuance of this LOA, and in accordance with **RFP Volume-I Clause 3.2.8**, you shall incorporate a Special Purpose Vehicle (SPV) to act as the Concessionaire and for executing the Concession Agreement with the Authority and implementing the Project in accordance with the terms thereof, and submit all the documents related to SPV incorporation to Gangtok Smart City Development Limited.
- That within 14 (fourteen) days of date of this LOA and after absolute & unconditional fulfilment of the conditions mentioned hereinabove and in addition thereof, you are requested to execute and ensure execution by the Concessionaire of the, Concession Agreement, in the format set forth in the RFP Document, with the Authority.

Thanking You


Chief Executive Officer
Gangtok Smart City Development, Ltd.
Sokayubang, Gangtok- 737102 Sikkim
Gangtok Smart City Development Limited, Gangtok
Date: 18/06/2021

-TRUE COPY-

File No:106/GSCDL/2019



Gangtok Smart City Development Limited,
5th Floor Kissan Bazar, Lal Bazar Road,
Gangtok, Sikkim - 737101
E Mail - gangtoksmartcity@gmail.com
CIN - U9309090WB2017SGC223807

Memo No:.....197...../GSCDL/2021-22

Dated: 30/06/2021

To,

MESASO Infrastructure Pvt Ltd.,
3rd Mile, Sevoke Road
Siliguri- 734008

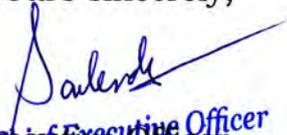
Subject: Appointment of Concessionaire for implementation of Multi level car parking cum commercial development at Old West Point School Area, Gangtok

Sir,

With Reference to Concession agreement entered between Gangtok Smart City Development Limited and MESASO Infrastructure Private Limited; Dated 29.06.2021, we have hereby appointed you as a concessionaire for "Implementation of Multi level car parking cum commercial development at Old West Point School Area, Gangtok" on Design, Built, Finance, Operate and Transfer (DBFOT) basis under PPP mode.

Thanking You,

Yours sincerely,


Chief Executive Officer
Gangtok Smart City Development Limited.
Gangtok, Sikkim

-TRUE COPY-



STATE POLLUTION CONTROL BOARD-SIKKIM
FOREST & ENVIRONMENT DEPARTMENT
GOVERNMENT OF SIKKIM

F. No. 202/SPCBI/3215 DEORALI, GANGTOK - 737102

Dated: 17/09/2021

To,

The Secretary,
Urban Development Department,
Government of Sikkim,
Gangtok-737101.

Sub: No Objection Certificate.

In consideration of your letter no. 250/UDD/Secy dated 08/09/2021, this is to inform you that the State Pollution Control Board-Sikkim does not have any objection for dismantling/demolition of the existing facility located at Old West Point School, Gangtok, East Sikkim subject to the following conditions:

1. That, you shall ensure that the project proponent carries out the dismantling/demolition work without causing any environmental pollution duly installing pollution control measures such as suppression of dust/fugitive emission, noise controlling measures in the premises by erecting barriers & limiting work during day time only and proper management of demolition waste within the premises, further, that any such dismantling/demolition shall ensure foundational security of the area in question;
2. That, all forms of Demolition waste shall be managed and disposed in accordance with the provisions of the Construction & Demolition Waste Rules, 2016;
3. That, the project proponent shall construct temporary labour camp duly providing proper sanitation & solid waste management facility within the premises in accordance to the Solid Waste Management Rules, 2016;
4. That, you shall obtain any other NOC, wherever required before taking up the demolition work.


Member Secretary

State Pollution Control Board-Sikkim
Dr. Gopal Pradhan
Member Secretary
State Pollution Control Board
Forest Env. & W/L Mangt. Deptt.
Govt. of Sikkim, Ganatok





GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK

No: 255/UD01/Seq.

Dated: 21/09/2021

To,

The Chief Executive Officer
Gangtok Smart City Development Limited
Gangtok.

Sub: - Proposal for construction of Multi level Car Parking cum Commercial Complex at Old West Point School complex Gangtok.

Reference proposal for construction of Multi level Car Parking cum Commercial Complex at Old West Point School complex Gangtok, I am directed to convey the approval to start dismantling of existing structure of Old West Point School for construction of the aforesaid work subject to no objection from Private Estate for commencement of the dismantling work, as the said land is yet to be transferred to Urban Development Department.




Special Secretary
Urban Development Department
SPECIAL SECRETARY
Urban Dev. Department
Government of Sikkim
Gangtok

-TRUE COPY-

Ref. No. MIPL/08/2021-22

Date: 01.11.2021

To,
Chief Executive Officer
Gangtok Smart City Development Limited,
Level 5, Kisan Bazaar, Lal Market Road,
Gangtok, East Sikkim - 737101

Sub.: Detail Project Report (DPR) for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area on Design, Build, Finance, Operate and Transfer (DBFOT) basis"

Ref.: Concession Agreement, Dated 29.06.2021

Sir,

With reference to above subject matter, as per the Article 4 "Conditions Precedent" of the Concession Agreement dated 29.06.2021 we hereby enclosed Detail Project Report (DPR) along with annexures for your record.

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited
MESASO Infrastructure Private Limited



Chief Financial Officer
Chief Financial Officer

Encl.: Detail Project Report along with annexures

-TRUE COPY-

Ref. No. MIPL/10/2021-22

Date: 27.12.2021

To,
Chief Executive Officer
Gangtok Smart City Development Limited,
Level 5, Kisan Bazaar, Lal Market Road,
Gangtok, East Sikkim - 737101

Sub.: Detailed Environmental Impact Assessment and Geo Technical Studies for
"Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point
School Area on Design, Build, Finance, Operate and Transfer (DBFOT) basis"

Ref.: Concession Agreement, Dated 29.06.2021

Sir,

With reference to above subject matter, as per the Article 12 "Obligations of The
Concessionaire" of the Concession Agreement dated 29.06.2021 we hereby enclosed following
documents for your record:

1. Environmental Impact Assessment Report
2. Geotechnical Investigation Report (Soil Test Report)
3. Geotechnical Investigation Report (Plate Load Test Report)
4. Structural Vetting Certificate from Indian Institution of Technology, Guwahati

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited
MESASO Infrastructure Private Limited



Chief Financial Officer
Chief Financial Officer

-TRUE COPY-

Ref. No. MIPL/Site/04/2021-22

Date: 27.12.2021

To
The Chief Executive Officer
Gangtok Smart City Development Ltd.
Level 5, Kisan Bazar, Lal Market Road,
Gangtok, East Sikkim-737101

Sub: Prayer for allowing us to do the Plain Cement Concrete (PCC) as recommended by our Soil Consultant S. K. Mitra & Associates for Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim.

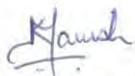
Dear Sir,

This is with reference to the Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim. Please refer to the soil consultant's additional recommendation letter dated 27.12.2021, further to the Geo Technical recommendations, a copy of which is enclosed. As per the said recommendations, after the soil exposure due to dismantling of existing structure and removal of foundation of existing structure, there is a need to cover the exposed soil strata immediately with Plain Cement Concrete. In view of the same, we request you to allow us to do Plain Cement Concrete of the area for foundational security where the proposed construction of multi-level car parking cum commercial development is sought to be undertaken.

Thanking You.

Yours Faithfully,

MESASO Infrastructure Private Limited



Vice President Project



Received
27/12/2021

Enclosed: Soil Consultant S. K. Mitra & Associates Recommendation dated 27.12.2021

**GANGTOK SMART CITY DEVELOPMENT LIMITED
LEVEL 5, KISAN BAZAAR, LAL MARKET ROAD,
GANGTOK- 737101, SIKKIM, INDIA
CIN-U93090WB2017SGC223807**

Memo No: - 868/GSCDL/2021-22

Dated: - 31/12/2021

To,

M/s Mesaso Infrastructure Pvt. Ltd.
3rd Mile, Vega Circle Mall,
Sevoke Road, Siliguri – 743003

Sub: - Notice to Proceed

Sir,

With reference to the letter bearing memo no: MIPL/Site/04/2021-22 dated: - 27/12/2021 received from your firm wherein it was requested that Gangtok Smart City Development Limited (Authority) may authorize the firm to execute Plain Cement Concrete work of the proposed project site to be developed in view of the recommendation of the soil Consultant S. K. Mitra & Associates for **“Multi-Level Car Parking cum commercial development at Old West Point School Complex, Gangtok.”**

This is to inform your firm that the foundational security works can be initiated in view of the recommendations of the soil consultant dated 27.12.2021. However, no construction work for the project as approved by the competent authorities should be commenced without obtaining the requisite statutory clearances from the concerned authorities.

In view of the above facts, your firm is hereby instructed to execute the foundational security works immediately prior to the onset of the monsoon season in order to avoid any hazards due to rain.

Thanking you

Yours sincerely



Chief Executive Officer
Gangtok Smart City Dev. Ltd

Enclosed: as stated above



Ref. No. MIPL/11/2021-22

Date: 31.12.2021

To, Chief Executive Officer
Gangtok Smart City Development Limited,
Level 5, Kisan Bazaar, Lal Market Road,
Gangtok, East Sikkim - 737101

Sub.: Submission of applicable permits for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area on Design, Build, Finance, Operate and Transfer (DBFOT) basis"

Ref.: Concession Agreement, Dated 29.06.2021

Sir,

With reference to above subject matter, as per the Article 4 "Conditions Precedent" and "Schedule G: Applicable Permits" of the Concession Agreement dated 29.06.2021 we are enclosing herewith the following documents for your record:

Sr. No.	Applicable Permit	Remarks
1	National Highway Clearance	No. 04/GOS/R&B/NH/2019-20/165, Dated 20/08/2021
2	Building Plan Approval	Issue No. 3839/Misc/TPL/GMC/2021/979, Dated 31/12/2021
3	Tree Felling	Not in our Scope
4	Water & Sewerage Connection	<i>For Water:</i> 1. Request Letter to Department of PHE vide Ref. No. MIPL/HO/16/2021-22, Date 20.09.2021 2. Forwarding of Estimate by Department of PHE vide Memo No. PHE/4061/MTC/21-22/84, dated 06.10.2021 3. Transfer of fund vide MIPL/HO/24/2021-22, dated 07/10/2021 <i>For Sewer Connection:</i> Memo No. 7123/REV/W/S&PHED/7, Dated 08/11/2021
5	Shifting of Services and utilities	Memo No. 138/GMC/2021, Dated 30.06.2021
6	Application for PAN, GST and other tax registrations etc.	PAN: AAOCM2843E GST: 11AAOCM2843E1ZQ TAN: CALM22540A COI: U45309WB2021PTC243031

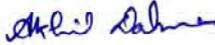
7	Electricity Connection	<ol style="list-style-type: none">1. Request to Power Department for Permanent HT Connection vide Ref. No. MIPL/HO/15/2021-22, Dated 20.09.20212. Request to Power Department for Construction Power vide Ref. No. MIPL/HO/22/2021-22, Dated 04.10.20213. Commitment Letter from Power Department vide No. 50/DPH/GTK/2020-21, Dated 21/10/20214. Declaration Letter to Power Department for installation of construction power on 16.12.2021 vide Ref. No. MIPL/HO/27/2021-22 Dated 27/12/2021
8	Fire safety equipment	Provisional NOC No. 388/Pov/F&ES/2021, Dated 21.09.2021

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited

MESASO Infrastructure Private Limited



Chief Financial Officer
Chief Financial Officer

SERVICE ROAD PROVIDED FOR BETTER ACCESSIBILITY 08
ANNEXURE R/18



PPP



5 m service road provided for ease of accessibility for surrounding nearby residential and hotel premises



TAXI PARKING ENTRY

-TRUE COPY-

(Colly)



Hon'ble Minister
Urban Development and Housing
Govt. of Sikkim

30 November 2021

Sub: Update on Gangtok 2021 exhibition

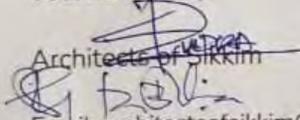
Dear Sir,

We wish to thank you for all your assistance so far. We note that the file requesting projects from UDHD and Smart City to display was signed by you on Friday 26 November 2021. So far, we have not yet received the drawings from Smart City, to whom UDHD has allocated the task of releasing the designs of Star Hall, West Point and Hospital Dara for public viewing. We request you to expedite the drawing release.

Sir, we know you value public participation in matters concerning Gangtok's urban development. We have arranged for an intensive workshop on THE FUTURE OF GANGTOK (11-12 December) and invited Ar Yogita Rai (CTP), Ar Dinker Gurung (ACTP) and Ar Barsha Gurung (TP) from the Gangtok Office of UDHD. Kindly allow their attendance in this important workshop so that a presentation and written report can be provided to you for your consideration. We believe this will also be very useful in discussing the upcoming Local Area Plan (LAP) initiative of the UDHD. Similarly for our workshop on SIKKIMESE ARCHITECTURE (10 December), we request that UDHD architects be allowed to attend. We also request that all planners and architects be encouraged to interact freely with the public throughout the exhibition as a confidence and trust building measure.

Finally, we will be honoured if you could inaugurate the exhibition on the morning of Saturday 4 December and provide your feedback and suggestions.

Yours sincerely,


Architects of Sikkim

Email: architectsofsikkim@gmail.com

Hishay Doma Bhutia +91 77978 95292 / Upendra Gurung +91 96478 89413

Becy/UDHD.

*Please look into
the matter and do
needful.*

Anun
02/12/2021

MINISTER
Urban Development and
Food & Civil Supplies Department
Government of Sikkim



GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK

No: CUS/UDSMD/539(4)/12/602.

Dated: 30.11.2021.

To,

The Chief Executive Officer
Gangtok Smart City Development Limited (GSCDL)
Gangtok.

Reference upcoming Exhibition cum Workshop organised by Architects of Sikkim from 4th to 12th December, 2020 to be held at Gangtok, wherein, request has been made for grant of permission to display the exhibit of the projects in the said exhibition cum workshop.

In this regard, with the approval of the higher authorities it is conveyed that the exhibits, if any, may be allowed if the concessionaire is willing and interested.

Yours faithfully

Special Secretary

Urban Development Department

~~Added 9/12/21~~

U/D
11/12/21

SE/DE

17/12/2021.

~~SE~~

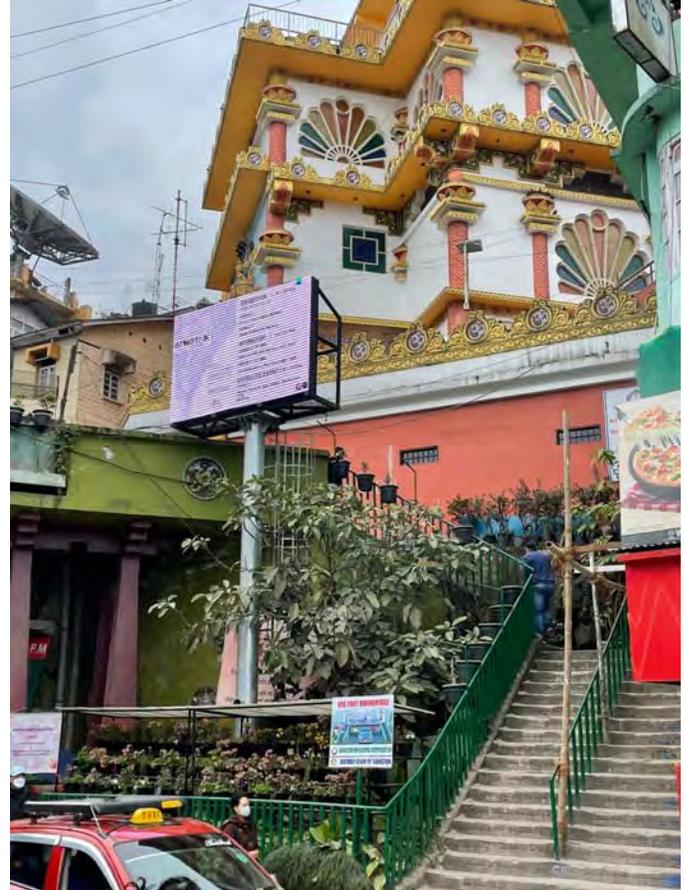
2/12/21

UPE

05/12/2021



Advertised about the workshop through GSCDL Virtual Message Display and Smart Pole around the City





Gangtok Smart City Development Limited,
5th Floor Kissan Bazar, Lal Bazar Road,
Gangtok, Sikkim - 737101
E Mail - gangtoksmartcity@gmail.com
CIN - U9309090WB2017SGC223807

Memo No:.....⁷⁷⁶...../GSCDL/2021-22

Dated: 2/12/2021

Office Order

With reference to event "Projecting Gangtok" being organized by Architects of Sikkim, GSCDL works will be on display at Mg Marg.

Following are to attend the program as per the schedule below: -
Venue: Statue of Unity Hall, MG Marg

Sl. No.	Name	DATE
1	Abhinay Dhakal & Chultim Bhutia	04.12.2021
2	Anjali Gurung & Rachana Bhattarai	05.12.2021
3	Dorjee Thendup Lepcha	06.12.2021
4	Anusha Tamang	07.12.2021
5	Kunzang Rinzing Bhutia	08.12.2021
6	Tsedenla Kaleon	09.12.2021
7	Neeraj Chettri	10.12.2021
8	Ujina Sherpa & Shreeya Sharma	11.12.2021
9	Nima Ongchuk Bhutia	12.12.2021

UPE to coordinate the event with Team Leader, PDMC under the supervision of Nodal Officer.

Sd/-
Chief Executive Officer,
Gangtok Smart City Development Limited.

Copy to:-

- 1) Nodal Officer, GSCDL.
- 2) Team Leader, PDMC
- 3) UPE, GSCDL.
- 4) All Junior Engineers, GSCDL.




Chief Executive Officer,
Gangtok Smart City Development Limited.

Chief Executive Officer
Gangtok Smart City Development Limited
Kissan Bazar, Gangtok-737102 Sikkim



Gangtok Smart City Development Limited
 5th Floor Kissan Bazaar Building
 Lal Bazaar Road
 Gangtok Sikkim – 737102
 E-mail: gangtoksmartcity@gmail.com
 CIN – U9309090WB2017SGC223807

Undertaking by way of Self Declaration

I, UPENDRA GURUNG, of ARCHITECTS OF SIKKIM, would like to undertake the full responsibility of the PPP model of the West Point.

The above model is the property of **Gangtok Smart City Development Limited**.

The model shall only be used during the *EXHIBITION | WORKSHOP* at *Statue of Unity Hall, Gangtok* from 4th – 12th of December organized by the “**Architects of Sikkim**”.

We undertake that the above model will be returned without any damages and in good condition.

We take the full responsibility of the equipment while it is in our possession.

Date: 04/12/21.

Place: STATUE OF UNITY.


 Signature and Seal



Gangtok Smart City Development Limited
5th Floor Kissan Bazaar Building
Lal Bazaar Road
Gangtok Sikkim – 737102
E-mail: gangtoksmartcity@gmail.com
CIN – U9309090WB2017SGC223807

Undertaking by way of Self Declaration

I, OPENDRA GUKUNG of ARCHITECTS OF SIKKIM would like to undertake the full responsibility of:

Equipment Name: **SAMSUNG SMART LED TV**

Model Number: **QA43Q60TAKXXL**

Serial Number: **09W236TN903732Y**

The above equipment is the property of **Gangtok Smart City Development Limited – ICCC Project**.

The equipment will be used only during the *EXHIBITION | WORKSHOP* at *Statue of Unity Hall, Gangtok* from 4th – 12th of December organized by the “**Architects of Sikkim**”.

We undertake that the above mentioned equipment will be returned without any damages and in good condition. We take the full responsibility of the equipment and are willing to bear the cost in case of any damages while it is in our possession.

Date: 04/12/21

Place: STATUE OF UNITY


Signature and Seal



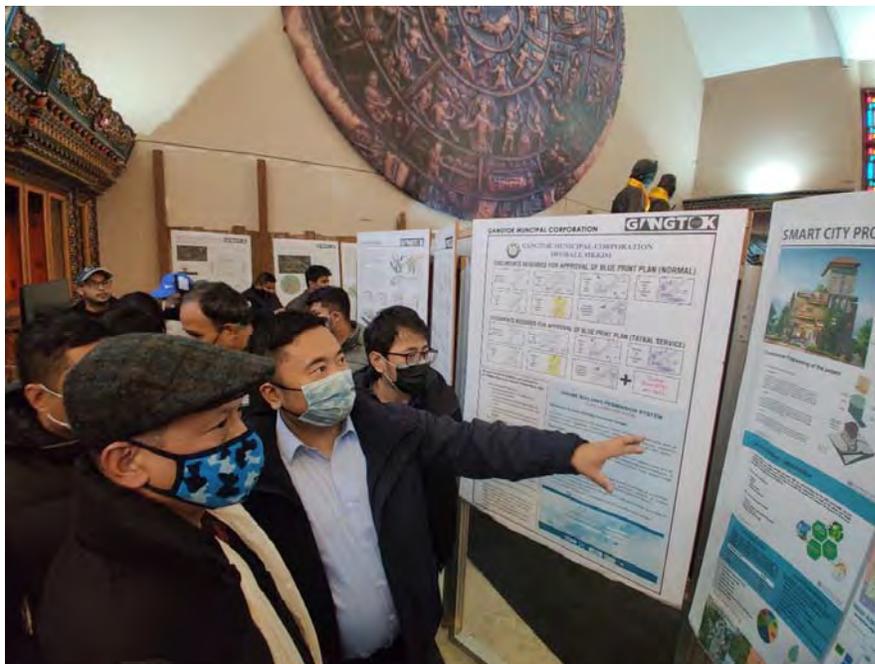
Public Display of Gangtok Smart City works in collaboration with an event "Go Gangtok" organized by Architects of Sikkim

The event "Go Gangtok" was held from 4th December to 12th December, 2021 at statue of unity hall, Mg Marg Gangtok. A Public display of all ongoing works from various department and private architects was showcased and presented. Gangtok smart city too was one of the organization to take part in the event displaying its work in the form of Sheets, photographs, 3D Models and videos. etc The event was coordinated by Niranjana Kapil, UPE under the supervision of Mr. Deepankar lama.

Office representatives were stationed throughout the 9 day events on a daily allotted schedule.

Graphic visual representation of information is a crucial component in understanding and identifying the completed, ongoing and upcoming projects in the city. Graphical representation enables the quick analysis of large amounts of data at one time and can aid in making a common citizen aware of the projects ongoing in the city. The main idea of their workshop was to encourage public participation and also request all planners and architects be encouraged to interact freely with public throughout the exhibition as a confidence and trust building measure.



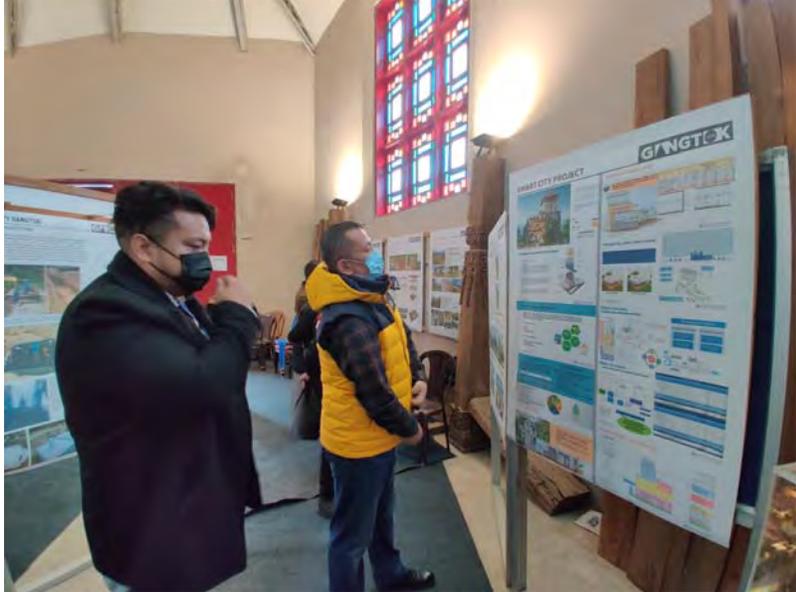




























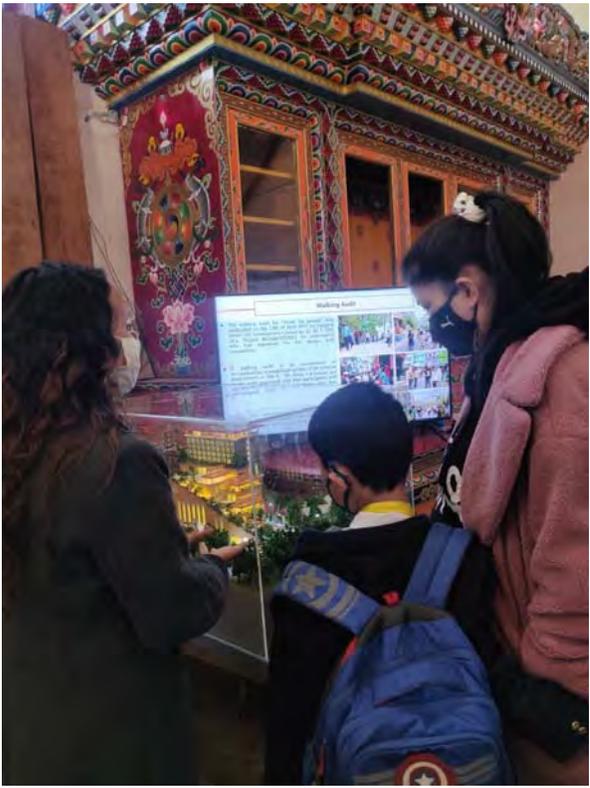




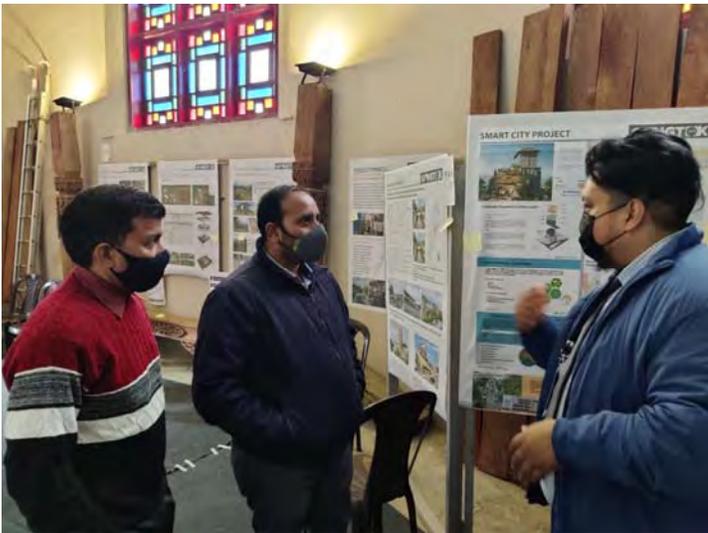








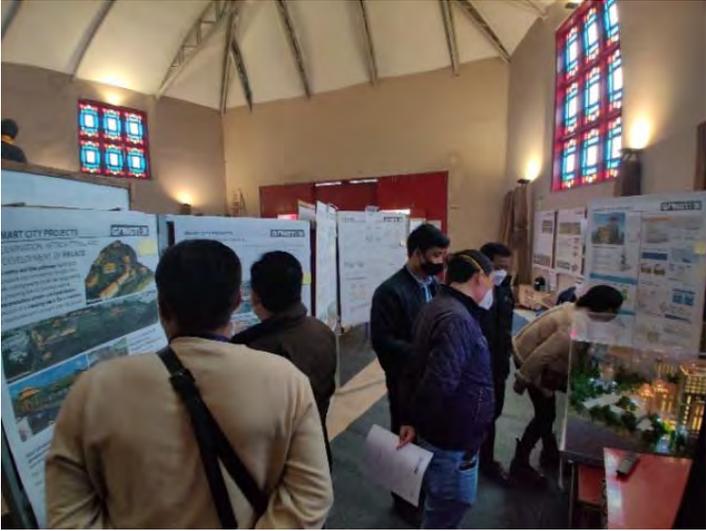




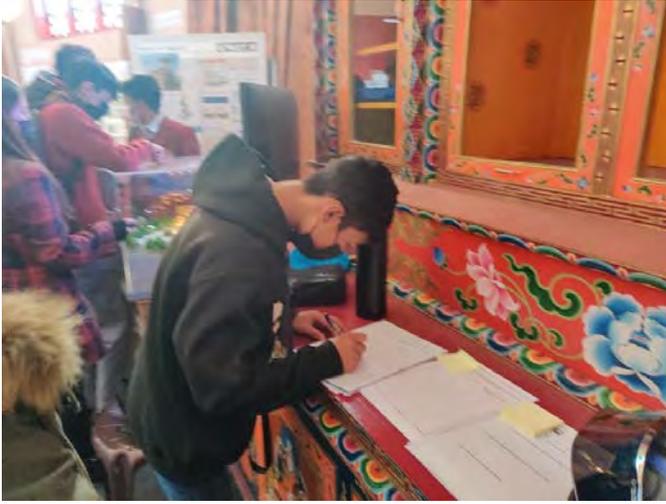














GANGTOK SMART CITY
DEVELOPMENT LTD

GANGTOK SMART CITY
DEVELOPMENT LIMITED

SMART CITIES MISSION



Smart City

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

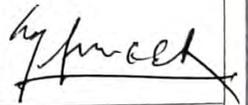
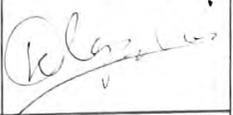
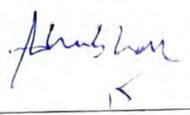
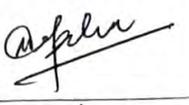
Date: 4/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
1	N. B. Chutia	Burtduk	8250184552	
2	H K Chellin	MC, GMC.	9434143936	
3	G. Choudhary	BCP, GMC	9434143943	
4	DORSI N. BHUTIA	TOWN PLANNER GMC	9434357261	
5	Kanungo Rajendra	Arithang	9733461118	
6	Sandeep Malu.	UPPER M.G.MARG	94341-09995	
7	Chungkela Lepcha	Chandmari	9866942612	
8	Sibu Khannu Lepcha	13 Tebel Road	9609887779	
9	N. Nagonin.	Guwahati, Assam	9365024196	
10	Jayanta K. Das	Assam, Morigaon	6000728970	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

Date: 05/12/2021

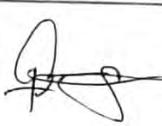
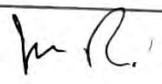
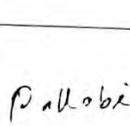
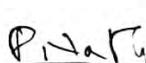
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
11)	Ashendup Wangyal	Development Area	—	
12)	Penzang D. Lepcha	Maulsini Colony		
13)	Rajeswari Chakraborty	Sichey		
14)	Shijana Shrestha	deorali		
15)	Upashua Bhutia	Tadone		
16)	Samrao (ang)	6 th mile 41-K		
17)	Kunza Isli	Kazi Road		
18)	Shubham Malvi	Kazi Road	6380944250	
19)	Milan Lepcha	Dev. Area	9932293887	
20)	Anuraj Pradhan	Dev. Area		

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME: 10AM TO 7 PM

Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
21	Sanjana Pradhan			
22	Shradha Raj	Sichy Gangtok.	shradhraj@gmail.com	
23	Aaditya Agarwal	Siliguri	Aadityagarwal952@gmail.com	
24	S.B. Kumari	Talukga	9647873934	
25	Dama Z Bhetia	Sichy	8884924523	
26	YASH RAS	Development Area	8918155150	
27	S Pradhan	Dev. Area	9733316312	
28	JWR Rai	Duragan	707655260	
29	Pallabi Borah			
30	Prakash Nath	Assam/Morigaon	6001891770	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME : 10AM TO 7 PM

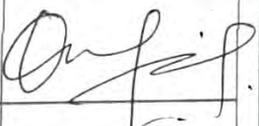
Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
31	Satyajit Das	patna	7061213770	satyajit
32	Bichitra Das	Assam	7002279140	<u>B. Das</u>
33	Rama Hazarika	Assam	9101223743	<u>R.H.</u>
34	Shahin Hasina	Assam	8471939501	Shahin Hasina
35	Ahwin Nirola	Gangtok	7477404241	<u>Ahwin</u>
36	Anuska Tamang	Lampok	741820081	<u>Anuska</u>
37	Abhinav	Tadong	83720 34234	<u>Abhinav</u>
38	Rajani Borthakur	Sidhey		<u>Rajani</u>
39	Dr. Mamta Subba	Chandmari	8637880153 demamntasubba@gmail.com	<u>Mamta</u>
40	Tenzing Tigidal Nangyal	Dev. Area	7760293692	<u>Tenzing</u>

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

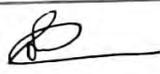
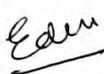
Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
41	Dr. O-T. Lepcha.	STNM Hospital.	99009711.	
42	K. C. S. Re.	STNM	9474058767	
43	L. T. Bhutia	Insurance	983231101	
44	Arindam Roy	Siliguri	944131691	
45	Ajit Sharma	Ravangla	8372928704	
46	Apsara Sharma	5th mile Tadong	9593261208	
47	Zione Tamang	P.S Road.	9735940208	
48	Mela Tamang	Pani house	964787408	
49	Dr. Sudarsan Tamang	Sikkim University	9775172545	
50	Basant Pradhan	S.Y.A.	8116198029	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

Date: 05/12/2021

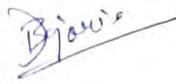
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
51)	Remun Li	Dev Area	remun@gmail.com	
52)	Anand Palba	6th mile,	venalajofam@gmail.com	
53)	Lamis Bhalla Chetka	Tadong	lamis.bhalla@gmail.com	
54)	Sunandini Mishra	Tadong		
55)	Yogan Rai	Dev Area Munshi Colony		Yogan Rai
56)	Eden	Sichy		
57)	Daesil	Pojoghari		
58)	Tendral Zangpo	6th mile	tendralzangpo@gmail.com	
59)	Pema Dangkhar	Runtek	chotpem62@gmail.com	Pema Dangkhar
60)	Chalasha	SICHEY	chalasha@gmail.com	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG

TIME : 10AM TO 7 PM

Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
61	Vineet Chettri	Airhang, Gangtok	halcyonvineet@gmail.com	
62	Dinaya Bajceera	Tiket Road.	dinayabajceera7@gmail.com	
63	Kamal Pahari	Rangay	kamalpahari.civil@kthluniya.com	
64	Tenzing Norphel Bluntia	Chongay	ntenzing10@gmail.com	
65	Riya Senhara	Talung.	riya.senhara.civil@gmail.com	
66	B.B. Bonyon	Below SINM Hospital GK		
67	Subash	DPLH	963528 2267	
68	Shiva Chettri	Deorali, Gangtok	89066- 74401	
69	Manoj Totishi	Takur Bari	9907021561	
70	Chenaykising	Kazi Road	9647777390	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME : 10AM TO 7 PM

Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
71	Asani Dhar	96/2 Pathak Para Uel -60		Asani
72	Badal kumar	Binar		Beslof.
73	G. B Chhetri ⁶	Rangpo		G. B Chhetri
74	JIGME S. BASI	DEORAH, GANGTOK	9733327083	JB.
75	NORBU	GANGTOK		Norbu
76	Pema Yangchen.	Tadong.		Pema.
77	Karma Gelay	Tadong	9832376575	Kw.
78	S. Pradhan	Gangtok	8918347574	S.
79	Y. G. Jor	Tadong	9532193993	Y.
80	X. S. Basu.			

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
81	Sandhya Goswami	Adigan		
82	Saroja Pradhan	Lower Anikong		
83	Damer Chetti	Lonipool	7797901222	Sweet
84	A. K. Datta	Metro Point	9411502913	A. K. Datta
85	Rajal Guong	Tadong	7908756701	Rajal
86	Rupn	Dem	9434143924	Rupn
87	Dr. Jyotsna	SMIMS, CRH Nampal, Tadong	9733157745	Jyotsna
88	Kenay L. Lepch	Bojho phari.	7602019853	Kenay
89	Orqila Bhutia	Jalrangchen	7602561484	Orqila
90	Deepshikha	Roat etc	6296741681	Deepshikha

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

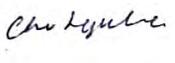
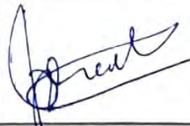
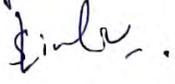
Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
91	Palje Nangyal Bhutia	Kazi Road Gangtok	8278797759 paljebhutia@gmail.com	
92	Jamyang Paluru Kattel	Nam Nang, Gangtok	jpkatuk@ gmail.com	
93	Gyatsso Lepcha	Dzongu	8348332721	
94	Ugen Bhutia	Mangon	8159943818	
95	Siddhantika	Tadong	9110795456	Sid
96	Senam. Angmu	Nam Nang	-	
97	Abhyanjana	Development Area	-	
98	Paden Bhutia	Helipad, GTK	paderunofficial@ gmail.com	
99	Usangyal	Ari Teng	9434213957	
100	M. Parcep	Ari Teng	9435081065 M. Yoo	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

Date: 5/12/21

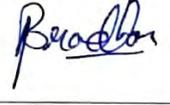
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
101	Chewang Rinchen	Kazi Road	8370999107 crinchenlepcha@gmail.com	
102	Sahomit Lepcha	Tadong	9933052447 Sahomitpakimoo03@gmail.com	
103	Cholemo Lepcha	Naragaon	7384443045 Cholepcha5@gmail.com	
104	Abinaya	Tadong	8056056524 abikodyan41@gmail.com	
105	Abha	Development Area	nisa.pulkas@gmail.com	
106	Dr Anurtha	Development Area	anureshapadkar01@gmail.com	
107	Rishi Pradhan	Pani House	9933207632	
108	Sagun Limbu	Syari	9339726015	
109	Karma Tempa	Arithay	9647872371	
110	Kaish Pradhan	6 th Mile Talog	9735531821	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME: 10AM TO 7 PM

Date: 4/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
111	Y. Pradhan	Gangtok -	yogen737@gmail.com	
112	Dilip Rana	"		
113	Suk Krishna Tamang	"	sukkrishna@gmail.com	
114	Shushil K. Gupta	"	shushilg@gmail.com	
115	BIMAL PRADHAN	"	Bimalpradhan6@gmail.com	
116	Khosang Doma	"		
117	Krishna Ghimiray	Termin	peace11krishna@gmail.com	
118	Simran Shilal	Gangtok	simranshilal282@gmail.com	
119	Arinsh Khadka	Gangtok	nashavikhadka27@gmail.com	
120	T. Seldon		7557038250	T. Bhutia

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

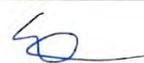
Date: 6/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
121	Deepak Subba	Lingling Bye Pass Road	8388939594 deepsubba25.ds@gmail.com	
122	Rinzing Sherpa	Sichey, Gangtok	9915521416	
123	Nivan Bhadrachari	Gangtok	9775401796	
124	Paul Paul	Gangtok.	9609087973	
125	Bunty Agarwal	Gangtok Junction MG Marg Below Statue of Unity	9002410300	
126	Phula Bhandari	Siplan	738485634	
127	Ayushi Nicola	Sichey	9711366827	
128	Mozang Lepcha	d. Bonstak	9933411150	
129	Dr. T. Bhutia	5th mile Tadong	8768951705	
130	Pema G. Nandi	Dev Area	7407387078	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

Date: 6/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
131	Penz Dorjee Blutha	Octagon Villa - Metro Point	8145893516	
132	Wasim Hald	20 Palm Avenue Kul-19	983418390	
133	Navak Pradhan	ATP GMC	9434447827	
134	Seema Tamari	Intern GMC	9060963065	
135	Yangzi Kargi	Namrang	9734013187	
136	Songay Chapel Zango	Amdogolai	8250741903	
137	Nishal Sharma	Development Area	9439553934	
138	Ashak K. Pa.	Kaghi East Sikkim	7679408691	
139	Pratibha Mishra	Nam Nag	9434382595	
140	Passang Danyal Sherpa	Ari Thang	9769819077	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME : 10AM TO 7 PM

Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
141	SONAM LADEN	GTRK.	7872852626	
142	Ugen Shendup Bhutia	GTRK	815 9743848	
143	Rohan Jain	gumbor	9892203324	
144	Nawang Rinchen	Gangtok	8670422539	
145	Bishal Bardewa	Gangtok	9907047544	
146	Jeshing Bhuti	Gangtok	9932616415	
147	Pabang Tamang	Gangtok	9593772366	
148	Mehika Rai	Gangtok	6294873188	
149	Akashdeep Dasgupta	GTK	8918855153	
150	Jospee Bhutia	ganplil	9735869538	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

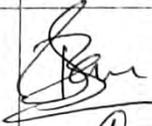
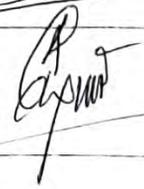
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
151	Peden	Forest Colony	4635608600	Peden
152	Pema Leyda Shangdeyba	Rabongla S. Sikkim	8250897682	
153	Indlyn Karthak	Aithang	8170922785	Indlyn
154	Shyama Karthak	"	"	Shy
155	Sagar Chhetri	Jaldang	98324 24750	
156	Tshering Eden	Bagoghair	891860 6209	Tshering
157	Teresa Laison	Rhenock House	7387123466	Teresa
158	Tenzing J. Khangtupa	Aithang	9733020711	Tenzing
159	Tigma Bhele	Development House	7872958292	Tigma
160	Majumdar Devi	Chudidar	8900349925	M.D.

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

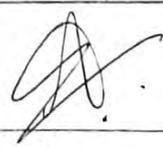
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
161	Anush Pradhan	Airbung	8001164658	
162	Kunga Bhutia	Rongay	8918410799	
163	Demash Deskota	5th mile	9593758421	
164	RAMAN DEWAN	Dev. Area.	8229408982	
165	S.K. SARDA	M. G. MARG GANGTOK	9434023594	
166	O. D. Bhutia	Chapay	96047885193	
167	Malati' Subra	shechey	8145955546	
168	Phurbey Bhutia	District Council	740749917 85	
169	Sam Wangyal	Gangtok	7865848153	
170	Ajaya Kr Gajmer	GME Derasa	9434152956	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
171 180	D. R. Dhukul	Rampool	9735963853	
172 181	Babita Shaha	Gangtok.		
173 182	V. Sharmila	Hyderabad	7977782589	V. S
174 183	V. Chandrasekhar	Hyderabad	9169320721	V. Chandrasekhar
175	Namsang Lumbou	Sikkim	9382648875	Namsang
176	Tashi Wangchi	Sikkim	9547210591	Tashi Wangchi
177	Angden Sherpa	Gangtok	7718661411	Angden
178	Abhishek Dhukul	"		
179	Bikhal Zui	Gangtok.	7076815485	BZ
180	Mona Malak	Development Area, Gangtok	9083608720	Mona Malak

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

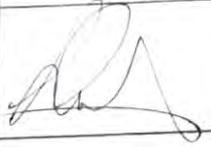
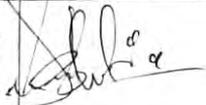
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
181.	Rashodha Bhandau	Tatangchen -	8670188303	
182.	Aniket kr.	Tadong	735556412	
183.	Riyasha kr.	Tadong	7355556412	
184	TULSI	7318722445		
185	Uday Subban.	Development Area	8918419770	
186	Jyanti Jany	,	6101981088	
187	Vijay Kumar	Now Military Statue	9889917777	
188	Neeraj Pradhan.	Gangtok	9434084115	
189	Raj Pradhan	6th mile, Tadong	9832689898	
190	Prabesh Subba	Upper Dyari	707650663	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

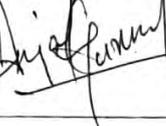
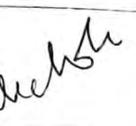
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
191	Shree Kanchan	Upper Joo	855785858	
192	B. Makta	Arjiten	9434110105	
193	R. Pradhan	"	"	
194	Norbu Lama	Zero Point	801634273	
195	T. T Bhuta	Rampool	9794908782	
196	P. G Bhutia	RENIPOL	7072865123	
197	Pankaj Agrawal	Gangtok	9434339221	
198	Anand	4th	9832031851	
199	Souam	Scheer	8169270570	
200		Rank.	8250903560	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

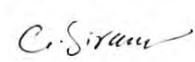
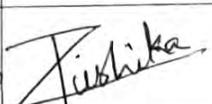
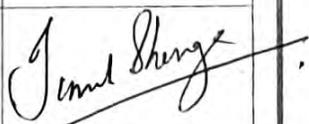
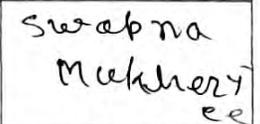
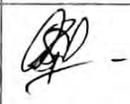
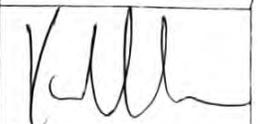
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
201	Laxmi Karmaj	Darlam w/s	9733898695	
202	Naren Deep Raj Gurung	Darlam	7872809935	
203	Vijith V	Kesela	9497261037	
204	Nabin Rai	Takhangchen	8872909174	
205	Anjay Gansung	Development	9847941179	
206	Mony	Upper Butruk	7001777052	
207	Shiwangi	M/G Marg	9654019575	
208	Atul Pillai	Pune	7774038175	
209	Komal Thombre	Pune	7030777880	
210	Kanchan Wangdi	GK.	-	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

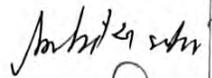
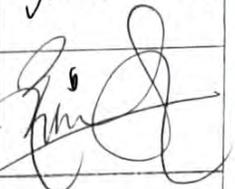
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
211	Sonam Bhutia	Tashangden Gangtok	6295315459	
212	Neha	Mumbai	9821654754	
213	Rishika Lohar (Student)	Gangtok	8597449441	
214	Chime Siram (Student)	Gangtok	2258822321	
215	Rishika Raj (student)	Gangtok	7459894646	
216	Jimla Shingra (Architect)	Gangtok	9593981663	
217	Manas Mukherjee	West Bengal	8609018092	
218	Swarna Mukherjee	West Bengal	9609626536	
219	Sonam Chopra	Gangtok	9832526294	
220	Kalden Lama	Gangtok	8250950255	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

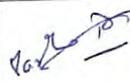
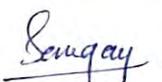
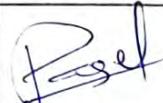
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
221	Bipasha Lama	Dev. Area Gangtok	6291670070	
222	Ambika	Durga Rura Jaibung	9549617860	
223	Shuashim Lama	Gangtok	7797207390	
224	पद्मिनी लामा	गंगटोक	0	
225	Professor V. C. Tewari	Sikkim University Gangtok	8630376094 vctewari@ccu.ac.in	
226	Jyoti Kumari Tiwari	Mayurbhanj, Odisha	6371693571	Jyoti
227	Rajat Kumar Behera	PRMCH, Baniapada Odisha	8382 8118073605	Rajat
228	Aditi Agarwal	Gargaj Colony, Gwalior, M.P	9406581715	Aditi
229	Akshay Mishra	Bada Bazar, Jodhpur, M.P	9479876549	Akshay
230	Ashis Karmaker	Siliguri, WB	8240020874	Ashis

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
231	Partho Das	Sliguri, West Bengal	7799633300	
232	Kunzang Chyamu	Gangtok	7178820672	
233	Soumya P.	Tadong.		
235	Jigme W Bhutia	Upper Sygari	9474649932.	
236	Sabir Rai	Lower Arithang		
237	Tushar Mandal	Tibet Road		
238	Ansh P. H. Oberoi	Mg. Marg		Ansh
239	Bagel Lepcha	Tadong	7389881611	
240	Deepshikha	Sichay.	-	
241	 (student.)	Arithang	-	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

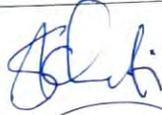
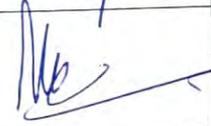
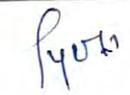
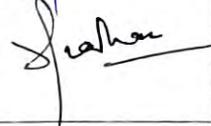
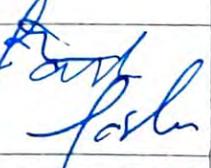
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
242	Pooja (Student)	Lall Bazar	-	Pooja
243	Saroj (Student)	S. P. N. T	-	Saroj
244	Mr. Pradhan	Dev Area, GtK	-	Mr. Pradhan
245	Tara P D Kuitel	Dev Area, Rnrock	-	Tara P D Kuitel
246	Susun Rai	" " "	-	Susun Rai
247	Erana Chawling	Yangang. South Sikkim	erama chawling 2602@gmail.com	Erana Chawling
248	Swidanta Shapa	Bojoghar East Sikkim	-	Swidanta Shapa
249	Dinyashree Chettri	Sidney Busty. East Sikkim	-	Dinyashree Chettri
250	Rochak Chettri	Tadlong	-	R. Chettri
251	Sensing Wangchuk	Tadlong	-	Sensing Wangchuk

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

Date:.....

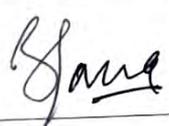
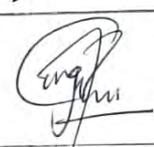
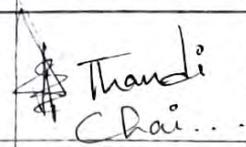
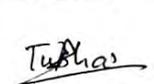
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
252)	Suman Khati	Housing Colony Nam-nang GtK Sikkim	skhati19@gmail.	
253)	Deepa Tamang	VDD	deeps.tamang @Gmail.com	
254)	Shorab Choden	Shani	shorabc76@gmail.in	
255)	Jyoti	Gangtok	tyotihipokhat123@gmail.com	
256)	Ajan	Temi	9737922175	
257)	Ranjali Paulher	Aithang	9808017037	
258)	Subhajyoti Biswas	Kolkata	6290716656	
259)	Souvik Mahapatra	Kolkata	8617580530	
260)	Todri Chopel	Gangtok	9434777156	
261)	Soram Panta Sangdarpa	Gangtok	9434110810	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME: 10AM TO 7 PM

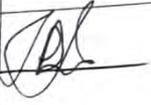
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
262	Ritesh Paul	Gangtok	7010463264	
263	Teenan Lang	Chandmali	9064874517	
264	Rinzun Shenga	airthang	7076732945	
265	Ganga Rai	Development Area	9733204550	
266	AMBER RAI	Sichoy	9434137352	
267	Dorjee Gyelba	Rainpool	7477346086	
268	Ram Adhikari	Manchak, Rainpool	9707041305	
269	Abhinay Khatri	Upper Sichoy Area, U.S.A	9832508894	
270	Tushar Mandal	Tibet Road	9832508894	
271	Tshetiz Chhetri	Tibet Road	-	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

Date:

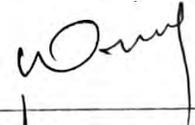
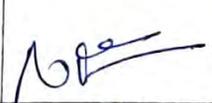
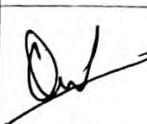
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
272)	Roshan Kumar	Tibet Road	6297508908	
273)	Raunak Rajak	Aritsang	7063644919	
274)	Sumit Kumar	Kaziboad	—	Sumit
275)	Rahul Sharma	Tibet Road	—	
276)	Sunny Kelwar	Lal bazar	8116149233	Sunny Kelwar
277)	Sudipa Nandi	Siliguri	7001392723	Sudipa
278)	Marlyn Wangma	Siliguri	9800793579	Marlyn
279)	Amn PATRO	Gangtok	543502286	
284)	Samdup BSK	Labong	9800649742	
281)	Roshan Raj	Rubongla	8001471205	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

Date:

TIME : 10AM TO 7 PM

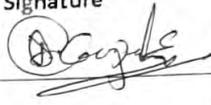
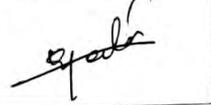
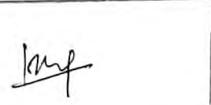
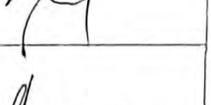
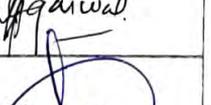
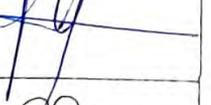
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
	Santa Bh			
282	Santa Bhupal	Lanyang	—	
283	Kanghamekha Mahapatra	UPPER SOCHAY STREET	—	
284	Prakash Chettri	Ta Dong	9434103632	Prakash C.
285	Sachit Gupte	Kalimpong	7483591976	
286	WANG MEI	GANGTOK	8768918022	
287	Neelam Rai	Gangtok	9733264205	
288	Nupendra Pradhan	Arithang	8101549411	
289	ANSHU DORAI	TADONG	8918424488	
290	Amit Upadhyaya	Gangtok	8001478211	
291	Vishesh Gupta	Mumbai	8600007489	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG

TIME : 10AM TO 7 PM

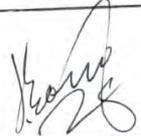
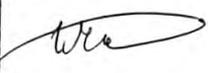
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
292	Derepan Numsa	Gangtok	9647361236	
293	Bimal K. Choudhary	Gangtok	9434109642	
294	Geta	Shillong	7875399299	
295	Sanjay Kumar	Nomehi	9997094390	
296	Khagendra Pradhan	Gangtok	9434318299	
297	Kailash Prasad	Gangtok	9463182164	
298	Nurita D. Lythe	Tading	-	
299	Gaurav Agarwal	Gangtok	9894178970	
300	K. D. Bhunia	Tathangchen	7797061802	
310	T. D. Bhunia	li	755782412	
311	Jignee Tenging	Gangtok Gangtok	9076575122	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

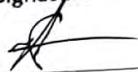
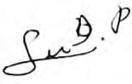
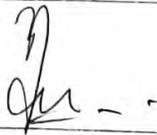
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
312	Aryan	Tadong	7469037333	
313	Dr. Rinchen Lepche	Development Area	7908804055	
314	Ugyen Lepche	Development	9609029207	
315	Thupten L., Bhutia	Gangtok	8509598336	
316	Sangay	Gangtok	7501335648	
317	Dr. Basant	Gangtok	9832552730	
318	Thupten Gely	GTC.	9832055268	
319	Sudhir Prasad	GTC	8972003358	
320	Sangay Wangari	Gangtok	747928801	
321	Tigme Shespa	Gangtok	9379036255	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

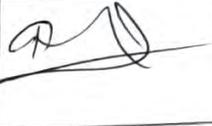
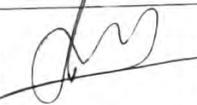
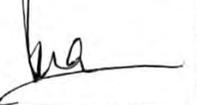
Date: 11/11/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
	Shyam Tandi	Church Road		
322	Galden Sherpa	Gangtok Deomli	8116279017 760211786	
323	Arbinka Thakuri	Gangtok	7479147595	
324	A. Dhakal	Gangtok	62970 62797	
325	Kenzy Dhutia	11	9775405426	
326	Tsewang Nangyal Bhutia	Gangtok	9083005453	
327	S.T. Gyalsen	Gangtok	9434117484	
328	Roman Pasolun	Nanchi	9925821373	
329	N. Sharma	Gangtok	9733368225	
330	Parman Sangolh	Gangtok	9527030320	
331	Beena Rai	Gangtok	8348177193	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

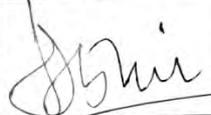
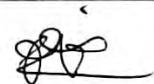
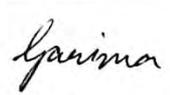
Date: 11/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
332	Kama Sherpa	Gangtok	Kama Sherpa buntang@gmail.com	
333	NARPAT SINGHI	GANGTOK .	98320 30872	
334	PK PRADHAN	Gangtok	9434012199	
335	Jayshree P. Handker	Gangtok	9434012198	
336	Jodeen W. Laha	Gangtok	8250227668	
337	Arpeta Dhakal	Gangtok	7707856546	
338	houen Patton	Gangtok	9609876588	
339	Nancy Rai	Gangtok	7501517006	
340	Aisha Saxena	Gangtok	7427955267	
341	Dr. S. Lama	Dev. Area -	9434184262	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

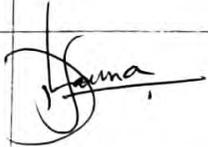
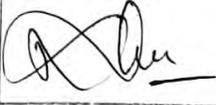
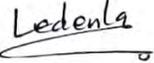
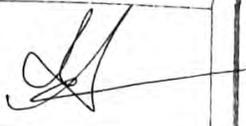
Date: 11/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
342	Manchen Phuntin.	Ghyari	75509 20270	
343	Shima Rai	Deroali	9775731259	
344	Ashis Gump	Chandmasi	9547576146	
345	Ompakash Prasad	5th mile Tadong	9932144975	
346	Krish Shah Shanti Devi	Vajra Complex Baldwaini	7797818156	
347	Anshu Jha	Ranipool	8789528178	
348	Shubankar Jha	Ranipool	8830301703	
349	Mik Borhan	Bjers	9932295233	
350	Purnoyish Bhehe	Lushien NORTH SIKKIM	8016372802	
351	Garima Bhandari	Tadong	7431836190	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

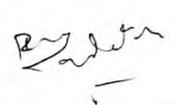
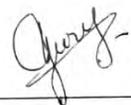
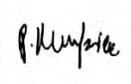
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
352	G.T. Ghosh	Tadong MLA	94340 71018	
353	Cheng J. Lytle	Conella Park	9382442001	
354	M. K. Inada	Dura Row.	9434188243	
355	N. D. Bhutia	Tadong.	9800755051	
356	N. B.	Gangtok		
357	Dinesh Sharma	Gangtok	8145783469	
358	Anita Chitthi	Gangtok	955017392	
359	Manju Dharma	New Delhi	8892528520	
360	Ledenla Ladingpa	Gangtok.	7407053277	
361	Shangpa	—	—	

PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

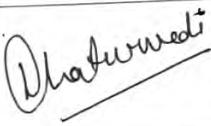
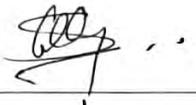
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
362	GURU T. LADAKHI	6 th MILE, TADONG, GANGTOK	9923009911	
363	Phen Ladakh	6 th Mile, Tadong Gangtok	6254556252	
364	Sehan Kumar	URUPI / KARNATAKA	8105183785	
365	Praksha	Sichu	8250783022	
366	Geeti Pandey	Kazi Road	8371973416	
367	Khilika Mukherjee	Tadong	8827277652	
368	Abhikha Thakuri	Hospital Dara	9753061061	
369	PRIMA MUKHERJEE	Kolkata, West Bengal	9831036959	
370	MRSINMOY BANERJEE	Kolkata, West Bengal	9420196418	
371	H.B. Tawny	Vadra	9635635778	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

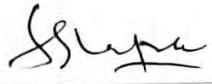
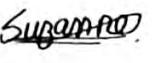
Date: 12/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
372	Laveena Chaturvedi	Rajasthan	997656783	
373	Sachin yagi	Rajasthan	9877530116	
374	Muskan Khator	Gujarat	9099726062	
375	Ganesh	Chennai	8807149111	
376	Sajesh Lakhey	Gangtok	9547593033	
377	Amal. J. C	Kerala	9496468798	
378	Nir Chettri	Gangtok Sikkim	9474837992	
379	R. N. A	Tamil	9832503930	
380	Noel. S	Tamil	8281335490	
381	Supriya Chhetri	Tamil	9002107342	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

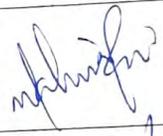
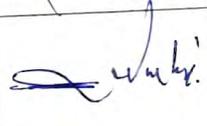
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
382	Phurba L. Bhutia	Ladang.	9733013234	
383	Chenika	Indiong	7132001969	
384	Susma Thapa	Duorali	9474352915	
385	Sugamra Thapa	Deorali	9932188400	
386	Prm. V. C. Tewari	Deor. Area	86303760 94	
387	Benny Bradem	Sichey.	7719350459	
388	Sanjay P. Bhutia	Talhangchen	9434117227	
389	Abhinav Khatu	Deorali	8768885417	
390	Nandita Ghosh	Sichey	9126076445	Nandita Ghosh
391	Annu Ghosh	Sichey	9126076445	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME: 10AM TO 7 PM

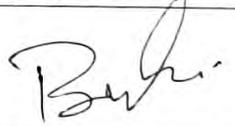
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
392	Tilak Shasoma	Tibet Road Gangtok	8653263192 shomatilak 025@gmail.com	Tilak.
393	MINDAMA TASHI SHERPA	ARITHABG	97333 12362	
394	MAHIMA FAI	MANBIR COLONY	9434982396	
395	Ames Gunning	Mambir Colony	7557877415	
396	Reecha Subba.	Tadong	8101363935	Reecha Subba.
397	David Portel	Tadong	960901902	
398	Saramlita Mahanty	odisha	904028289	
399	Satayjit Mahanty	"	"	
400	Rasmita Baliaresingh	"	8763935604	
401	Supriya ranjan Baliaresingh	"	"	

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
FOR GANGTOK SMART CITY PROJECTS**

VENUE: STATUE OF UNITY HALL, MGMARG
TIME : 10AM TO 7 PM

Date: 12/12/21

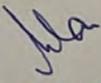
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
402	Reena Kumari	Metro Point	8638255168	
403	Sanjukta	Metro Point	"	
404	Ujjwal Thapa	Tathangchen	9127750103	
405	Jitu Dutta	Suaantik	"	
406	Devesh Rai	Tudong	7825361021	
407	Bhaswati Roy	"	"	
408	Bikri Chakraborty	"	"	
409	Dinesh Rai	"	9734013211	
410	Sonam & Son Shandeyya	Dev Area	7857060418	

TRUE COPY

**Minutes of Meeting (MoM) for the Stakeholder Consultation
on "Multi Level Car Parking cum Commercial development
on D.B.F.O.T basis on PPP mode"**

Objective/ Agenda	Stakeholder discussion on "Multi Level Car Parking cum Commercial development on DBFOT basis on PPP mode "	
Date	13-11-2021	
Time	11 pm - 1 pm	
Place	Banquet Hall, Hotel Hungry Jack, Gangtok	
Attendees	Name	Designation
	Shri Arun Upreti	Hon'ble Minister Urban Development Department
	Shri Ashok Prasad Sharma	Hon'ble Executive Councillor 11- Lower MG Marg, Lall Bazaar
	Smt. Sabita Pradhan	Hon'ble Councillor 14- Deorali-Upper Syari
	Shri K. Tempo Rapgyal	Hon'ble Councillor 9- Arithang - I
	Shri Pasang Tamang	Hon'ble Councillor 10- Arithang - II
	Smt. Chung Chung Bhutia	Chairperson, Sikkim Khadi & Industrial Board
	Smart City Officials & Stake holders	




Chief Executive Officer
 Gangtok Smart City Development Ltd.
 Kishan Bazar, Gangtok-737102
 Sikkim

Smt. Chung Chung Bhutia, Chairperson initiated the meeting by welcoming all the dignitaries, officials and stakeholders to the meeting regarding discussion on "Multi Level Car Parking cum Commercial development on DBFOT basis on PPP mode" being taken up by Gangtok Smart City Development Limited.



Shri K. Tempo Rapgyal, Councillor (9- Arithang - I ward) then introduced all the members present and also stated the agenda of the meeting with due permission of the Chief Guest. The agenda of the meeting was to discuss and talk over the project "MultiLevel Car Parking cum Commercial development on DBFOT basis on PPP mode" being taken up at Old West Point School Area, near Hungry Jack, Gangtok.

Hon'ble Minister, Urban Development Department welcomed all the dignitaries, officials and stakeholders and then conveyed to start with the meeting

The meeting proceeded as follows: -

- Chief Executive Officer, GSCDL gave a brief introduction of the Gangtok Smart city and its one of the projects being done in PPP mode taken up in Old West point school area. He also showcased the 3D model display of the final structure which is going to be completed within 4 years of its construction phase.



Man
 Chief Executive Officer
 Gangtok Smart City Development, Ltd.
 Kishan Bazar, Gangtok
 Sikkim

He also stated that the area of the project i.e. 5708 sqm and the basic features of the upcoming project.

- a) Multi-level Car Parking - 4 floors of parking
 - b) Commercial Development
 - c) Open air plaza having view points and park where lots of activities like jogging, sunbathing etc can be done by common citizens & tourists.
- He also informed the stakeholders that the project is made on a notion of green concept which shall be the first Gold Rated Building which also has its own sewage treatment plant, rain water harvesting facility, e-charging facility, solar photo voltaic panels for renewable energy, Organic waste converter and has taken into consideration of safety features.
 - Based on the query raised by a concerned stakeholder regarding the foundation work being carried out, he informed that the foundation of the project will be based on raft foundation and not pile foundation which was a misconception of the public.
 - A raft foundation, also called a mat foundation, is essentially a continuous slab resting on the soil that extends over the entire footprint of the building, thereby supporting the building and transferring its weight to the ground evenly on a larger surface area.
 - A pile foundation is defined as a series of columns constructed or inserted into the ground to transmit loads to a lower level of subsoil. A pile is a long cylinder made up of a strong material, such as concrete. Piles are pushed into the ground to act as a steady support for structures built on top of them.



- Based on the query raised by a concerned stakeholder regarding the slight trembling experienced a month back, he stated that it may be due to some other reason or may be plate test carried out to ascertain the load bearing capacity of the soil. As per the report it was found that the soil below the foundation is highly weathered rock (similar to mica schist) and has a load bearing capacity of around 40 ton/m² and the bearing pressure from the structure was around 21 ton/m² which means that the soil is capable of bearing the load of the proposed structure.

He also informed that the composite structure building has been designed with steel and concrete which shall make the building light in weight and more ductile, so that it shall be capable of withstanding the earthquake load.



- Nodal Officer, GSCDL then informed that the project comprises of 30% of open space which shall be accessible to all citizens and the access roads around the built-up area may also be accessed by the residents in the vicinity.
- Additional Chief Town planner, GMC also informed about setbacks maintained by the structure and the no. of storeys coming along the NH-10 road level. He also mentioned about the compliance of NBC 2016 and further stated that the plaza comprises of 20% of green. He also informed that the design is in the lines of IGBC Gold Rating system.



Based on the query raised by a concerned stakeholder regarding the no. of storeys being constructed and its uses, Hon'ble Minister, Urban Development Department informed that 2 floors of the structure will be general parking including south west taxi stand, and 2 floors of commercialised parking and 10 floors of commercial development with a combination of small and large retails along with open space which will be accessible to all the citizens.



- Based on the query raised by a concerned stakeholder regarding the grievance redressal method in case of damages occurring to the private and commercial buildings during the construction phase.

Hon'ble Minister concurred to have a separate discussion with the concerned officials and the executing agency regarding the same. Following which a commitment letter was to be submitted by the concessionaire and the authority in case of any damage occurring to the buildings in the immediate vicinity of the project area.

- He also informed the public that the project is under public private partnership mode whereby the land is not being sold but is only being leased and shall be returned to the Government of Sikkim at the end of the concessionaire agreement period.
- He also requested that the public should not heed to the rumours being spread on social media and encourage that the same should be enquired in a positive manner to himself or the Smart city office.
- He informed the stakeholders that the project has been initiated in a very transparent manner and shall have a significant role in boosting tourism, providing employment opportunities to the locals and shall be a model of civic pride.
- Hon'ble Minister then concluded the meeting and offered vote of thanks to all.
- The meeting was followed by the viewing of the 3D model and tea -snacks.



[Signature]
 Chief Executive Officer
 Gangtok Smart City Dev. Ltd.

**ATTENDANCE SHEET FOR THE MEETING HELD ON 13TH
NOVEMBER 2021 WITH REGARD TO THE PROJECT "MULTI-
LEVEL CAR PARKING CUM COMMERCIAL DEVELOPMENT ON
DBFOT BASIS ON PPP MODE"**

Sl. No.	NAME	DESIGNATION	MOBILE NUMBER	SIGNATURE
1	Arun Kr. Upreti	MLA - Minister	9434318876	Arun
2	Pabala Pradhan	Councillor	8016273316	Pabala Pradhan
3	PASSANG TAMANG	COUNCILLOR	9002819973	Passang Tamang
4	ASHOK KUMAR PRASAD	EXECUTIVE COUNCILLOR	7432088970	Ashok Kumar Prasad
5	Manoj Shyamrao	Resident	9732854052	Manoj Shyamrao
6	Obed Rai	Leader	9433445442	Obed Rai
7	Sorani Bhukhi	Retired	8327677724	Sorani Bhukhi
8	Wangyal T.	Retd Govt Officer	9424213957	Wangyal T.
9	C. C. Bhulwa	Chairperson Khadi	9832026207	C. C. Bhulwa
10	C. C. Wangyal	Stakeholder	9434066098	C. C. Wangyal
11	Somnath P. Chandra	Stakeholder	9434062744	Somnath P. Chandra
12	Eden Chamee	-	9773534330	Eden Chamee
13	Karna Tempa Paspa	Councillor	9733461116	Karna Tempa Paspa
14	G. C. Nepal	Stakeholder	9434143468	G. C. Nepal
15	Ajnu Tamang	Govt. Employee	9145880330	Ajnu Tamang
16	Paljan Lepcha	Self Employee	9775981341	Paljan Lepcha
17	T. Wangyal Bhulwa	11	9434137214	T. Wangyal Bhulwa
18	Tamang Tashi	Service	8918869078	Tamang Tashi

**ATTENDANCE SHEET FOR THE MEETING HELD ON 13TH
NOVEMBER 2021 WITH REGARD TO THE PROJECT "MULTI-
LEVEL CAR PARKING CUM COMMERCIAL DEVELOPMENT ON
DBFOT BASIS ON PPP MODE"**

Sl. No.	NAME	DESIGNATION	MOBILE NUMBER	SIGNATURE
19	Lachen maypa		9609869148	Lachen
20	Reeta Rai		7872996346	Reeta
21	Dechen Doma Bhuki		9434487689	Dee
22	Z.W. Bhatia		7365805243	Z.W. Bhatia
23	Bhim Tamang		9434153375	Bhim
24	md. Jamiluddin	President Masjid	9434357075	Jamil
25	md. Faruque	G.S. Masjid	9434109876	Faruque
26	K. Sherpa		983236929	K. Sherpa
27	Digdal Namgyal		814696282	Digdal
28	D.W. Bhatia		9800500626	D.W. Bhatia
29	Binita Pradhan		9434196333	Binita
30	Gyambro Tamang		9832034252	Gyambro
31	Ugen Tsh. Bhuba		9434204258	Ugen
32	Moljamief		8250588739	Moljamief
33	Karma Tseten		9775834025	Karma Tseten
34	Khedup Tshering		8001262805	Khedup
35	Mani Yonzon		9933064745	Mani
36	Rajchetan		7602653153	Rajchetan

183

ATTENDANCE SHEET FOR THE MEETING HELD ON 13TH NOVEMBER 2021 WITH REGARD TO THE PROJECT "MULTI-LEVEL CAR PARKING CUM COMMERCIAL DEVELOPMENT ON DBFOT BASIS ON PPP MODE"

Sl. No.	NAME	DESIGNATION	MOBILE NUMBER	SIGNATURE
37	Aden wangi Bhatia	Self Emp	8597085816	
38	Neelu sharma	Home wife	943411787735	
39	H. Dawa Sherpa wife of pushpa sharma	Self emp	9818218631 983237740	
40	Gyaltzen sharma	Self emp	983200210964	
41	Aswin Nirola	AE (GSCDL)	747740424	
42	Dorjee Loden	SE (GSCDL)	9434910187	
43	Binay Lama	DE (GSCDL)	9434103796	
44	Deepankar Lama	Nodal office	9749378247	
45	Bhupendra Kothari	CEO (GSCDL)	8116679989	
46	Nraya Bgud	UPR (GSCDL)	896780824	
47	Jayesh Bhusari	Structural Engg	9348240115	
48	Nimanku . N . K	Engineer	9702473803	
49	Kalzan R. Lepcha	AE - GSCDL	7584931469	
50				
51				
52				
53				
54				

-TRUE COPY-

Date: 1/2/2022

To

Area MLA

Through the councilor

Ward No. 9 / Arithang 1

Gangtok / E.Sikkim

Public Grievances

Sir,

We the public of upper Arithang like to state that the undergoing construction of shopping mall had been halted due to the stay order, We public are worried about the drainage system of water hence in monsoon as the water may deposited at the construction site and it may drowned to our private property & our houses.

As on 12/12/2021 a meeting was held at hotel hungry jack were the public hearing was done regarding the construction of shopping plaza.

So sir we request you to kindly construct the incomplete raft foundation so that a good drainage system is made for upcoming monsoon season which will not harm to our property & houses.

MS
Mung
03/02/22

Area MLA

[Signature]
2nd Feb 22

Seey/USD.

Please take necessary action as the demand looks genuine

Anur
02/02/2022

MINISTER
Urban Development and
Food & Civil Supplies Department
Government of Sikkim

Your Faithfully

Public Upper Arithang

- ① Bhaw Shankar
- ② Bhim Tamang
- ③ Neelu Shaha
- ④ Rachu Maya Jogi
- ⑤ Ruspel Shorpa

Karma Tempo Rapgyal
COUNCILLOR
Ward No 09, 26 Arithang-1

Smt Bhagwati Tamang

Mh.

2. Leeta Rai Juni

3. Lachu Maya Jogi - Jacho

4. Khepaup Tshiring Sherpa - Tshering

5. Besta Jemang. Bung

6. Sabita Jogi Sol

7. Karma Choden Bhutia Bhutia

8. Shu' Pa Yee Koo Paolan

9. Pushpa Sherpa Pushpa

10. Neelu Sherpa Neelu

11. Eden Chamu Eden

12. Karma Tshen Bhutia Hobelpag

13. Nyaltshen Sherpa Nyaltshen

14. B. Tsering Lepka Bharf

15. Mrs. Rosy yulac Jilas

16. Tj Wangchuk - T. Wangchuk

17. Passang Bhutia Passang

18. Sinesh Sinesh

19. Tashi Chamu Bhutia Tashi Chamu Bhutia

20. Mung C. C. Mung

21. Wangchuk

2. Sonam Dorje Sonam

3. Simla Pruthi Simla

4. Dhanu Koo Dhanu

- 30) Palja Lumung ~~Palja~~
- 31) Saran lama ~~Saran.~~
- 34) Pamy tsh. lapa ~~Pamy~~
- 35) Sabina Gunung ~~Sabina.~~
- 36) Akoti Tanang ~~Akoti~~
- 37) Anas Gunung - Anas Gunung.
- 38) Prabesh Biswa - ~~Prabesh~~
- 39) Sonam Rai - ~~Sonam~~

SITA Devi Sita

- 66) Bheem Tamang Bhem
- 67) Siddhart Tamang Siddhar
- 68) Jaya Pradhan Jaya
- 69) Anu Pradhan Anu
- 70) Anvsha Pradhan Anvsha
- 71) Vivek Pradhan Vivek
- 72) Mamta Pradhan Mamta
- 73) Pooja Pradhan Pooja
- 74) JAWA TSHERING SHERPA Jawa
- 75) PHURBA SHERPA Phurba
- 76) NORBU SHERPA Norbu
- 77) TENZING SHERPA Tenzing
- 78) MANISH MANGAR Manish
- 79) ANITA MANGAR Anita
- 80) PREM TAMANG Prem
- 81) PRANESH GURUNG Pranesh
- 82) KOMAL GURUNG Komal
- 83) ASHIM GURUNG Ashim
- 84) ANOKHA GURUNG Anokha
- 85) SANGEET LAUGAN Sangeeta
- 86) BANITA LAUGAN Banita
- 87) SIDDHART LAUGAN Siddhar
- 88) KARMA THINLEY BHUTIA Karma
- 89) DOMA BHUTIA Doma
- 90) TENZING WANGDI BHUTIA Tenzin
- 91) TANNU BHUTIA Tannu

- 94) Nitu Tamang Nitu (3)
- 95) Mahesh Tamang Mahesh
- 96) Sambod Pradhan Sambod
- 97) Ritesh Pradhan Ritesh
- 98) Maya Pradhan Maya
- 99) Sunan Pradhan Sunan
- 100) Tenzing Chuki Tenzing
- 101) Dipalika Rai Dipalika
- 102) Tenzing Diki Sherpa T.D. Sherpa
- 103) Shriduti Thang Tamang Shriduti

- 40) Dama Tamang DT
- 41) Kanchay Hangma K.H. Limboo
- 42) Arjun Rai Arj
- 43) Abhishek Rai AB
- 44) Yulshi Gadaly Yul
- 45) DAWA LOBSANG SHERPA Dawa
- 46) CHETEN CHAMU SHERPA Chet
- 47) ANWASH PRADHAN AN
- 48) PUSHA SHERPA Pus
- 49) Nikhil Gupta. Nikhil
- 50) Akhil Gupta. Akhil
- 51) Raju Gupta. Raju
- 52) Pallang Sherpa Pallang
- 53) Kasta Sherpa Kasta
- 54) Terzing Chopra Sherpa Terzing
- 55) Dougee. Sherpa Dougee
- 56) Nisha Pradhan Nisha
- 57) Ashu Pradhan Ashu
- 58) Sumen Pradhan Sumen
- 59) Manu Pradhan Manu
- 60) Sanjeev
- 61) Tamu Dorji

Office : Jama Masjid, Near Police Head Quarter,
Upper Arithang, Gangtok-737101, East Sikkim
Regd. No. 472/91

Date 07/02/2022
Ref. No.

Ref. No. AJAEI/SK/22
To,

The Chief Executive Officer
Gangtok Smart City Development Limited,
5th floor, Kishan Bazar, LalBazar Road,
Gangtok, Sikkim 737101.

C/c To Mesaso Infrastructure Pvt.Ltd.

Sub: Immediate commencement of construction of Multi-level Car parking cum commercial Development near our Mosque, Gangtok, Sikkim.

Dear sir,

This is to inform you that our Mosque lies adjacent to the construction of a project under taken by Gangtok Smart City Ltd, and undergoing construction of Multi-Level car parking and commercial development has been halted since last few days, I President/secretary along with our community members are worried about our Mosque that it might affect our Mosque and it's Minars as it is almost 20mts from the existing road level. That sir as per the present situation due to excavation of foundation work of the existing land has become a dry pond and during the rainy season, it may become a big pond causing erosion to the surrounding soil as well as the structure.It may damage the things causing the whole system in hazardous condition.Since it has been raining for last 6/7 days,we are in worry seeing the present condition.

So we request you to kindly manage to resume the ongoing construction work immediately to come up from the foundation level and we and our surroundings become safe.

Thanking you,

Yours sincerely,


Md. Jamaluddin
President
Anjuman-E-Islamia
Gangtok, E. Sikkim


Md. Faruque
General Secretary
Anjuman-E-Islamia
Gangtok, East Sikkim


Ajmat Ali Ansari
Treasurer
Anjuman-E-Islamia
Gangtok, East Sikkim

REPORT ON GEOLOGICAL AND GEO-PHYSICAL INVESTIGATION
OF THE LANDSLIDE AREA AT ARITHANG, EAST SIKKIM.



Work carried out by: -

Malayan Research Consultancy and Services, Gangtok

Regd. No. BOOK NO.1V, VOL.NO.1B, SL.NO.1.

JANUARY 2022



CONTENTS:

1. INTRODUCTION.	Page 1
2. GEOLOGY OF THE AREA.	Page 1
3. SITE GEOLOGY.	Page 1
4. GEO-PHYSICAL INVESTIGATION AND METHODOLOGY .	Page 2 - 4
5. CONCLUSIONS AND RECOMMENDATIONS.	Page 4 -5
6. GEO-PHYSICAL TOMOGRAPHY AND DESCRIPTION.	Page 6-13
7. FIELD PHOTOS.	Page 14-18
10. GEOLOGICAL MAP OF THE AREA .	Page 19.
11. LOCATION MAP OF ERT PROFILES CARRIED IN THE AREA.	Page 20.



Introduction

The report is with reference to request from site contractor for Geological & Geo-physical investigation of the landslide zone at Arithang, Gangtok along Indira Bye pass road section (hill side area) accordingly, a technical expert from M/S Himalayan Research consultancy and services, Gangtok conducted the geological and geo-physical investigation of the landslide area during the month of January 2022 and accordingly prepared a detailed report.

Geographically, the proposed area is located between $N27^{\circ}19.911'$ to $N 27^{\circ}19.115'$ latitude $E88^{\circ}36.420'$ to $E 88^{\circ}36.480'$ elevation of 1470m to 1476 m amsl. The slide zone is located 300 meters (approximately) towards North-East from Arithang-Byepass road junction along Indira Bye pass Road section at Arithang, East Sikkim.

Scope of work: -

1. Geological map of the area.
2. Geo-physical investigation through Electrical Resistivity Method to identify the depth of bed rock.

Geology of the area

Geologically, the area is part of medium grade metamorphic rock sequence represented by Mica schist rock overlain by medium-thick to thin soil cover. The general dip of foliation of rock is NE with north westerly slope facing aspect.

The slide zone is approximately 25 meters wide and 70 meters long in dimensions. Further, the landslide zone is characterized by moderate to gentle slope gradient. The area has high groundwater activity indicated by presence of water running on the body of the slide. During the visit it can be seen that highly disintegrated weathered Mica schist rock is exposed at some areas on the slide zone. The quality of the exposed country rock is very poor due to prolonged exposure of the rock with high groundwater circulation in the area.



Further, moderately to highly weathered rock can be seen exposed at the base of the slide area on the hill side of Indira Bye-pass Road section. Hence, the following tests were conducted in the field which is as follows: -

Geo-physical investigation (2D-Electrical Resistivity Tomography)

Electrical resistivity determination is usually made by injecting a specified amount of electric current electrodes and with the aid of a pair of potential electrodes. The potential difference between any two points at the surface caused by the flow of the electric current in the sub-surface is measured. From the measured current (I) and the voltage (V) values the ensuing resistivity is determined.

The approach of geophysical study is to reveal the sub-surface characteristics materials based on the subsurface geology and hydrological conditions. Geophysical investigation provides us the in-situ subsurface conditions, which can be translated into geo-technical information, which provides complete understanding of physical behavior of a sub-surface geology. Feasibility of various direct and indirect geophysical techniques resolve details of sub-surface masses present there on, such as movement of ground water, thickness, relief of bed rock, water saturated zone (Bogoslovsky et al.1977; Mills.1990; Caris and Van Asch,1991; Hermann et al. 2000). Recently, the role of Electrical Resistivity Tomography (ERT) or electrical imaging (I.B Osazuwa and E. ChiiChii 2010) in Lake Investigations is on wide practice, due to cost, time and other parameters.

Electrical resistivity surveys with vertical electrical soundings (Schlumberger method) which provides characteristics of sub surface layer, depths and resistivities at a single place. Furthermore, 2D resistivity imaging techniques provide 2D and even 3D high resolution electrical images of sub surfaces (Griffiths and Baker 1993).



Objectives:

1. To investigate the sub-surface water activity if any.
2. Thickness of overburden in the area.
3. Type of materials present/inferred geological condition.
4. Approximate Depth of rock and their physical properties.

Methodology:

Electrical Resistivity Tomography Method

Two-dimensional (2D) electrical imaging surveys are widely used to map areas of moderately complex geology where conventional resistivity sounding and profiling techniques are inadequate. The data from such surveys are plotted in the form of a pseudo-section which gives an approximate and sub-surface geology is slightly distorted. The data collected in saturated zone of study areas were interpreted by 2D Resistivity Imaging software. Integrated Geo-Instrumentation Service resistivity meter model **SSR-MP1**, is used to obtain the resistivity data to reasonable depths of 20- 30 m (depth of investigation depends on local geological conditions) from the ground surface of the lake. For a good lateral, vertical and horizontal resolution, **hybrid Wenner-Schlumberger profiling is preferred**. Multi-electrode Resistivity imaging techniques were used in the area. A GARMIN made GPS was used for the position location of electrodes along the profile.

Resistivity data were collected using **Wenner-Schlumberger** (Vertical Electrical Sounding) array configuration with electrode separation 2-5 m. Topographic corrections and 2D inversion model were carried out using **Res2D inv of GEOTOMO Software**. This resistivity inversion software based on the least - square method proposed by Locke and Barker (1996) is used during the investigation. In all inversion 5 attempts of iteration was kept.



Two (02) numbers of resistivity tomography profiles i.e. PS 01 – PS 01 along NE-SW direction and PS 02 – PS 02 along SE-NW directions were carried out in the area, The adopted contour color code provides the key information on parameters of deposited material like presence of low resistivity saturated sandy soil horizons and the depth of bed rock. Tentative true resistivities versus subsurface depth are inferred from geological literature (Telford et al.1990). The data so obtained are used in the preparation of subsurface lithological sections along each profile and also inferred geo-hydrological regimes were carried out. The details of inferred subsurface strata and tomography are placed at Annexure.

Keeping in the view of the above facts following observations and recommendation are made:

1. Geologically, the area comprises of medium grade metamorphic rock sequence represented by Mica schist overlain by medium thick to thin soil overburden. Further, the area has gentle- moderate slope gradient with high water activity. **The dip of foliation of rock is NE with NW facing slope aspect. The causes of slide is due to loose muck was dumped in the area in the past with increase in rainfall and water activities resulted into shallow slip of loose materials. Further, the slide is localized in the area.**
2. **The ERT tomography of Profile Section 01-01' reveals groundwater circulation zone exists between 22m-53m horizontally with variable depths ranging from 0m-5m as seen in the tomography below and high to moderate weathered Mica Schist rock is encountered between 0m – 125m horizontal distance with depth ranging from 0m – 24 metres whereas Profile Section 02-02' reveals groundwater circulation zone exists between 6m-77m horizontally with variable depths between 0m-5m as seen in the tomography and Weathered Mica Schist is encountered from 0 meters-80 meters horizontal distance with variable depths ranging from 0m-16m depth. The**



details of the sub-surface geology, groundwater circulation, depth of overburden, bedrock is given in below along with the tomography of ERT survey.

3. The soil cover can be removed as much as possible during the dry seasons followed by channelization of encountered groundwater with provision of multiple drains connecting to nearby Jhoras. Further, the foundation of the RCC wall to be done **beyond 5 meters depth on average on in-situ rock with proper anchoring**. The RCC wall to be provided with sufficient weep holes to avoid negative impacts of pore water pressure on the protective work in near future.
4. **The bed rock in the proposed area is encountered at 5m depth onwards(average). Hence, the foundation of the proposed retaining structure can be done in phase wise manner with span of 3m-5m length to avoid up slope failure. However, the minimum foundation depth can be 5meters.**



Profile section (PS01-PS01')

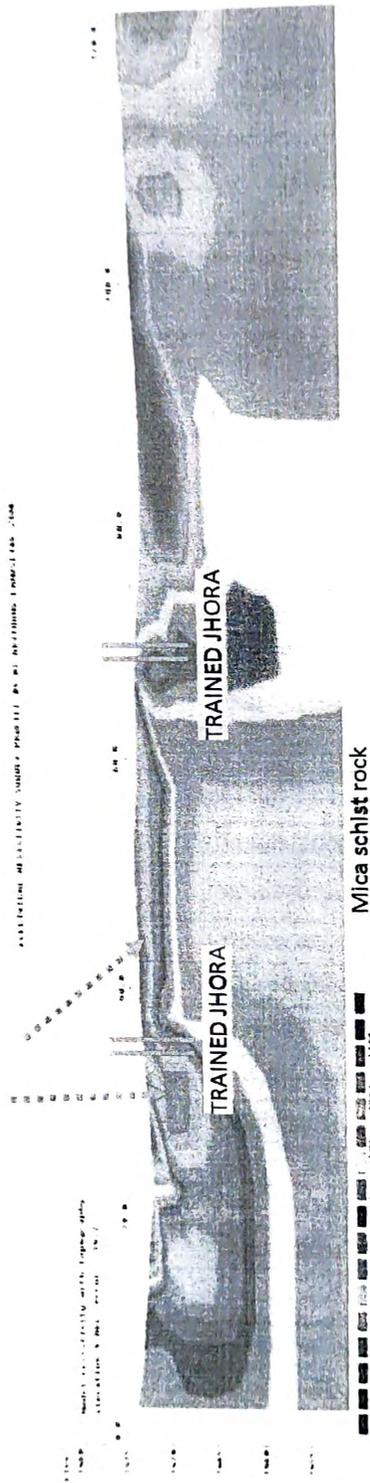
Site Geology: Medium thick-thin soil overburden overlain by highly weathered Mica schist with groundwater circulation at some intervals are inferred in PS01-PS01'. The depth wise inferred geology is formulated in the table1.

Results and analysis of Geophysical observations:

Multi-electrode resistivity survey with Schlumberger-Wenner array was carried out in profile section, PS01-PS01', the first electrode is placed at location 0.00 meter of section. (Geographically it is located at N27° 19.911' latitude E88° 36.420' at an elevation of 1475 m amsl). The direction of the profile section runs NE-SW from the first electrode. The last electrode was placed at a distance at 125 meters, geographically it is located at N27° 19.974' latitude E88° 36.470' longitude at an elevation of 1475 m amsl) (profile section 01-01'), to delineate probable sub-surface geology. Observation from 2D-inversion resistivity in the profile section, 01-01' shows that groundwater circulation zone exists between 22m-58m horizontally with variable depths ranging from 0m-7m as seen in the tomography below and high to moderate weathered Mica Schist rock is encountered between 0m - 125m horizontal distance with depth ranging from 0m - 24 metres horizontally with variable depths ranging from 0m-25 m as seen in the tomography.



Groundwater circulation zone



Vertical scale is 20 mm equals per unit spacing.
 Horizontal scale is 1 cm equals per unit spacing.
 The scale is in meters.



Table: 1 showing the inferred geology of sub-surface at PS-01 to PS-01'.

Sl. No.	PS01-PS01' (0.0mts.-125 mts.)	Depth (m)	Resistivity(ohm-meter)	Inferred geology/type of materials Present
1	0m - 3m	-	-	Field Data Gap (no information)
2	3m - 11m	0m - 15m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		15m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
3	11m - 21m	0m - 2m	3,300 Ωm-7,500 Ωm	Moderately weathered Mica Schist rock with occasional quartz veins.
		2m - 3m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
		3m-4m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		4m-11m	220Ωm-280Ωm	Water logged micaceous silty soil.
		11m-15m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		15m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
4	21m - 22m	0m - 2m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
		2m-15m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		15m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
5	22m - 31m	0m - 2m	3,300 Ωm-7,500 Ωm	Moderately weathered Mica Schist rock with occasional quartz veins.
		2m-3m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
		3m-4m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		4m - 5m	220Ωm-280Ωm	Water logged micaceous silty soil.
		5m-7m	20Ωm-200Ωm	Groundwater circulation zone.
		7m-11m	220Ωm-280Ωm	Water logged micaceous silty soil.
		11m-15m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		15m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
6	31m - 38m	0m - 2m	220Ωm-280Ωm	Water logged micaceous silty soil.
		2m - 5m	20Ωm-200Ωm	Groundwater circulation zone.
		5m-8m	220Ωm-280Ωm	Water logged micaceous silty soil.
		8m - 13m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		13m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
7	38m - 58m	0m - 3m	20Ωm-200Ωm	Groundwater circulation zone.
		3m - 4m	220Ωm-280Ωm	Water logged micaceous silty soil.



		4m-5m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		5m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
8	58m - 64m	0m - 3m	220Ωm-280Ωm	Water logged micaceous silty soil.
		3m-4m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		4m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
9	64m - 66m	0m - 2m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		2m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
10	66m-70m	0m-17m	300Ωm-700Ωm	Highly saturated with high disintegrated weathered Mica Schist rock.
		17m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
11	70m-77m	0m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
12	77m-90m	0m-10m	3,300 Ωm-7,500 Ωm	Moderately weathered Mica Schist rock with occasional quartz veins.
		10m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
13	90m-106m	0m-5m	3,300 Ωm-7,500 Ωm	Moderately weathered Mica Schist rock with occasional quartz veins.
		5m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
14.	106m-116m	5m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
15.	116m-122m	0m-10m	3,300 Ωm-7,500 Ωm	Moderately weathered Mica Schist rock with occasional quartz veins.
		10m-24m	1,000Ωm-3,000Ωm	Highly weathered Mica Schist rock.
16.	122m-125m	-	-	Field Data Gap (no information)



Profile section (PS02-PS02'):

Site Geology: Medium thick to thin soil overburden overlain by highly weathered mica schist with groundwater circulation at regular intervals is inferred in PS02-PS02'. The depth wise inferred geology is formulated in the table 1.

Results and analysis of Geophysical observations:

Multi-electrode resistivity survey with Schlumberger-Wenner array was carried out in profile section, PS02-PS02', the first electrode is placed at location 0.00 meter of section. (Geographically it is located at N27° 19.937' latitude E88° 36.438' at an elevation of 1470 m amsl). The direction of the profile section runs NW-SE from the first electrode. The last electrode was placed at a distance at 80 meters, (Geographically it is located at N27° 19.928' latitude to E88° 36.480' longitude at an elevation of 1476m amsl) (profile section 02-02'), to delineate probable sub-surface geology. Observation from 2D-inversion resistivity in the profile section 02-02' shows reveal groundwater circulation zone exists between 6m-77m horizontally with variable depths between 0m-5m as seen in the tomography and Weathered Mica Schist is encountered from 0 meters-80 meters horizontal distance with variable depths ranging from 0m-16m depth as seen in the tomography.



Table 2: - showing inferred geology of sub-surface at PS02-PS02'.

Sl. No.	PS02-PS02' (0.0mts. - 80 mts.)	Depth (m)	Resistivity(ohm-meter)	Inferred geology/type of materials Present
1	0m - 3m	-	-	Field Data Gap (no information)
2	3m - 6m	0m - 2m	100 Ω m-200 Ω m	Groundwater circulation zone.
		2m - 3m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		3m-4m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
		4m-6m	1,100 Ω m-3,000 Ω m	Highly weathered Mica schist rock.
		6m-16m	1,100 Ω m-3,000 Ω m	Moderately weathered Mica schist rock.
3	6m - 20m	0m - 4m	100 Ω m-200 Ω m	Groundwater circulation zone.
		4m-5m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		5m-6m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
		6m-8m	1,100 Ω m-3,000 Ω m	Highly weathered Mica schist rock.
		8m-16m	1,100 Ω m-3,000 Ω m	Moderately weathered Mica schist rock.
4	20m - 25m	0m - 4m	100 Ω m-200 Ω m	Groundwater circulation zone.
		4m - 5m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		5m-6m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
		6m-16m	1,100 Ω m-3,000 Ω m	Highly weathered Mica schist rock.
5	25m - 56m	0m - 5m	100 Ω m-200 Ω m	Groundwater circulation zone.
		5m-10m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		10m-16m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
6	56m - 72m	0m - 4m	100 Ω m-200 Ω m	Groundwater circulation zone.
		4m-10m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		10m-16m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
7	72m - 77m	0m - 2m	100 Ω m-200 Ω m	Groundwater circulation zone.
		2m-10m	300 Ω m-600 Ω m	Highly saturated with highly disintegrated weathered mica schist rock.
		10m-16m	650 Ω m-1,000 Ω m	Moderately saturated with high weathered Mica schist rock.
8.	77m-80m	-	-	Field Data Gap (no information)



Field Photos

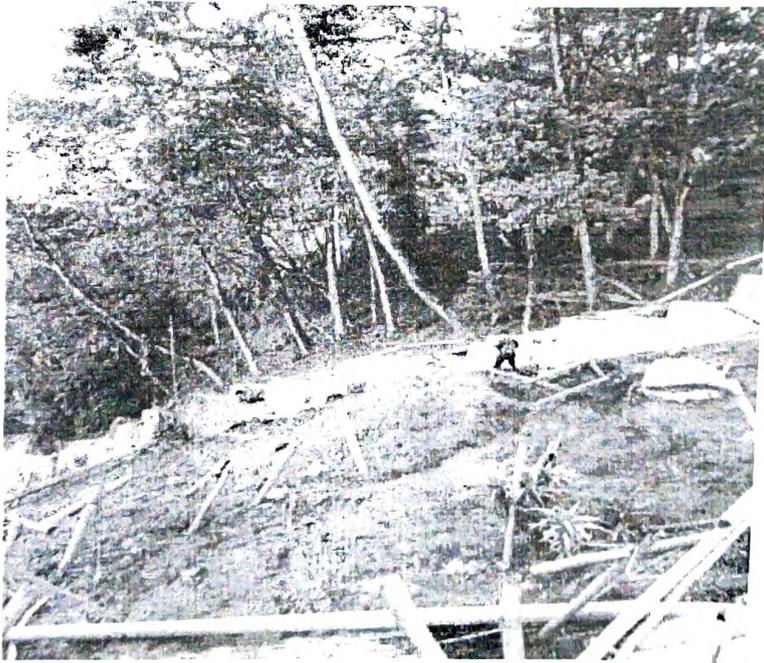


Photo: - The slide area characterized by medium thick to thin soil overburden.





Photo 2,3 & 4: - Electrical Resistivity Profile 01 in progress at the slide area.



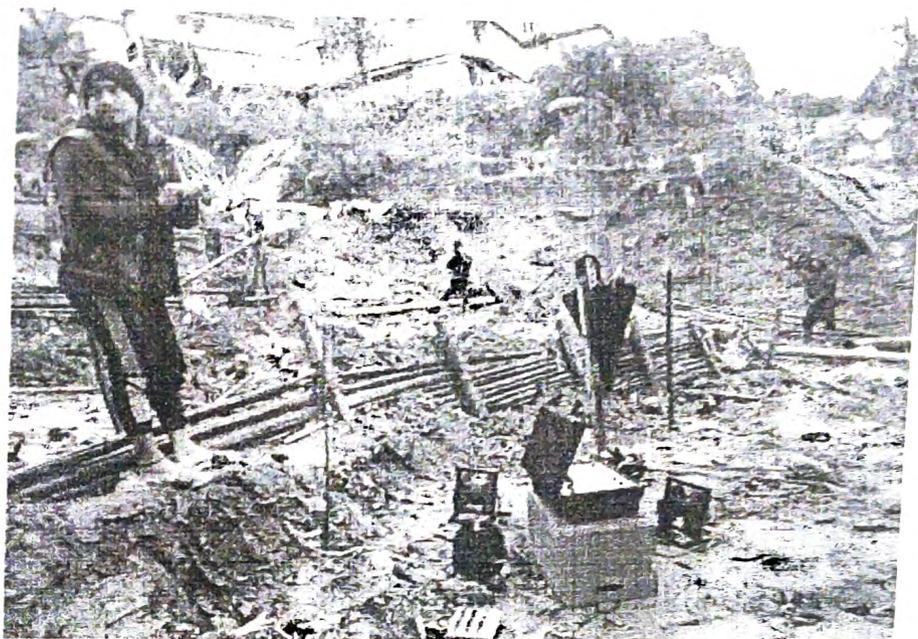


Photo 5,6 & 7:- Electrical Resistivity survey profile 02 in progress at the slide area.



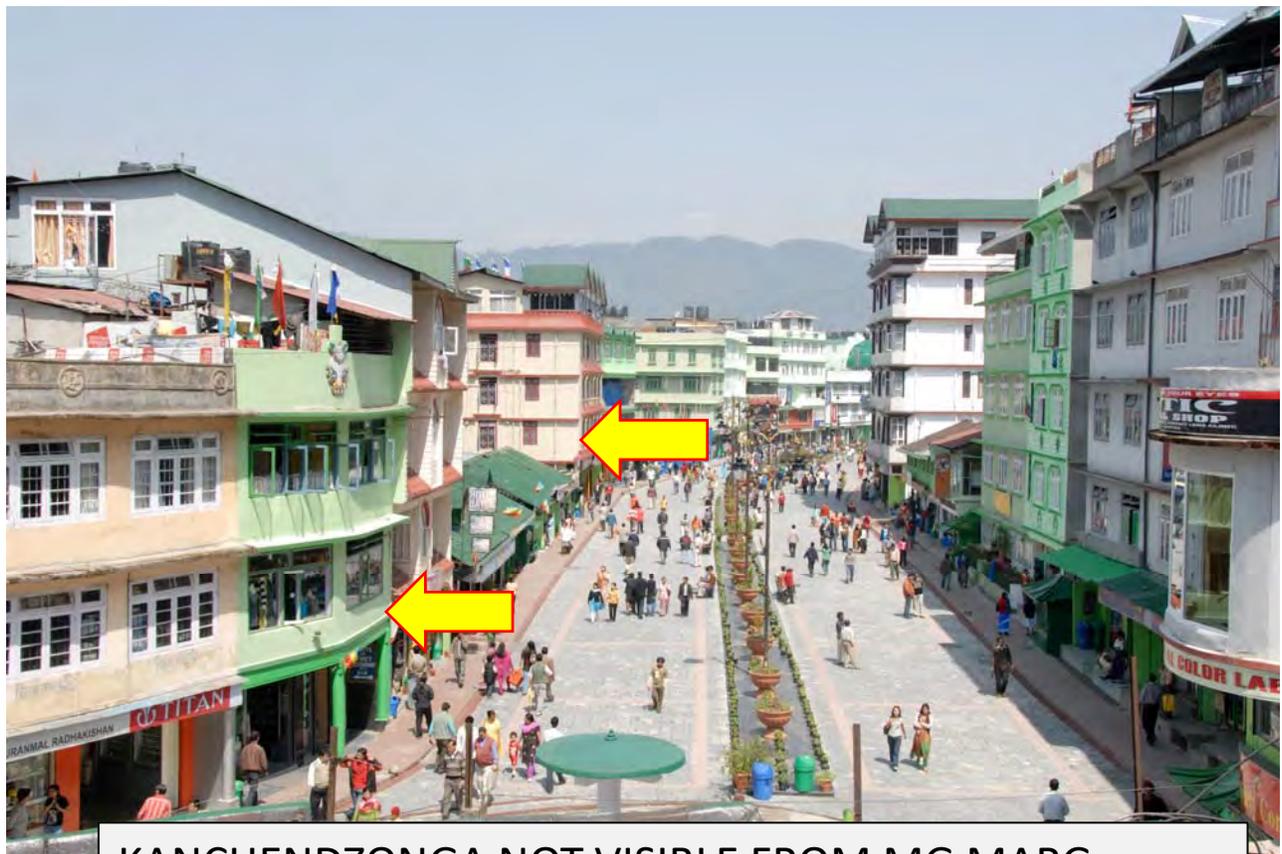


Presence of underlying Rock Strata



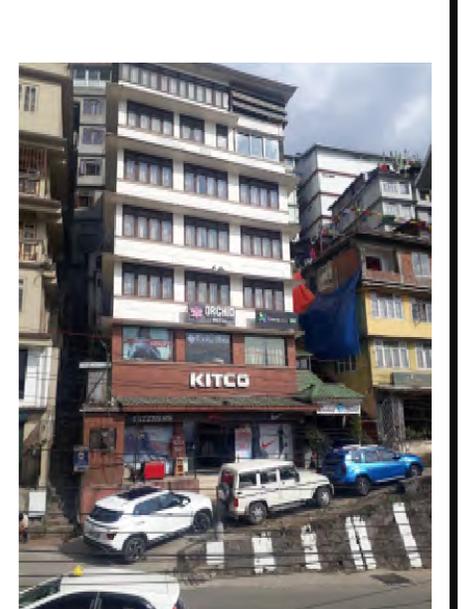
Foundation excavation work being executed by Urban Development Department based on the Geotechnical report submitted by Himalayan Research Consultancy and Services at Arithang Slide

(Colly)



KANCHENDZONGA NOT VISIBLE FROM MG MARG





MG MARG IS BEHIND THESE BUILDINGS AND HENCE VIEW OF KANCHENDZONGA IS NOT RESTRICTED FOR MGMARG DWELLERES

-TRUE COPY-

Dr. Bina Basnett elected as President of HSP Party

ANNEXURE R/25
(Colly)

the needs of around 700,000 people.
211
Dr Bina Basnett is Hamro Sikkim Party president

SHARE TWEET SHARE EMAIL COMMENTS

Lalit Dahal



Dr. Bina Basnett elected as President of HSP Party

Gangtok, 24 Jan : Breaking the silence in Sikkim Political arena , most awaited moment comes here in the capital Gangtok at Hamro Sikkim Party (HSP) Headquarter attended by all Central Executive Committee CEC members an election was held where Dr. Bina Basnett was elected as the President of HSP. Senior Politician and Former Minister RB Subba and Former Indian Football Captain Bhaichung Bhutia were unanimously nominated as the working presidents respectively.



SAGAR CHETTRI
GANGTOK, 24 JAN:

Dr Bina Basnett was unanimously elected as the president of Hamro Sikkim Party today. She was serving as the vice-president of the party since its formation. HSP vice-presidents, RB Subba and Bhaichung Bhutia have been unanimously elected as working presidents of the party. These important decisions were taken during a meeting held here on Thursday.

Dr Basnett hails from Tadong, Gangtok in East Sikkim and completed her schooling from Deorali Girls Senior Secondary School. She completed her MBBS from Sikkim Manipal Institute of Medical Sciences, 5th Mile Tadong and then did her MD from the same institute. She practiced at AIIMS Patna before moving to Lady Hardinge Medical College in Delhi. She resigned from her job to start her political career from Hamro Sikkim Party, which was launched last year.

In her address, Dr Basnett stated that she will work in the interest of the party and people of Sikkim. "I would like to dedicate this historic day to the party workers who have been working at the grassroot level selflessly to take the party forward and they have been working to give a better turn to pg02

SE Sikkim Express
16 January at 17:45

Even right to view Khangchendzonga is at stake: Dr. Bina #sikkimexpress

GANGTOK: "Everything belonging to Sikkimese including their right to view their guardian deity Mount Khangchendzonga has been put at stake. Few outside companies who are close to the power in Sikkim are taking over every resource here. Rules are being bent to accommodate these companies run by outsiders," said Hamro Sikkim Party president Dr. Bina Basnett on Sunday. Dr. Basnett was referring to the proposed 14-storey complex under a PPP project coming up at Old West Point School area in main Gangtok. The project developer is a Siliguri-based company. "Outsiders are exploiting Sikkim while our youth here are being made to pelt stones against each other by political parties. Soon the outsiders will rule Sikkim as owners while our people have to serve them as slaves. We must oppose such system and practise," said the HSP president. Dr. Basnet appealed the youth not to pay heed to those political parties that engage them into destructive activities. Time has come for youth of Sikkim to choose right political leaders who can guide and engage them in productive activities, she said.

- BIJOY GURUNG/SE Report



SIKKIM EXPRESS

OF THIS LAND, FOR ITS PEOPLE

NGT imposes stay on construction at Old West Point School area

SE Report

GANGTOK, January 18: The National Green Tribunal (NGT), Eastern Zone Bench, Kolkata on Tuesday imposed an interim stay on the construction of the multi-level PPP project being developed at Old West Point School area in Gangtok.

We direct that till next date of listing there shall be a stay on construction in the area with reference to the multi-level car parking-cum-shopping hub in the area in question, ordered by the NGT bench during the hearing heard through video conferencing.

The matter is listed for next hearing on 02.03.2022. The tribunal was responding to a petition filed by Dr. Bina Basnett against the alleged illegal construction of the multi-level complex in the heart of the town.

It was contended that the multi-level complex under



A SE file pic of the demolition of old structure for the new PPP complex at Old West Point School area.

construction is to the extent of 14 storeys which is "wholly impermissible". As per the existing rules of Sikkim government vide its notification of 2021, a maximum of five and half storeys are admissible based on the stability of the notified area.

"...as per the notification at no point of time, can a construction be more than 5 1/2 storeys in height whereas the construction of multilevel parking under construction is

to the extent of 14 storeys which is wholly impermissible," the petitioner submitted.

It was also contended that Sikkim comes under seismic zone-IV and is prone to earthquakes of magnitudes of 4.5 to 5.5 on Richter Scale. Thus, a parking complex of 14 storeys is a grave threat to the fragile ecology of the area and also to the life and limb of the people living in the area, the petitioner submitted.

In our opinion, matter requires consideration, noted the NGT bench which issued notices to the respondents which includes the Centre and Sikkim government. All the respondents were directed to file their counter-affidavits within four weeks.

The controversial complex at old West Point School area is being developed by a Siliguri-based company as a PPP model with the State government.

Newspaper article and press conferences were carried out at various media houses as soon as NGT order for stay was issued

Sikkim: NGT stays construction on '14-storey complex' in Gangtok

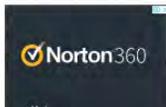
The NGT Eastern Zone Bench in Kolkata has listed the next hearing on March 2, until when no construction can be carried out.

By Pankaj Dhangal
January 19, 2022



Gangtok: The National Green Tribunal (NGT) issued an interim stay on the alleged 'illegal' construction of a multi-level car parking and shopping hub at the Old West Point school area in Sikkim's capital Gangtok.

The NGT Eastern Zone Bench in Kolkata has listed the next hearing on March 2. Until then, no construction can be carried out at the site.



Sikkim : Rapid Environmental Exploitation Occurring Under SKM Government; Accuses HSP Leader Bina Basnett

January 27, 2022 by North East Today



Social Worker and HSP leader - Dr Bina Basnett

• Sujal Pradhan, NET Correspondent, Sikkim

Social Worker and President of Hamro Sikkim Party (HSP) Dr. Bina Basnett today asserted there are rapid environmental exploitation during the regime of Sikkim Krantikari Morcha (SKM) government while attending a press conference – jointly addressed by Dr. Bina Basnet, Kedarnath Tiwari and Durba Regmi in Gangtok.

She appealed to the state Government to form an Independent environment commission and work on finding suitable solutions for the same. "I appeal to the state government to form an Independent Environment commission consisting of Environmentalists, intellectuals so that they can enquire on all these kinds of events in Sikkim and advise the government for suitable solutions".

Basnett also questioned the government for no transparency; no accountability and how without environment clearance, constructions works are permitted. "We thought now the Paribartan government is in power, which will work for the betterment of the state but instead what we

**Whistle
[Election Symbol]**

f 1hamrosikkim | @1HamroSikkim | hamrosikkimparty | 8327269055



**GOVERNMENT OF SIKKIM
CULTURE DEPARTMENT
GANGTOK-737101, SIKKIM**

No. 48/SSA/CD.

Dated: 09/02/2022

To

The Chief Executive Officer,
Gangtok Smart City Development Ltd.
Kisan Bazar, Lal Market Road,
Gangtok.

Sub : Information sought about historical monuments in M.G. Marg.

Sir,

With reference to your letter no. 67/GSCDL/2021-22, dated 28/01/2022 on the above cited subject this is to inform you that apart from the three monuments in West Sikkim which are Monuments of National Importance under the administrative control of Archaeological Survey of India and protected under Ancient Monuments, Archaeological Sites and Remains Act (AMASR), there is no structure/site which has been declared as historical monuments in Sikkim.

This is being issued with the formal approval of the Competent Authority, please.

Thanking you,

Yours sincerely,

Additional Director (Archives)
Culture Department.

SITE PROFILE OF IN AND AROUND OLD 214 WEST POINT AREA



The Site was earlier a West point Senior Secondary School and Taxi stand . Later on Many public offices were shifted here such as Sikkim Public Service Commission, Ecclesiastical Department, Employee Provident Fund Office, Directorate of Economics, Statistical and Monitoring Evaluation etc, and mainline Taxi stand Hub for interstate and intercity vehicles.

All the public offices were laying vacant as they had set up new offices around the city and the taxi stand now comprised of South-West Sikkim Taxi stand, Ranka- Rumtek stand, Pakyong, Rhenock-Rongli, Singtam Rangpo stand. All these stands were relocated in the surrounding vicinity with due process and approvals for the upcoming MLCP project

The Old west point site is surrounded via Police headquarters and police quarters on its north side, residential buildings ,leased hotels and shops on other three side.

It is to pertinent to mention here that this area was a always parking and transportation hub with public and private buildings around it.

SURROUNDING LANDUSE OF THE OLD WEST POINT SITE

Private Residential Buildings and Leased Hotels

Old DES&ME Office

Police Headquarters and Residential Quarters



Old West point School
SPSC Office
Ecclesiastical Department
EPF Office

Mosque

Private Residential Buildings and Leased Hotels & Shops

Old main line Taxi Stand – Siliguri ,
Darjeeling, Kalimpong etc
Previous South West District Stand,
Ranka, Rumtek, Pakyong, Rangpo,
Rhenock, Rongli and City Cabs.



Current scenario when light-medium rainfall

Heavy Rainfall in the monsoon



The accumulated monsoon water may endanger the existing structures in the vicinity if the foundation work is left as it is. Hence, a plea is placed before the National Green Tribunal for vacation of the stay order at the earliest so that the work can be immediately resumed.

155

ANNEXURE R/28 217

SIKKIM STATE DISASTER MANAGEMENT AUTHORITY (SSDMA) LAND REVENUE AND DISASTER MANAGEMENT DEPARTMENT

GOVERNMENT OF SIKKIM

Tashiling Secretariat, Block-B, Gangtok, East Sikkim-737101
Phone No:03592-201145/Fax:03592-201075/Website:www.ssdma.nic.in
Email :ssdma 01@gmail.com



Ref.No:39/SSDMA/LR&DMD/GoS/2022

Date: 11/02/2022

To
The Special Secretary
Urban Development Department
Government of Sikkim

Subject: Data of frequency and magnitude of Earthquake in Sikkim

Madam,

This is in reference to your letter no. 307/UDD/Secy dated 03.02.2022 with above mentioned subject. Please find enclosed the data as has been obtained from Indian Metrological Department, the nodal agency for compilation of earthquake data in India.

Thanking you.

Yours Sincerely,

[Signature]
Director/SSDMA

Enclosed: as above



*Alison
He found his
to CEO, smart city, GA
Kah
15/2/22*

DATE	TIME (UTC)	LAT (deg. N)	LONG (deg.E)	Depth (km)	Magnitude	Region
03/2/2006	1:57:47.2	27.4°N	86.7°E	31.5	5.3	NEPAL (REMARK : CLOSE TO SIKKIM - BIHAR BORDER)
14/2/2006	0:55:18.2	27.7°N	88.8°E	33.0	5.7	SIKKIM
18/5/2007	12:39:58.1	27.7°N	88.6°E	33.0	4.5	NORTH, SIKKIM
20/5/2007	14:18:16.5	27.5°N	88.3°E	15.0	5.0	SOUTH, SIKKIM
23/5/2007	17:40:44.8	27.6°N	88.0°E	10.0	3.5	SIKKIM
26/5/2007	10:28:10.5	27.2°N	88.3°E	10.0	3.3	WEST, SIKKIM
11/8/2007	14:35:52	27.5°N	88.0°E	33.0	4.9	NEPAL
2/12/2008	05:11:39	27.5 N	88.0 E	10	4.2	NEPAL-INDIA(SIKKIM) BORDER REGION
25/12/2008	00:26:41	27.2 N	87.9 E	33	4.4	NEPAL-INDIA(SIKKIM) BORDER REGION
26/1/2009	06:57:18	27.4°N	88.7°E	7	3.2	INDIA(SIKKIM)-BHUTAN BORDER
3/06/2011	00:53:21	27.5°N	88.0°E	26	4.9	NEPAL - SIKKIM (INDIA) BORDER REGION
18/09/2011	12:40:47	27.7°N	88.2°E	10	6.8	SIKKIM-- NEPAL BORDER REGION
18/09/2011	13:11:59	27.6°N	88.5°E	16	5.0	INDIA(SIKKIM)-- NEPAL BORDER REGION
18/09/2011	13:54:17	27.5°N	88.4°E	9	4.5	INDIA(SIKKIM)-- NEPAL BORDER REGION
18/09/2011	21:51:52	27.6°N	88.4°E	28	4.2	INDIA(SIKKIM)-- NEPAL BORDER REGION
22/09/2011	16:44:43	27.6°N	88.4°E	30	3.9	SIKKIM
17/10/2011	13:04:50	27.3°N	88.4°E	5	3.5	SIKKIM
29/10/2011	00:43:41	27.4°N	88.4°E	5	3.5	SIKKIM, INDIA

09/12/2011	22:56:56	27.9°N	88.2°E	33	3.7	INDIA (SIKKIM) - NEPAL BORDER REGION
13/12/2011	01:26:43	27.3°N	88.6°E	5	2.9	GANGTOK,SIKKIM
14/12/2011	20:20:55	27.7°N	88.0°E	50	4.5	INDIA(SIKKIM) - NEPAL BORDER REGION
18/12/2011	21:35:25	28.0°N	88.2°E	35	3.7	INDIA (SIKKIM)- NEPAL BORDER REGION
18/01/2012	14:12:52	27.3°N	88.5°E	5	3.4	SIKKIM, INDIA
14/02/2012	13:48:43	27.3°N	88.2°E	05	3.6	SIKKIM - NEPAL BORDER REGION
27/03/2012	23:40:08	26.1°N	87.8°E	12.0	4.9	INDIA - NEPAL BORDER REGION
30/05/2012	01:54:28	27.4°N	88.0°E	10	4.0	SIKKIM-NEPAL BORDER REGION
11/06/2012	04:35:56	27.2°N	88.3°E	5	3.8	SIKKIM-NEPAL BORDER REGION
18/09/2012	12:26:21	27.4°N	88.5°E	10	4.1	SIKKIM
11/10/2012	13:56:04	28.0°N	88.2°E	15	3.3	INDIA (SIKKIM) - TIBET BORDER REGION
22/10/2012	06:56:51	28.0°N	87.8°E	68	3.9	NEPAL-INDIA (SIKKIM) BORDER REGION
30/11/2012	19:39:29	27.3°N	88.3°E	10	4.1	WEST, SIKKIM
02/01/2013	14:53:41	27.3°N	88.6°E	10	3.0	GANGTOK, SIKKIM
03/10/2013	06:12:40	27.4°N	88.5°E	10	5.0	SIKKIM
04/07/2014	05:58:39	27.8°N	87.9°E	19	3.9	NEPAL - SIKKIM (INDIA) BORDER REGION
17/09/2014	10:29:12	27.8°N	87.8°E	20	3.9	Nepal - India (Sikkim) Border Region

2015-04-23	20:26:37	27.3 N	88.1 E	10	4.0	West Sikkim
2015-04-27	12:35:49	26.7 N	88.1 E	10	5.1	Nepal-India Border
2015-08-15	05:42:24	27.4 N	88.0 E	35	4.0	Sikkim
2015-10-10	01:48:43	27.2 N	88.8 E	15	4.5	Sikkim
2016-03-12	16:15:16	26.7 N	89.4 E	21	3.8	Jalpaiguri, West Bengal
2016-07-07	22:24:02	26.8 N	89.5 E	40	3.3	Jalpaiguri, West Bengal

2016-08-28	12:54:51	28.0 N	88.7 E	90	4.2	India (sikkim)- China Border Region
2016-09-18	14:34:36	26.7 N	88.3 E	10	3.2	DARJILING, WEST BENGAL
2016-12-01	19:41:19	27.2 N	88.9 E	10	3.5	Bhutan-India(Sikkim) Border region
2017-01-17	15:22:16	27.6 N	88.6 E	10	3.6	North Sikkim
2017-3-26	21:42:11	27.142N	88.553E	24.39	4.5	Rangpo Sikkim
2017-5-16	22:13:19	27.327°N	88.171°E	10	4.2	Naya Bazar, India
2017-12-02	23:43:44	27.286°N	88.081°E	10	4.2	Naya Bazar, India

2018-06-17	15:07:37	27.420°N	88.474°E	4.4	49.76 km	12km SSW of Mangan, India
2018-10-31	21:23:34	27.3N	88.6E	2.8	10	East Sikkim
2019-01-07	21:08:44	27.3N	88.4E	3.0	10	South Sikkim
2019-04-12	23:33:07	27.3N	88.2E	3.9	10	West Sikkim Sikkim
2019-08-09	18:10:32	27.5N	84.7E	4.6	39	Nepal-India Border
2019-12-24	20:07:02	26.6N	88.8E	3.2	32	Jalpiguri, West Bengal
2020-04-08	01:33:18	27.3N	88.6E	3.2	5	East sikkim

2020-04-26	10:59:24 (IST)	27.0N	88.8E	4.0	10	42 Km SSE of Gangtok, Sikkim
2020-08-09	06:49:03 IST	27.37N	88.85E	3.8	10	East Sikkim
2020-10-25	12:06:00 IST	27.22N	88.68E	3.6	5	14 km SSE of Gangtok
2020-12-24	19:51:07 IST	27.11N	88.34E	2.5	5	South Sikkim
2020-12-31	13:30:28 IST	27.07N	89.16	2.5	5	62km ESE of Gangtok, Sikkim India (Bhutan)
2021-02-05	03:43:10 IST	27.86N	88.14E	4	10	Nepal - India (Sikkim) Border
2021-02-09	07:20:07 IST	27.95N	87.91E	4.5	90	Xizang (Tibet Sikkim Border)

2021-03-11	03:48:10 IST	27.38N	88.76E	2.1	15	Gangtok, Sikkim
2021-03-20	07:30:37 IST	28.00N	88.92E	3.5	75	Xizang (Tibet Sikkim Border)
2021-04-05	20:49:58 IST	27.23N	88.84E	5.4	10	25 Km ESE of Gangtok, Sikkim
2021-04-06	07:07:02 IST	26.72N	89.04E	4.1	10	Jalpaiguri, West Bengal
2021-05-07	22:46:41 IST	27.25 N	88.68E	3.1	10	11 Km SE of Gangtok Sikkim
2021-05-26	13:11:23 IST	26.85N	88.72 E	3.8	5	Jalpaiguri, WB
2021-07-19	18:46:58 IST	27.40 N	88.62 E	3.2	10	6 KM N of Gangtok, Sikkim, India (North District)

2021-7-21	12:45:04 IST	27.32 N	88.86 E	2.8	10	24 Km E of Gangtok, Sikkim (East Sikkim)
2021-7-25	20:39:22 IST	27.29 N	88.50 E	4.0	10	11 Km WSW of Gangtok
2021-9-12	23:16:07 IST	27.61 N	88.26 E	2.7	10	26 KM N of Yuksom
2021-10-08	01:15:17 IST	27.45 N	88.47 E	2.4	5	North District, Sikkim
2021-11-07	21:50:45 IST	27.25 N	88.77 E	4.3	6	18 Km ESE of Gangtok, Sikkim East District, Sikkim
2022-01-05	03:01:59 IST	27.42 N	88.39 E	3.7	5	South District, Sikkim

Data of frequency and magnitude of Earthquake in Sikkim

DATE	TIME (UTC)	LAT (deg. N)	LONG (deg. E)	Depth (Km)	Magnitude	Region
2018.06.17	15:07:37	27.420N	88.474E	49.76	4.4	12 km SSW of Mangan, India
2018.10.31	21:23:34	27.3N	88.6E	10	2.8	East Sikkim
2019.01.07	21:08:44	27.3N	88.4E	10	3.0	South Sikkim
2019.04.12	23:33:07	27.3N	88.2E	10	3.9	West Sikkim
2019.08.09	18:10:32	27.5N	84.7E	39	4.6	Nepal-India Border
2019.12.24	20:07:02	26.6N	88.8E	32	3.2	Jalpiguri, West Bengal
2020.04.08	01:33:18	27.3N	88.6E	5	3.2	East Sikkim

2020.04.26	10:59:24 IST	27.0N	88.8E	10	4.0	42 km SSE of Gangtok, Sikkim
2020.08.09	06:49:03 IST	27.37N	88.85E	10	3.8	East Sikkim
2020.10.25	12:06:00 IST	27.22N	88.68E	5	3.6	14 Km SSE of Gangtok
2020.12.24	19:51:07 IST	27.11N	88.34E	5	2.5	South Sikkim
2020.12.31	13:30:28 IST	27.07N	89.16E	5	2.5	62Km ESE of Gangtok, Sikkim India (Bhutan)
2021.02.05	03:43:10 IST	27.86N	88.14E	10	4	Nepal- India (Sikkim) Border
2021.02.09	07:20:07 IST	27.95N	87.91E	90	4.5	Xizang (Tibet Sikkim Border)

2021.03.11	03:48:10 IST	27.38N	88.76E	15	2.1	Gangtok, Sikkim
2021.03.20	07:30:37 IST	28.00N	88.92E	75	3.5	Xizang (Tibet Sikkim Border)
2021.04.05	20:49:58 IST	27.23N	88.84E	10	5.4	25 Km ESE of Gangtok, Sikkim
2021.04.06	07:07:02 IST	26.72N	89.04E	10	4.1	Jalpaiguri, West Bengal
2021.05.07	22:46:41 IST	27.25N	88.68E	10	3.1	11km SE of Gangtok, Sikkim
2021.05.26	13:11:23 IST	26.85N	88.72E	5	3.8	Jalpaiguri, West Bengal
2021.07.19	18:46:58 IST	27.40N	88.62E	10	3.2	6 Km N of Gangtok, Sikkim, India (North District)

2021.07.21	12:45:04 IST	27.32N	88.86E	10	2.8	24 Km N of Gangtok Sikkim (East Sikkim)1
2021.07.25	20:39:22 IST	27.29N	88.50E	10	4.0	1 Km WSW of Gangtok
2021.09.12	23:16:07 IST	27.61N	88.26E	10	2.7	26 Km N of Yuksom
2021.10.08	01:15:17 IST	27.45N	88.47E	5	2.4	North District, Sikkim
2021.11.07	21:50:45 IST	27.25N	88.77E	6	4.3	11 Km ESE of Gangtok Sikkim, East District Sikkim
2022.01.05	03:01:59 IST	27.42N	88.39E	5	3.7	South District, Sikkim

-typed copy-

VAKALATNAMA
BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN BENCH, KOLKATA
ORIGINAL APPLICATION NO. 05/2022



IN THE MATTER OF:
 DR. BINA BASNETT

Applicant

-VERSUS -

STATE OF SIKKIM & ORS.

Respondent(s)

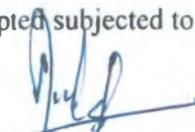
KNOW ALL to whom these present shall come that I, Mr. Bhupendra Kothari, Chief Executive Officer of Gangtok Smart City Development Limited, Sikkim, **RESPONDENT / OPPOSITE PARTY**, in the above Original Application do hereby appoint and return **Dr. Doma T. Bhutia and Mansi Bachani** Advocates of the National Green Tribunal, to act, appear and plead in the above noted case in Tribunal.

To sign, file, verify, present pleadings, appeals, cross objections or petitions for execution, review, revision, withdrawal, compromise or other petitions or affidavits or other documents and all other proceedings that may be taken in respect of any application connected with the same or any decree or order passed therein on my/our behalf, and to represent me/us and to take all necessary steps on my/our behalf in the above matter.

And I/We the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my I our own acts, as if done by me justify to all intents and purposes. I/We agree to ratify all act done by the aforesaid advocate, in pursuance of this authority.

IN WITNESS WHEREOF I/We do hereunto set my jour hand to these presents the contents of which have been understood by me/us on this 24 day of February, 2022.

Accepted subjected to fees.


 (Dr. Doma T. Bhutia)
 Advocate
 Dr. Doma T. Bhutia
 Advocate


 (Mr. Bhupendra Kothari, CEO,
 Gangtok Smart City Development Limited)

Chief Executive Officer
 Gangtok Smart City Development, Ltd.
 Kishan Bazar, Gangtok-737102
 Sikkim

MEMO OF APPEARANCE

To,

The Registrar,
 National Green Tribunal, Eastern Zone Bench
 Kolkata – 700156.

Sir,



Kindly enter my appearance in the above matter on behalf of the Respondent/ Opposite Party.

Dated 24.02.2022

Advocate for the
 Petitioner(s)/Appellant(s)/Respondent(s)