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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN BENCH AT KOLKATA
ORIGINAL APPLICATION No.38 OF 2022**

IN THE MATTER OF:

Dr. Bina BasnettApplicant

Versus

State of Sikkim & OthersRespondents

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NDoH: 19.03.2024

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Date: 16.03.2024

Place: Kolkata

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BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
EASTERN BENCH AT KOLKATA

ORIGINAL APPLICATION No.38 OF 2022

IN THE MATTER OF:

Dr. Bina BasnettApplicant

Versus

State of Sikkim & OthersRespondents

REPLY AFFIDAVIT ON BEHALF OF RESPONDENT NO.2 -
GANGTOK SMART CITY DEVELOPMENT LIMITED'

1. That the present proceedings pertain to an O.A filed by the Applicant to stop the construction of a Multilevel Car Parking cum Shopping Hub at Old West Point School Area, Near Hotel Hungry Jack, Gangtok by alleging that the construction of the aforesaid building will have an adverse impact on the ecology of the town of Gangtok in the form of Earthquakes, landslides, air, water and noise pollution etc. The Applicant has further alleged that the said construction has been initiated without any planning and procedure and that there is a breach of the Notification dated 19.03.2021. The Applicant has averred that the construction of such a building not only jeopardizes the future of historical monuments but also restricts the view of Mount Kanchenzonga from the M.G.

Marg 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.

2. That it is submitted that most of the above averments are false and without basis and more importantly it is to serve political ends rather than raising any substantial question of environment That the present Original Application, is not maintainable in its present form and its liable to be dismissed at the outset. Further, the present Original application is malafide, vexatious and filed for illegal gain and with oblique political motives.
3. That the present Original Application is hopelessly barred by limitation.
4. That the present Original application is not maintainable, as the pleadings and prayers made therein, are defective, incomplete and therefore incompatible with each other.
5. That before replying to the allegations of the Applicant, the answering respondent craves leave of this Hon'ble Tribunal to submit certain facts, that are relevant for the holistic adjudication of the present proceedings.

A. BRIEF FACTS

1. 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.
2. 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 (PDMCs).

3. 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.
4. That it is pertinent to submit that, the answering Respondent works transparently by holding public consultation process with

stakeholders involved in any of the projects taken up by the answering Respondent for public purpose.

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

5. 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).]
6. 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

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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.

7. 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.
8. 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

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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**].

9. 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

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go a long way in reducing the carbon footprint in the State of Sikkim.

10. 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.
11. That on 16.09.2020, the answering Respondent issued Notice inviting Bids for the Project: Implementation of Multi Level Car Parking cum Commercial Development at Old West Point School

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area, near MG Marg, Gangtok, East Sikkim, and the same were also published in the following local dailies on the respective dates:

Himali Bela (18.09.2020)

Himali Mulyakan (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-3 (COLLY)**].

12. That on 11.01.2021, a Bid was submitted by M/s Tirupati Plaza Pvt. Ltd, for construction of the abovementioned project on Design, Build, Fund, Operate and Transfer (DBFOT), who eventually became the successful bidder for the abovementioned project.

13. That in the intervening period i.e., on 27.05.2021 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.,

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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-4**].

14. That on 11.06.2021, the Cabinet in its meeting granted approval, for the demolition of the existing Government structures in the project area, and removal of debris as a separate contract. Further the Cabinet in its meeting also decided that the norms of the proposed project, be relaxed to permit construction of 11 floors, subject to confirmation of Geotechnical Investigation and Report.

[True Copy of the Cabinet Approval dated 11.06.2021 is annexed herewith and marked as **Annexure R-5**.]

15. 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

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(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-6**]

16. That as per the terms of the Letter of Acceptance, M/s Tirupati constituted a Special Purpose Vehicle, MESASO Infrastructure Pvt. Ltd. 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-7.**]

17. That subsequently on 17.09.2021, 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.

Thereafter, the UDHD vide letter dated 21.09.2021, conveyed the approval of the NOC dated 17.09.201 to the answering respondent.

[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 **ANNEXURE-8 (COLLY)**]

18. That on 01.10.2021, the Respondent no.12 MESASO Infrastructure Pvt. Ltd. Submitted a letter to the answering Respondent containing the Key, plan, Site plan, Building Plan, Structural Plan and Geo Technical report.

[True copy of the letter dated 1.10.2021 of is annexed and marked herewith as **ANNEXURE R-9**]

19. That accordingly the answering Respondent wrote a letter to the Respondent No.10 Gangtok Municipal Corporation, submitting the architectural & structural drawings pertaining to the project, in pursuance of seeking approval of the Blue Print plan for the said project.

[True copy of the letter dated 4.10.2021 of is annexed and marked herewith as **ANNEXURE R-10**]

20. That in response to the letter dated 04.10.2021, the Respondent No.10 Gangtok Municipal Corporation sought further documents

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from the answering respondent such as Construction Management, Plan, Record of rights among others, which was thereafter forwarded to the Respondent No.10 by the answering Respondent, on 12.10.2021

[True copy of the letter dated 08.10.2021 and 12.10.2021 is annexed and marked herewith as **ANNEXURE R-11 (COLLY)**

21. Subsequently on 12.10.2021, the Respondent No.10 GMC vide correspondence requested the answering Respondent, to provide any documents reflecting approval from the Government of Sikkim for relaxing the provisions relating to construction beyond the limit of 5 and a half storeys, as per the Sikkim Building Construction Regulations, 1991

[True copy of the letter dated 12.10.2021 is annexed and marked herewith as **ANNEXURE R-12**

22. That on 01.11.2021, the Concessionaire i.e. Respondent No.12 submitted a Detailed Project Report to the answering Respondent 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.**]

23. That a stakeholder meeting was also organized by the answering Respondent 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-14**]

24. That thereafter the Concessionaire i.e. Respondent No.12 vide letter dated 27.12.2021 also submitted various documents to the answering Respondent such as an Environmental Impact

Assessment Report, Geotechnical Investigation Report Structural Vetting Certificate from IIT, Guwahati among others [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-15]**

25. That on 31.12.2021 the present Applicant filed an OA No.05/2022 titled Dr Bina Basnett v. State of Sikkim & Ors. before this Hon'ble Court.

26. That on 31.12.2021 the answering Respondent 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.]**

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27. That further, on 31.12.2021, the Concessionaire i.e. Respondent No.12 also submitted various permissions obtained from various authorities to the answering respondent, such as permissions obtained from National Highway, Building Plan Approval from Gangtok Municipal Corporation (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**]

28. That on 31.12.2021 Construction Order was also granted by the Respondent No.10 GMC to the answering Respondent and the Respondent No.12 for permission to initiate construction of 11 storied building in pursuance of the abovesaid project [True Copy of the construction order dated 31.12.2021 annexed and marked as **Annexure R- 18**]

29. That on 10.01.2022, the Concessionaire i.e. Respondent No.12, wrote a letter to the answering Respondent stating that 3 additional floors may be permitted in the abovementioned project, so as to make up for the reduced built-up area spent in providing 20 ft. wide gap from the edge of boundary so that a circular road could be developed between the proposed project and the neighborhood boundary.

[True Copy of the letter dated 10.01.2022, annexed and marked as **Annexure R- 19**]

30. Accordingly, a note sheet was prepared within the department of the answering Respondent, noting the receipt of the abovementioned letter of the Respondent no.12 dated 10.01.2022 and the forwarding of the said request with file, to the Respondent No.4 – Urban Development and Housing Department (UDHD) as it was the competent authority for regulating Sikkim Building Bye Laws.

[True copy of the note sheet dated 10.01.2022, annexed and marked as **ANNEXURE R-20**]

31. That on 18.01.2022, the present Applicant by misleading the Hon'ble Tribunal obtained an ex-parte stay in OA No.5/2022/EZ against the

said project. In particular, the applicant maliciously placed documents to a completely different project, to obtain the stay order. The Concessionaire in compliance of the abovesaid immediately ceased construction activities at the project site.

[True copy of the order dated 18.01.2022, annexed and marked as **ANNEXURE R-21**]

32. That in the intervening period, Consent to Establish under Air and Water Act, was granted for the abovesaid project by the Respondent No.6 State Pollution Control Board to the Respondent no.12 on 24.02.2022, with a validity of three years. Such permissions have been shared by the Concessionaire and is available for perusal of this Hon'ble Tribunal if it so desires.

33. That on 25.02.2022 the Respondent No.8, State Environment Impact Assessment Authority granted Environment Clearance (EC) for the said project, for a period of 5 years subject to pre and post implementation conditions. Such permissions have been shared by the Concessionaire and is available for perusal of this Hon'ble Tribunal if it so desires.

34. That this Hon'ble Tribunal was pleased to adjudicate and dispose the earlier O.A of the Applicant, on the same issue i.e O. A No O5

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of 2022 on 02.03.2022, while noting that the Applicant i.e. Dr. Bina Basnett had obtained the interim ex-parte stay order by submitting misleading factual information about the project. Further a cost of Rs.5000 was also imposed on the Applicant for misrepresentation of facts.

[True copy of the order dated 02.03.2022 in OA 05/2022 annexed and marked as **ANNEXURE R-24**]

35. That subsequently the Applicant, filed the present O.A before this Hon'ble Tribunal on 07.03.2022, which was disposed of by this Hon'ble Tribunal vide order dated 10.05.2022, while noting that the alternative remedy to challenge the Environment Clearance for the project was available and dismissed the O.A accordingly.

[True copy of the order dated 10.05.2022 annexed and marked as **ANNEXURE R-25**]

36. That the Applicant approached the Hon'ble Supreme Court by filing a Civil Appeal with Diary No.32544/2022 on 11.10.2022.

37. That in the said period, the answering Respondent had received an application on 10.01.2022 requesting for additional three floors beyond the approval floors, which was thereafter forwarded to the Urban Development Department, which was the Competent

authority for regulating the building bye-laws in Sikkim. Thereafter, the matter was considered by the Cabinet on 29.07.2022, and was granted approval, duly exercising the power to relax under Regulation 39 of the Sikkim Building Construction (Amendment) Regulation 2001 on 05.08.2022. Further, the project was subsequently also granted an Environment Clearance for expansion of the additional 3 three floors by the Respondent no. 8, SEIAA on 23.08.2023

[True copy of the Note sheets, Cabinet Memorandum and approval are annexed and marked as **ANNEXURE R-26 (COLLY)**

38. That the Hon'ble Supreme Court on 25.09.2023 was pleased to direct that the present OA be remanded for consideration on merits.

39. Hence, the present reply

B. PRELIMINARY OBJECTIONS

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

40. 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.

41. 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*.

42. 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-27**]

***MISLEADING SUBMISSIONS ON LANDSLIDE IN ARITHANG AREA,
AND THE VIEW OF MOUNT KANCHENDZONGA***

43. That further, the landslide in the area annexed in the OA 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 stratum 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-28 (Colly)**]

44. 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-29**].

***THE APPLICANT HAS NOT APPROACHED THIS HON'BLE
TRIBUNAL WITH CLEAN HANDS***

45. 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.

46. 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 politically motivated Application.

47. 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 was 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%.. Further the Applicant along with Mr. Bhaichung Bhutia have now joined the Sikkim Democratic Front, which has been consistently attempting to derail the said project for political purpose.

48. The instant Application is nothing but a political ploy 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 not substantiated by any concrete work in the said field. No

documentary evidence to substantiate the same has been produced before this Hon'ble Tribunal. 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-30]

C. PRELIMINARY SUBMISSIONS

49. That it is also pertinent to state that, in addition to the processes as mentioned in the brief facts, a detailed description of the various processes undertaken is being submitted hereinafter reflecting the proper application of mind prior to greenlighting the said project

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.

50. 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-31**]

51. 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

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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-32**].

52. 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-33 (Colly)**]

PREPARATION OF REQUEST FOR PROPOSAL (RFP)

53. That the answering Respondent issued Request for Proposal No.004-GSCDL-2020 dated 16.09.2020. The same was uploaded on

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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)

Himali Mulyakan (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-3(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.

54. 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:

d) Demolishing of the existing Government structures in the area and removal of debris.

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- e) Approval for accepting of bid of the L1 Bidder M/s Tirupati Plaza Pvt. Ltd.,
- f) 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-4].

55. 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,

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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-5.]

56. 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-6]

57. 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-7.]

58. 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 R-8 (Colly)]

59. 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.]

60. 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*

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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-15

61. 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

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MLCP structure will not have any adverse impact of the population living at the lower side of the hill of the proposed project.

62. 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-34.]

63. 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.]

64. 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.
65. 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]
66. 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

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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.

67. 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

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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 was submitted by the Concessionaire and it was placed before the Cabinet for reviewing and obtaining accord of approval for a fourteen storey as earlier to its approval of eleven storey's. The Cabinet has on 29.07.2022 also granted permission for the additional three floors. Further the project has also been granted Consent to Establish for the abovesaid vertical expansion of 3 additional floors on 18.01.2024, by the Respondent No.6 State Pollution Control Board, in addition to the expansion Environment Clearance granted by the Respondent No.11 MoEF & CC.The answering Respondents undertakes to produce the said documents, in the event his Hon'ble Tribunal so directs. s

68.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, they were 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-35]

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

69. 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

70. 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 the answering Respondent during the exhibition. [True copy of the communications and photos of the Workshop of the project is annexed herewith and is marked collectively as **Annexure R-36 (Colly)**].

71. 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-14]

72. 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, which was rightly dismissed by this Hon'ble Tribunal vide order dated 02.05.2022

PARA WISE REPLY

73. That the contents of Para 1 denied as wrong, false and devoid of any merit save for what are matters of record. The Applicant has filed the present O.A with malafide, motive in order to politicize the matter for the upcoming 2024 elections to be conducted in the State of Sikkim, It is submitted that primary issue pivoting around the

present proceedings, 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 etc.

74. That the contents of Para 1A are denied as wrong, false and devoid of any merit, save for what are matters of record. The actions of the Applicant were in no way inadvertent but were malicious with ultimate intent of stopping the abovesaid project for political purposes.

75. That the contents of the para 2 do not merit any response, save for what are matters of record. However, the allegation against the answering Respondent viz. making Gangtok a smart city at the cost of public safety is strongly denied as malicious, malafide, vexatious, and the Applicant is put to strict proof thereof.

76. That the contents of Para 3 are wrong, false and devoid of any merit save for what are matters of record. 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.

77. That the contents of para 4.1, 4.2, 4.3 are denied as wrong, incorrect and false. That the false 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". Further the answering Respondent reiterates the submissions made in Para 49 to 72 of Preliminary Submissions, which reflects the detailed process undertaken by the answering Respondent prior to initiating the project.

78. That the contents of Para 4.4 are wrong, false and devoid of any merit save for what are matters of record. 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

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Notification NO.17/DMG/2021, dated 19.03.2021 by merely inserting the word causing ecological imbalance, without any concrete evidence. 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 had permitted the Concessionaire to construct eleven floors subject to a Geotechnical Investigation and Report for the additional 3 floors Further post the receipt of the abovesaid report the Cabinet has on 29.07.2022 also granted permission for the additional three 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.

79. 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-37(Colly)]

80. 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.

81. 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.

82. 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 Applicant 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. It is also submitted that the Concessionaire on his own accord has carried out safeguard assessments through the highest technical bodies available to establish a Gold Standard Project for the city of Gangtok. Several Technical Reports have been shared by the Concessionaire with regard to safety and environmental impact assessments and mitigation thereof and maybe produced if not on record for the perusal of this Hon'ble Tribunal.

83. That the contents of para-4.12 of the OA are 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. The Environment Impact Assessment Study has been prepared by the Project Proponent although not required under the present EIA Notification of 2006. Further, it is also pertinent to state that the project has been granted Environment Clearance by the Respondent no. 8, SEIAA as far back as 25.02.2022, which the Applicant herein has failed to mention.

84. 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.

Further, 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 had 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-38]**

85. 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. The Applicant has withheld the fact, that being a member of the opposition party in Sikkim, her urgency is motivated by the need of creating a controversy prior to the 2024 Elections to be held in Sikkim. The Applicant thus has acted against the settled principles of law.

86. 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 in the Brief Facts and Preliminary Submissions of the instant Counter Affidavit is relied upon, for the sake of brevity and for the convenience of the Hon'ble Tribunal.

87. 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. Further the facts elaborated above in the present reply would show that every process prior to initiating the project was followed, including but not limited to preparation and perusal of the DPR.

88. That the content of para -6.14 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.

89. That the contents of Par 6.15 are denied as wrong, false and devoid of any merit. The answering respondent seeks to reiterate the submissions made in Para 43 and 44 of the present reply.

90. That the contents of Para 6.16 to 6.20 are denied as wrong, false and devoid of any merit save for what are matters of record. 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.

91. That the content of para-6.21 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

92. 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.

93. 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

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therefore, OA is fit to be dismissed with a heavy costs for suppressing many materials facts in the instant application by the Applicant.

94.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.

Date: 16.03.2024

Place: Kolkata

DRAWN AND FILED BY:



Kazi Sangay Thupden
Advocate

Hotel Dalam Residency,
Opp. GMC Office, Deorali,
Gangtok, Sikkim- 737102

Email: thupden2009@gmail.com +91- 9609860216



IN THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
ORIGINAL APPLICATION NO. 38 of 2022

IN THE MATTER OF:

Dr. Bina Basnett ...Applicant

Versus

State of Sikkim & Ors.
(s)

...Respondent

AFFIDAVIT

I, Bhupendra Kothari S/o Late J. P. Kothari, aged about 55 years, am the authorized signatory for Gangtok Smart City Development Limited, Respondent No. 2, having its registered office at Kishan Bazar, Gangtok 737102 Sikkim, do hereby solemnly affirms and declares as under:

1. That I am fully conversant of the facts and circumstances of the matter and am competent to swear this affidavit.
2. The contents of the accompanying Reply are true and correct to the best of my knowledge and have been drafted by the counsel on my instructions and nothing material has been concealed therefrom.



3. That the Annexures in the accompanying Reply are true and correct to the best of my knowledge.

J. Ma

DEPONENT

Gangtok, East Sikkim

(Bhupendra Kothari)

Chief Executive Officer

Gangtok Smart City Development Limited

Kishan Bazar, Gangtok.

VERIFICATION:

Verified at Gangtok, Sikkim on this 22nd day of December, 2023 that the contents of the above affidavit are true and correct to my knowledge and belief and nothing material has been concealed there from.

Identified by:

Shubham
Shubham Malu
Kazi Road
Gangtok, Sikkim

Solemnly Affirmed before me on this the
22nd Day of Dec 2023 by Shri/Smt/Kri
Bhupendra Kothari of Gangtok
Identified by Shri/Smt/Kri Shubham
Malu of Kazi Road, Gangtok

J. Ma

DEPONENT

Shadha
22/12/23
Ms. Shadhna Pradhan
Oath Commissioner
High Court of Sikkim
Gangtok & Pakyong
Vide Notification No. 17/MCS/21/10/2022

SC Sikkim Chronicle



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.

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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.



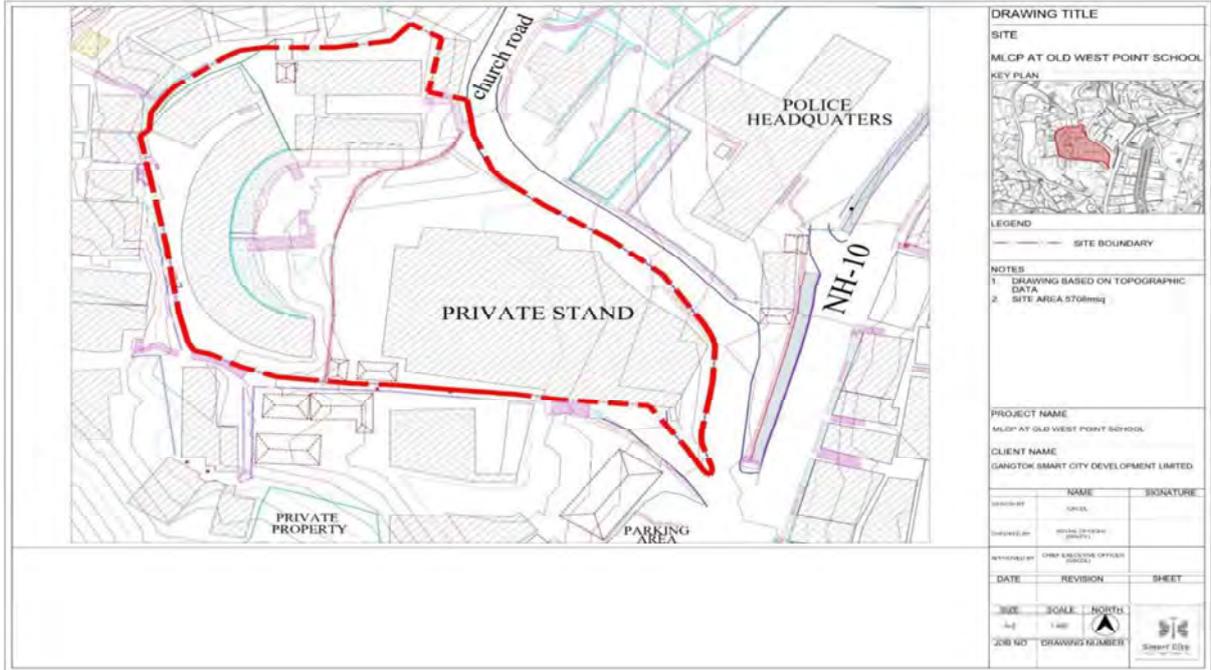
66



BEFORE THE COMMENCEMENT OF THE PROJECT

-true copy-

Project Site



Annexure 9

Newspaper Publication

GANGTOK SMART CITY DEVELOPMENT LIMITED
SOKAYTHANG, GANGTOK
SIKKIM - 737102
CIN - U930909OWB2017SGC223807
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.

Saheli
Chief Executive Officer
Gangtok Smart City Dev. Ltd.

Himali Bela

GANGTOK SMART CITY DEVELOPMENT LIMITED
SOKAYTHANG, GANGTOK
SIKKIM - 737102
CIN - U930909OWB2017SGC223807
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Saheli
Chief Executive Officer
Gangtok Smart City Dev. Ltd.

Himali Mulyankan

GANGTOK SMART CITY DEVELOPMENT LIMITED
SOKAYTHANG, GANGTOK
SIKKIM - 737102
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Saheli
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 2021, with the 25th highlighted. Below the calendar is a legend for event types: 'Event Starts' (green dot), 'Event Ends' (red dot), 'Event In Progress' (blue dot), and 'Past Event' (black dot). The main content area is titled 'Past Tenders' and contains a search filter with a 'City' dropdown set to 'Gangtok' and a 'Sector' dropdown set to 'Urban Transport'. Below the filters, three tender listings are displayed, each with a 'Smart City' icon 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 Indra 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/UIDD/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.,

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

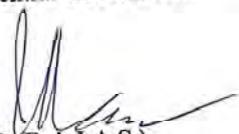
13. The above matching fund to the ratio of 50:50: is in line with the revised administrative approval approved by the Cabinet vide Memo No: 002/SPV/GSCDL/2018-(II)/203/SECY Dated 15/02/2021. The funds as required as highlighted above for the construction of the project under Smart City Guidelines has 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:

- 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

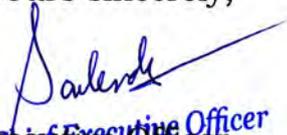
Subject: Appointment of Concessionaire for implementation of Multi level car parking cum commercial development at Old West Point School Area, Gangtok

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-



ANNEXURE R-8
(Colly)

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

DEORALI, GANGTOK - 737102

F. No. 262/SPCB/3215

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, Gangtok





GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK

No: 255/UD01/Seqy.

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.



[Handwritten Signature]
Special Secretary
Urban Development Department
SPECIAL SECRETARY
Urban Dev. Department
Government of Sikkim
Gangtok

Ref. No. MIPL/HO/23/2021-22

Date: 01.10.2021

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

Sub.: Submission of Architectural Plans for Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim.

Dear Sir,

With reference to above subject matter, we are submitting herewith the following plans & specifications in triplicate copy duly signed as per concession agreement between Gangtok Smart City Development Limited and MESASO Infrastructure Private Limited; Dated 29.06.2021 and in accordance with the building code of India:

1. Key plan
2. Site plan
3. Building plan
4. Structural plan
5. Geo technical report

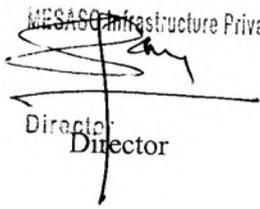
Kindly do the needful.

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited

MESASO Infrastructure Private Limited



Director
 Director

Received
[Signature]
 1/10/2021

Assistant Engineer
 Gangtok Smart City Dev. Ltd.
 Gangtok, East Sikkim



①

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

Memo No: 608/GSCDL/2021

Dated: 04/10/2021

To
 The Additional Chief Town Planner,
 Gangtok Municipal Corporation,
 Gangtok, East Sikkim.

Subject: Submission of one set of architectural & structural drawing pertaining to the work 'Multilevel-Level Car Parking cum Commerical Development at old West Point School near MG Marg, Gangtok, East Sikkim'.

Sir,

I am forwarding herewith one set of architectural & structural drawing pertaining to the work 'Multilevel-Level Car Parking cum Commercial Development at old West Point School near MG Marg, Gangtok, East Sikkim' for accord of approval from Gangtok Municipal Corporation.

[Handwritten signature]
 04/10/21

Thanking you

Yours faithfully

[Handwritten signature]

Chief Executive Officer
Gangtok Smart City Dev. Ltd.

Enclosure: as above

Chief Executive Officer
 Gangtok Smart City Development, Ltd.
 Kishan Bazar, Gangtok-737101
 Sikkim.

ATW-I
 for need but pl.

[Handwritten signature]
 04/10/21

[Handwritten signature]
 04/10/2021



ANNEXURE R-11

(Colly)

GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM

Issue No. 3839 / Misc. / TPC / Gme / 2021 / 936

Date. 8 / 10 / 2021

To,

The Chief Executive Officer,
Gangtok Smart City Dev. Ltd.,
Gangtok, Sikkim

Sub: for Documents

Sir,

As directed by the higher authority and as per the Ref. Memo No: 608/GSCDL/2021 dated: 04/10/2021 from Gangtok Smart City Dev. Ltd. regarding approval of drawings for BPP purpose the Gangtok Municipal Corporation is in receipt of Architectural & Structural drawings for the project "**Multi-Level Car Parking cum Commercial Development**" at old West Point School, Gangtok, East Sikkim.

However for the purpose of BPP process following document may be kindly furnished please:

- i) Parcha / Land Documents / Land Details
- ii) Sale Deed/Gift Deed/Lease Deed / Lease Agreement
- iii) Stability Report / Site Stability Report vetted by Mines & Geology Department, GOS
- iv) Cadastral Map
- v) Site Plan / Master Plan by Empanelled Architect
- vi) Details of Consultants / Project Management Team
- vii) Company Registration & Signatory Authority
- viii) Structural Details & Analysis
- ix) Construction Management Plan
- x) Green Building Implementation (if any) & by which group whether GRIHA / IGBC

Thanking you

Yours faithfully

Imita Shenga
Assistant Town Planner II
Gangtok Municipal Corporation

Assistant Town Planner - II
Gangtok Municipal Corporation



GANGTOK SMART CITY

LEVEL 5, KISAN BAZAAR, LAL MARKET ROAD,

GANGTOK- 737101, SIKKIM, INDIA

CIN-U93090WB2017SGC223807

DEVELOPMENT LIMITED

Memo No: - 651/GSCDL/2021-22

Dated: - 12/10/2021

To,
The Assistant Town Planner-II,
Gangtok Municipal Corporation,
Gangtok, East Sikkim.

Ref letter no: - 3839/Misc/TPC/GMC/2021/936 Dated: - 08/10/2021

Sub: - Forwarding of documents

Sir,

With reference to the afore-mentioned letter, the undersigned is hereby forwarding the documents as requested by your office.

Thanking you

Yours sincerely

Assistant Engineer
Gangtok Smart City Dev. Ltd.

Enclosed: as above

Assistant Engineer
Gangtok Smart City Dev. Ltd.
Gangtok, East Sikkim

-TRUE COPY-

⑤



GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM.

Issue No. 381(CA)/GMC/2021

Date 12/10/2021

To,

Chief Executive Officer,
Gangtok Smart City Dev. Ltd,
Gangtok, Sikkim.

Sub: Submission of architectural & structural drawing pertaining to the work "Multi-Level Car Parking cum Commercial Development at old West Point School near MG Marg".

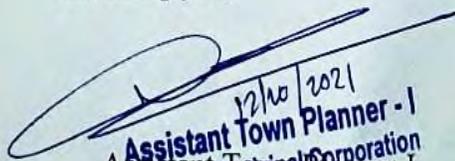
Sir,

The undersigned has been directed to send this letter pertaining to the above mentioned project regarding any approval or documents from the Government of Sikkim for relaxation of floors above five and half storey and horizontal coverage as per Sikkim Building Construction Regulation 1991.

The documents mentioned above may be kindly be furnished which would enable GMC to further process the above mentioned project for approval.

Further, it is to inform you that the approval of B.P.P will be accorded for only 11 floors against the 14 floors as submitted in accordance to the cabinet approval.

Thanking you,


12/10/2021
Assistant Town Planner - I
Assistant Town Planner-I,
Gangtok Municipal Corporation

Gangtok Municipal Corporation.

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

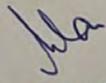
Encl.: Detail Project Report along with annexures

-TRUE COPY-

**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.

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- 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.

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 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.



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

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.

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- 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
3	PASSANG TAMANG	COUNCILLOR	9002819973	Passang
4	ASHOK KUMAR PRASAD	EXECUTIVE COUNCILLOR	7432088970	Ashok
5	Manoj Shyamrao	Resident	9732854052	Manoj
6	Obed Rai	Leader	9433445442	Obed
7	Soran Bhukta	Retired	8327677724	Soran
8	Wangyal T.	Retd. Govt. Officer	9424213957	Wangyal
9	C. C. Bhulwa	Chairperson Khadi	9832026207	C. C.
10	C. C. Wangyal	Stakeholder	9434066098	Wangyal
11	Somnath P. Chandra	Stakeholder	9434062744	Somnath
12	Eden Chamee	-	9773534330	Eden
13	Karna Tempa Paspa	Councillor	9733461116	Karna
14	G. C. Nepal	Stakeholder	9434143468	G. C.
15	Ajya Tamang	Govt. Employee	9145880330	Ajya
16	Paljya Lepcha	Self Employee	9775981341	Paljya
17	T. Wangyal Bhukta		9434137214	T. Wangyal
18	Tamang Tashi	Service	8918869078	Tashi

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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. Buntar		7365805243	Z. W.
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	Dipal Tamang		814696282	Dipal
28	D. W. Buntar		9800500626	D. W.
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
34	Khedup Tshering		8001262805	Khedup
35	Mani Yonzon		9933064745	Mani
36	Rajchetan		7602653153	Rajchetan

**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				
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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-

**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	<p><i>For Water:</i></p> <ol style="list-style-type: none"> 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 <p><i>For Sewer Connection:</i></p> <p>Memo No. 7123/REV/W/S&PHED/7, Dated 08/11/2021</p>
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

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ANNEXURE R-18

GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM

Issue No. 3839/MSC/TPC/Gmet/2021/979

Date. 8/12/2021

FORM – III

(See regulation 09 of the Sikkim Building Construction Regulation, 1991)

Form of Sanction

To,

(Party -1)

The C.E.O.,

Gangtok Smart City Dev. Ltd.,

Gangtok, Sikkim

(Party – 2)

M/s MESASO Infrastructure Pvt. Ltd.

3rd mile, Siliguri,

West Bengal - 734003

CONSTRUCTION ORDER

(VALIDITY OF THIS ORDER IS FOR THREE YEARS)

With reference to your application dated 12/10/2021, approval has been granted (as per Cabinet Approval accorded by the cabinet vide Cabinet Extract no: CON/CAB/283/2021/6655 dated: 11.06.2021) for construction of proposed eleven storied GOLD RATED Green Building measuring 310071.87 sq.ft. to come up at old West Point parking area, Gangtok revenue block. Arithang Ward No. 09

The proposed structure is approved for registered landed property having Private Site Measuring: 60984sq.ft. (1.40 acre) vide Parcha/Sale Deed bearing Khatiyani No. 686(P), 715 & 716.

Project Mode : PPP under Gangtok Smart City Dev. Ltd.

Key Consultant's for the Project:

	EXPERTISE	Name of expert
1	Independent Engineer	Mr. Eshwar Shrestha
2	Architecture, Landscape & Interior Design	Mr. Vikram Rathod (SALIENT Consultants)
3	Structural Design	Mr. Sanjiv Parekh (SPA Consultants)
4	MEPF	Pankaj Dharkar Associates, Ahmedabad
5	Green Building Consultant	Pankaj Dharkar Associates, Ahmedabad
6	Hospitality Consultant	ENVEE Engineering Pvt. Ltd. New Delhi



This construction order is approved on the following conditions:-

1. Prior permission for commencement of the building should be sought for on **Form V** obtainable from Gangtok Municipal Corporation or GSCDL.
2. In case, the ownership is found to be defective at any stage of time the approval accorded and this order shall stand automatically revoked and the

structure/work building thus constructed shall be considered as without proper approval and shall be dealt accordingly.

3. The construction of the building should be completed no later than three years from the date of issue of construction order. Failure to do so the B.P. Plan automatically shall stand cancelled and the B.P. Plan should be submitted for renewal.
4. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until permission has granted in that behalf.
5. The construction should be as per approved BPP and no deviation is permissible without the prior permission of the Government.
6. The construction should be as per the order and supervision of Gangtok Municipal Corporation Town Planner/Engineer.
7. The Engineer/Town planner of Gangtok Municipal Corporation must be informed before the foundation is laid. Only after the foundation is passed by Divisional Engineer/Town planner, the construction shall be allowed to continue.
8. Strict quality control to be maintained in the process of construction.
9. There should be enough facilities for good sanitation and drainage system.
10. The door or window panels shall be fixed in such a way that they shall not, when open project on any street.
11. The building shall not be constructed within 10 ft. of the live electric wire running on any public street.
12. The land vacated in consequence of the enforcement of the set back limit shall form part of the public street.
13. The excavated earth obtained from site development & foundation, shall not be dumped on public street, road, gully and jhoras. Moreover any building materials found lying on the road setback or over drains shall be seized and auctioned without ant notice whatsoever, and action shall be taken as per the bye-laws against the defaulters.
14. **No construction involving earth excavation works shall be allowed with effect from 1st of June 2022 to 30th of September 2022.** Anyone found carrying out construction in contravention of the above shall be penalized as per the relevant clause of the Sikkim Allotment and House Sites and Construction of Building (Regulation and Control) Act, 1985 as amended in 2000, and the Sikkim Building Construction Regulation, 1991 as amended in 2000. Such person shall also be solely responsible for the loss of life and property, as a result of such unauthorized excavation/construction.

Two copies of the approved B.P. Plans are returned herewith for your record.


Town Planner
Gangtok Municipal Corporation
Town Planner

Gangtok Municipal Corporation.

Note: Contact: Mr. Naresh Pradhan, Assistant Town Planner - I, G.M.C, Mob No: 94344 47827

Ref. No. MIPL/HO/31/2021-22

Date: 10.01.2022

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

Sub: Additional floors for west point against the approval. Matter regd.

Sir,

Reference approval of Form of Sanction (Form-III) issue no: 3839/Misc/TPC/GMC/2021/979 dated 31/12/2021 regarding Construction Order for west point project from Gangtok Municipal Corporation, the following points are submitted for consideration from the competent authority pl:

- 1) This state-of-the-art building has been developed keeping best construction practices adhering to National Building Codes while keeping local byelaws in mind.
- 2) While the SBCR building byelaws for area above 10000sqft mandates only 5ft clear setback to be left from the edge of the site boundary, here in our case as desired by GSCDL & GMC, we have left a clear 20ft wide gap from the edge of the boundary so that a circular road could be developed between the proposed building and the neighborhood boundary which will be used by all and also serve as a fire access way and for any exigency.
- 3) While this has been accommodated in the design in the larger interest of the city, it has greatly reduced the buildup area available to us thereby making rentable/ usable project area much lesser. This has created genuine difficulty in the feasibility of the project and will have a great impact on the cost implication.
- 4) The only way possible is by permitting more FAR so that the lost/ reduced built up area is compensated to some extent thereby making the project feasible and beneficial to all. Even the amended SBCR- 2001 (GOS/UD&HD/6(294)2001 dated: 16/10/2001) allows this under Section-39 "Power to Relax" wherein the state govt. can consider extra floors rising out of 'genuine difficulty'.

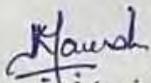
- 5) Hence, a revised scheme for proposed 3 additional floors, on one part of the project site, is enclosed for perusal and approval of the competent authority whereby the lost built-up area is recovered while maintaining the 20ft wide open circular road which will be beneficial for the city at large. This revised proposal will also be developed to keep the sunlight and views uninterrupted in the neighborhood and not be a hindrance in any way.

Sir, while it is our endeavor to establish a world class facility which will be Sikkim's first IGBC Gold Rated Green Building with best practices and workmanship, it is our humble submission that our request for three additional floors (as submitted in the revised proposal) is considered favorably so that our difficulty is addressed. This flagship building while being a jewel in Gangtok shall be the pride of the neighborhood and no stone shall be left unturned to ensure that quality and timely completion is achieved to the delight of the citizens.

Thanking you,

Yours faithfully.

For, MESASO Infrastructure Private Limited


Kumar Manish

Vice President Project



-TRUE COPY-

MESASO Infrastructure Private Limited | Reg. Off. : 3rd Floor, Vega Circle Mall, 3rd Mile, Sevoke Road, Siliguri, West Bengal - 734001 | info@mesaso.in | + 91 9907311645

Project Site : Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim 737101

CIN: U45309WB2021PTC243031 | PAN: AAOCM2843E | GSTIN: 11AAOCM2843E1ZQ

IGBC Membership No. : IGBCBD210233 | IGBC Project Reg. No. : IGBCNBT210211

For kind perusal

Reference letter bearing memo no: - MIPL/HO/31/2021-22 dated: - 10/01/2022 wherein letter has been received from M/S Mesaso Infrastructure Private Limited requesting for 3 additional floors beyond the approved floors for the project being undertaken on PPP basis at Old West Point School Complex.

They have enclosed a proposed design of a 14 storied GREEN building complete with all necessary test reports for evaluation and approval of the competent authority.

Hence file is being forwarded for further n.a, please.

[Handwritten signature]
10/01/2022

Ref above:

We are in receipt of a letter bearing no: MIPL/HO/31/2021-22 dated: 10/01/2022 from M/S Mesaso Infrastructure Pvt. Ltd. requesting for 3 additional floors for Construction of Multi Level Car parking cum commercial development. The additional three floors have been requested in lieu of the lost built-up area while maintaining 20 ft wide open circular road along the periphery of the proposed structure. The 20 feet setback for circular road has been proposed keeping in view of the uninterrupted vehicular movement and sunlight for the houses in proximity to the proposed project site.

Approval for relaxation of norms of the proposed building having 11 floors subject to confirmation of the geotechnical investigation and report have been accorded by Council of Ministers vide Cabinet Memorandum no: 215/Secy/UDD/2021 dated: 27.05.2021.

All the relevant documents have been placed below for kind perusal please.

1. Letter requesting additional floors : Flag A
2. Cabinet Memorandum: Flag B
3. Plan Layout (4 Floors Parking & 10 Floors Commercial Development) : Flag C
4. Geo-technical Investigation Report: Flag D

Since Urban Development Department is the competent authority regulating Sikkim Building Bye laws in the State. Hence, the file is forwarded for information and direction of Urban Development Department, please.

CEO on leave

State Mission Director

(1) The CEO may see the proposal but his comment on return by his leave period. 10/01/2022
(2) GMC may examine the proposal in view of approval, but any already accorded by it for 11 floors. As per the report for further 3 floors.

As directed by Secy SMD at 10/01/2022
SMD-110-2, GMC may kindly take up the

[Handwritten signatures]
SMD/GMC
mfgmc

GANGTOK SMART CITY DEVELOPMENT LIMITED

Note Sheet

Page No. 02

matter and submit report to UDD.

lal
18/1/22

Item No. 01

Court No.1

**BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
(Through Video Conferencing)**

Original Application No. 05/2022/EZ
(I.A. No. 03/2022/EZ & I.A. No. 04/2022/EZ)

Dr. Bina Basnett

Applicant(s)

Versus

State of Sikkim & Ors.

Respondent(s)

Date of hearing: 18.01.2022

**CORAM: HON'BLE MR. JUSTICE B. AMIT STHALEKAR, JUDICIAL MEMBER
HON'BLE MR. SAIBAL DASGUPTA, EXPERT MEMBER**

For Applicant(s) : Mr. Pratap Shanker, Advocate

For Respondent(s):

ORDER

1. Heard Mr. Pratap Shanker, learned Counsel for the Applicant.
2. This Original Application has been filed with the allegation that in the city of Gangtok in Sikkim, an illegal construction of Multilevel Car Parking cum Shopping Hub (STNM-Kanchanjunga square below NH) at Old West Point School Area near Hotel Hungry Jack Gangtok is being undertaken by the Respondent No.2.
3. The contention of the Applicant is that as per the Government of Sikkim, Gazette Notification dated 05.04.2021, it is provided that 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 of the area as prepared by Mines and Geology Department from time to time which is given in the notification and which reads as under:-

"No. 17/DMG/20-21

Date:- 19.03.2021

Notification

In continuation with notification no. GOS/UD&HD/6(294)2001/A dated 15.10.2001 and gazette no. 387 dated 15/10/2001 which notified that 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 of the area as prepared by Mines and Geology Department from time to time which shall be as follows:

Stability Zone	Admissible no. of floors
1.	5 ½ storeys
2.	4 ½ storeys
3.	3 ½ storeys
4.	2 ½ storeys
5.	No construction is allowed

The department of Mines and Geology hereby notifies the parameters for determination of stability zones of each zone as follows. These parameters are known as site stability zonation parameters and will be strictly followed during categorization of zones."

4. The further contention of the Applicant is that 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 the multilevel parking under construction is to the extent of 14 storeys which is wholly impermissible.
5. The further contention of the Applicant is that as per Earthquake Induced Landslides in the Sikkim-Darjeeling Himalayas-An Aftermath Study report of the 18.09.2011, earthquake in the State of Sikkim, the State of Sikkim comes under Seismic Zone IV- a zone of considerable vulnerability and in this area earthquakes are commonly of 4.5 to 5.5 magnitudes on the Richter Scale.
6. The contention of the Applicant therefore is that 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 residing in the area.
7. In our opinion, matter requires consideration.

8. Issue notice to the respondents, returnable within four weeks.
9. All the Respondents shall file their counter-affidavits within four weeks.
10. The Applicant shall provide e-copy/soft copy of the Original Application along with all its annexures to the learned Counsel for the Respondents within 24 hours.
11. **List on 02.03.2022.**
12. We direct that till the next date of listing there shall be a stay on construction in the area with reference to the multilevel car parking-cum-Shopping Hub in the area in question.

I.A. No. 03/2022/EZ:-

1. This application has been filed seeking stay on the illegal construction of multistory building. Since, we have already passed order in the original application, this I.A. No.03/2022/EZ has now become infructuous and is accordingly dismissed.

I.A. No. 04/2022/EZ:-

1. This application has been filed seeking exemption from filing typed copy of dim annexures. Such an exemption cannot be granted, since all the documents should be legible.
2. We, therefore, reject this application and direct the applicant to file legible copies of all such documents on record which are otherwise dim by the next date of listing.
3. The I.A. No. 04/2022/EZ is accordingly rejected.

.....
B. Amit Sthalekar, JM

.....
Saibal Dasgupta, EM

January 18, 2022
Original Application No. 05/2022/EZ
(I.A. No. 03/2022/EZ & I.A. No. 04/2022/EZ)
MN



Email : spcbsikkim@gmail.com

ANENXURE R-22

STATE POLLUTION CONTROL BOARD-SIKKIM
FOREST & ENVIRONMENT DEPARTMENT
GOVERNMENT OF SIKKIM
 DEORALI – 737102

Ref. No. 1142/SPCB

Date: 24/2/2022

To,

The Vice President (Project),
 M/s MESASO Infrastructure Pvt. Ltd.,
 Old West Point School, Near M.G. Marg,
 Gangtok, Gangtok District, Sikkim-737101.

Sub: Consent to Establish.

In consideration of your application no. 258779 dated 15-02-2022, the State Pollution Control Board – Sikkim, hereby grants you Consent to Establish eleven (11) storied Gold Rated Building and Construction Project in Gangtok, Gangtok District under the provisions of **Section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981** subject to the following conditions:

1. That, this consent is meant for specific purpose only and any alteration in the project shall require prior permission from the Board;
2. That, you shall have facilities to prevent and control water, air & noise pollution in the project area as per the conditions specified in relevant Acts;
3. That, you shall obtain Environmental Clearance prior to commencement of work in your project and abide by its terms & conditions;
4. That, you shall obtain Consent to Operate prior to operation of your project;
5. That, you 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**;
6. That, you shall carry out third party environmental monitoring from a registered NABL accredited and MoEF&CC registered consultants and submit Report to SPCB-Sikkim on a quarterly basis;
7. That, you shall carry out the dismantling/demolition and construction 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;
8. That, all forms of Construction and Demolition waste shall be managed and disposed off in accordance with the provisions of the Construction & Demolition Waste Rules, 2016;
9. That, you shall ensure the general waste generated by your unit shall be collected & disposed off in accordance with **Solid Waste Management Rules, 2016 and Plastic Waste Management Rules, 2016**;



10. That, you shall ensure the scrap generated by your unit shall be disposed off through authorized vendor only;
11. That, you shall obtain authorization from the SPCB-Sikkim through the OCMMS portal for handling Bio Medical Waste generated during construction of your project;
12. That, you shall obtain authorization from the SPCB-Sikkim through the OCMMS portal for handling Hazardous Waste generated during construction of your project;
13. That, you shall ensure compliance to the provisions of the **Hazardous Chemicals Rules, 1989** for safe storage and management of fuel & other flammable materials;
14. That you shall provide Personal Protective Equipment to the employees to avoid any health hazard;
15. That, you shall prepare an Emergency Response Procedure/Protocol (ERP) and submit a copy of the same to the Board and you shall ensure compliance to the ERP for incidents such as fire, flood, landslides, earthquakes and accidents;
16. That, you shall conduct regular mock drill as per the specifications of the ERP;
17. That, you shall establish and operate the Sewage Treatment Plant to treat sewage/waste generated from operation of various ancillary units of the building project adhering to the standards prescribed under the Environment (Protection) Act, 1986 and Rules made there under from time to time, whichever is stringent;
18. That, you shall develop green belt within your premises;
19. That, you shall apply for renewal of the consent one month in advance before its expiry;
20. That, you shall abide by all the conditions given by the Board from time to time;
21. That, this consent is valid subject to obtaining other required permission/licenses/clearances wherever required;
22. That, the Board reserves the right to cancel and withdraw the consent in the event of any environmental problems arising out of your project;
23. That, this consent to establish is valid till 31st March 2025;
24. Rs. 4,00,000/- (Rupees four lakhs for four years i.e. 2021- 2025) only has been received as consent fees vide Receipt no. 4660466 & Bank ID No nil dated: 14-02-2022.

(Dr. Gopal Pradhan)
 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, Gangtok



ENVIRONMENTAL
CLEARANCE

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

To,

The Director
 MESASO INFRASTRUCTURE PVT. LTD.
 Vega Circle Mall, 3rd Floor, 3rd Mile, Sevoke Road, Siliguri -734008

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/SK/MIS/244081/2021 dated 10 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038SK115854 |
| 2. File No. | 214/E &SC |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Development of "WEST POINT" - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim |
| 7. Name of Company/Organization | MESASO INFRASTRUCTURE PVT. LTD. |
| 8. Location of Project | Sikkim |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 25/02/2022

(e-signed)
 N.W Tamang(IFS)
 Member Secretary
 SEIAA - (Sikkim)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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**GOVERNMENT OF SIKKIM
OFFICE OF THE CHIEF CONSERVATOR OF FOREST (T/HQ)
DEPARTMENT OF FOREST & ENVIRONMENT
DEORALI, GANGTOK-737102
EAST SIKKIM.**

Memo no.: FEWMD/SEIAA

Date: 25/2/22

To,

M/S MESASO INFRASTRUCTURE PVT. LTD
3RD Floor Vega Circle Mall, 3rd Miles,
Sevok Road, Siliguri
West Bengal- 734001

Subject: Proposed Development of "WEST Point"- Integrated Commercial cum MLCP Complex at Od West Point School Area, Near M.G Marg, Gangtok, East Sikkim taken by MESASO INFRASTRUCTURE PVT. LTD.- Environmental Clearance- Regarding.

Proposal No. SIA/SK/MIS/244081/2021.

Sir,

This has reference to your application dated 10th December, 2021 on above project. The above referred proposal was considered by the State Environment Assessment Authority (SEIAA) for prior Environmental Clearance for construction of Building Projects on 22.02.2022. The project envisages construction of 11-storeys building covering buildup area of 28806.37 Sqm for Development of "WEST POINT"- Integrated Commercial cum MLCP Complex at Od West Point School Area, Near M.G Marg, Gangtok, East Sikkim. No Forest land is involved.

The committee members after thorough interaction and deliberation in each points, observation of Minutes of Meeting (MoMs) drawn on dated 17.02.2022 by SEAC and further confirmed by SEIAA on 22.02.2022 on their reply with clarification and justification given by the project proponent, the following terms and condition has been laid down to comply during the construction phase & post implementation stages by project proponent.

- i. The official permissible height for building in Sikkim is 5 ½ for domestic and 7 for Commercial purpose as per the existing bye laws in Sikkim. However, the Project Proponent has procured Certification from Mr. Majumdar of Jadavpur University for construction of 11 storeys building. The SEAC informed the PP to get this certification to be validated/vetted by Mines & Geology Department, Government of Sikkim.
- ii. Structural Engineers from GMC also have to be included in the project.
- iii. Project Proponent has to follow the labour laws of Sikkim and engage local people.
- iv. Corporate Environment responsibility to be taken up and Environment measures to be implemented in consultation with Environment sector of the Forest Department, Government of Sikkim.
- v. Parking/ ventilation structure design to be submitted to SEIAA.
- vi. Disposal of sludge from STP to be specified till its end point.

- vii. Rain water harvesting plan, Composting & disposal plan to be submitted with specification till its end point.
- viii. Dumping of extra excavated muck (unutilisable) should be done at pre identified and approved sites. No muck should be washed away during rainy seasons and cause choking of nallahs, jhoras or water bodies or damage the surrounding environment. Clearances from the concerned department (s) or agency (ies) to be taken for the dumping sites. Rehabilitation of such dumping sites may be done at the cost of PP by providing suitable structures for holding the muck and do plantation with suitable local species.
- ix. The number of storeys of the proposed building should be restricted to 11 storeys only as per the approval of GMC.
- x. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- xi. The extra excavated muck / soil to be disposed at designated sites as stated at sl.no.x above to avoid choking of drains and flooding
- xii. Utilisation of water from Rain water harvesting structure to be maximized to minimize the load on fresh water demand.
- xiii. Commitment letter to the effect that no damage is caused to the surrounding areas and habitation as per the stake holders meeting held on 13.11.2021 is insisted.
- xiv. Environment Management Plan further needs to be prepared to strengthen the existing EMP spell out in the instant proposal to ensure intensive mitigation measure to maintain overall ecological balance.
- xv. Green Cover Plan needs to be covered 30% of the total areas of proposed MLCP for beautification of the blank areas, creation of hanging garden in all the flyover falling within the Gangtok Municipal Areas (GMC).
- xvi. Local labours to be employed as far as possible and train them also to get the desired output.
- xvii. Permission from State Pollution Control Board for E-waste, DG set and Hazardous waste to be obtained by the Project proponent.
- xviii. Taxi Driver's Union/Association consent letter copy to be submitted.
- xix. The environment safeguard measures to be monitored by the Multidisciplinary committee to be constituted by Forest Department/Smart City / Project proponent.
- xx. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- xxi. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- xxii. Construction site shall be adequately barricaded before the construction begins.
- xxiii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxiv. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- xxv. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxvi. No sewage or untreated effluent water would be discharged through storm water drains.
- xxvii. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- xxviii. Outdoor and common area lighting shall be LED.
- xxix. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- xxx. Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- xxxi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.



- xxxii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- xxxiii. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- xxxiv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- xxxv. A First Aid Room shall be provided in the project both during construction and operations of the project.
- xxxvi. The condition laid down by the GMC as mentioned in DPR should strictly adhere to by the Project Proponent.
- xxxvii. The User Agency needs to quantify muck generated during construction and proper estimation must be spell out to avoid future problem in the vicinity of Project site due to piling of muck.
- xxxviii. The Project Proponent should calculate total quantity of rain water discharge during the construction period and shall accordingly prepare water harvesting plant.
- xxxix. Green Cover Plan needs to be covered 50% of the total areas of proposed MLCP for beautification of the blank areas, creation of hanging garden in all the flyover falling within the Gangtok Municipal Areas (GMC).
- xl. The cost of maintenance should be provided including cost of creation of garden, beautification, quality planting materials of ornamentals and other evergreen shrubs and herbs till the expiry of the agreement with the State Government.
- xli. The Multi- Disciplinary Committee comprising of members from Forest and Environment Department, State Pollution Control Board (SPCB), UDHD Department, Smart city, Mines & Geology, NGOs (Non- Government Organization), Power Department, Health Department, Fire & Emergency Services, PHE (Water Supply) and PHE (Sewage) which will do quarterly field monitoring and submit report.
- xlii. Quarterly inspect project site and submit report accordingly. If committee feels need to visit of the project site besides stipulated dates, may visit the site to ensure proper execution of the Project and follow of all the guidelines and condition laid down by various agencies (Government and Non-Government).
- xliii. Half-yearly progress report for implementation of different work components under the project should be furnished to SEIAA and State Forest Department by project proponent.
- xliv. In case of change in the scope of the project would require to obtain fresh appraisal.
- xlv. The SEIAA reserves the right to add additional safeguard measures subsequently, if found necessary.

Non- Compliance of above terms and conditions by the Project Proponent shall attract revocation of Environmental Clearance.

This clearance is valid for a period of five years from the date of issue for commencement of construction work. The project proponent should submit this environmental Clearance copies to the following.



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1. District Collector, East.
2. DFO (Territorial) and Environment and Soil Conservation, East.
3. Local Panchayat / Councillor
4. Local NGOs
5. And other stake holder of the locality for information and about Environment Clearance. The copy of this Clearance will also be available in the ENVIS website www.sikenvis.nic.in of the Department of Forest, Environment and Wildlife Management.

Thanking you.

Yours faithfully



N. W. Tamang, IFS
CCF-cum Member Secretary (SEIAA)
Forest, Env. & Wildlife management Department.



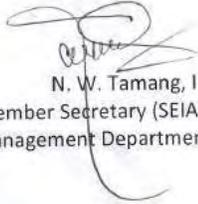
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Memo no:...../CCF/(T/HQ)/ FEWMD

Date:.....

Copy for favour of kind information:

1. Principal Secretary to HCM.
2. Chief Secretary, Government of Sikkim
3. Pr. Secretary-cum, PCCF, FEWMD
4. Chairperson (SPCB)
5. Member Secretary (SEAC)
6. Sr. program Officer (Envis) : For uploading in the website.



N. W. Tamang, IFS
CCF-cum Member Secretary (SEIAA)
Forest, Env. & Wildlife management Department.

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Signature Not Verified

Digitally signed by N/W
Tamang(IFS)
Member Secretary
Date: 2/25/2022 4:38:03 PM

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Item No. 11

Court No.1

**BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
(Through Video Conferencing)**

Original Application No. 05/2022/EZ
(I.A. No.26/2022/EZ)

In the matter of:

Dr. Bina Basnett
D/o Mr. P.B. Basnett
Rani Pool, East Sikkim-737135

.....Applicant(s)

Versus

1. State of Sikkim
Through Chief Secretary,
New Secretariat, Gangtok-737101
2. Gangtok Smart City Development Limited
Through its Chief Executive Officer,
Sokaythang, Below ICAR Office,
Gangtok, Sikkim-737102
3. Department of Mines & Geology,
Through its Secretary,
Secretariat Road, Below Tashiling Secretariat,
Government of Sikkim, Gangtok-737101
4. Urban Development and Housing Department
Through its Secretary,
Government of Sikkim,
Paljor Stadium Road, Gangtok-737101, Sikkim
5. Sikkim State Disaster Management Authority
Through its Chairman,
Manan Bhawan, Gangtok-737101, Sikkim
6. Sikkim State Pollution Control Board,
Through its Chairman,
Forest Secretariat, C Block,
Deorali, Gangtok-737102,
East Sikkim
7. Deputy Commissioner,
Upper Sichey Road, Sungava,
Gangtok, Sikkim-737101
8. State Environment Impact Assessment Authority (SEIAA)
Through Chairman,
Annexe 1, Top Floor, Kazi Road,
Gangtok-737101, Sikkim
9. Forest and Environment Department, Government of Sikkim
Through Secretary,
Forest Secretariat, Deorali,

Gangtok-737102, East Sikkim

10. Gangtok Municipal Corporation,
Through Chairman,
Near Deorali Stand, Gangtok-737101, Sikkim

11. Union of India
Through Secretary,
Jor Bagh, Lodhi Colony,
New Delhi

12. M/s MESASO Infrastructure Pvt. Ltd.
Sevoke Road, Siliguri

.....Respondent(s)

Date of hearing: 02.03.2022

**CORAM: HON'BLE MR. JUSTICE B. AMIT STHALEKAR, JUDICIAL MEMBER
HON'BLE MR. SAIBAL DASGUPTA, EXPERT MEMBER**

For Applicant(s) : Mr. Swetank Shantanu, Advocate

For Respondent(s) : Mr. Pinaki Misra, Sr. Advocate a/w Mr. Sudesh Joshi, AAG
and Ms. Fizza Zaidi, Advocate for R-1, 3, 4, 7, 9 & 10,
Mr. ADN Rao, Sr. Advocate a/w Dr. Doma T. Bhutia,
Advocate and Ms. Mansi Bachani, Advocate for R-2,
Mr. Salik Shafique, Advocate for R-6,
Mr. Saumitra Jaiswal, Advocate for R-8,
Mr. Sanjay Upadhyay, Advocate for R-12

ORDER

1. Mr. Swetank Shantanu, learned Counsel is present for the Applicant.
2. One counter-affidavit dated 18.02.2022 has been filed by Respondent No.6, Sikkim Pollution Control Board; same is taken on record.
3. One reply affidavit dated 23.02.2022 has been filed by Respondent No.12, M/s MESASO Infrastructure Private Limited; same is taken on record.
4. One counter-affidavit dated 25.02.2022 has been filed by Respondent No.10; Gangtok Municipal Corporation; same is taken on record.
5. One reply affidavit dated 25.02.2022 has been filed by Respondent No.3, Department of Mines and Geology, Government of Sikkim; same is taken on record.
6. One counter-affidavit dated 25.02.2022 has been filed by Respondent No.3, Department of Mines and Geology, Government of Sikkim; same is taken on record.

7. One counter-affidavit dated 25.02.2022 has been filed by Respondent No.8, State Environment Impact Assessment Authority (SEIAA); same is taken on record.
8. One counter-affidavit dated 25.02.2022 has been filed by Respondent Nos.1, 4, 7 & 9; same is taken on record.
9. One counter-affidavit dated 27.02.2022 has been filed by Respondent No.2, Gangtok Smart City Development Limited; same is taken on record.
10. One counter-affidavit dated 01.03.2022 has been filed by Respondent No.5; same is taken on record.
11. Mr. Pinaki Misra, learned Senior Counsel assisted by Mr. Sudesh Joshi, learned Additional Advocate General for Respondent Nos., 3, 4, 7, 9 & 10, Mr. ADN Rao, learned Senior Counsel assisted by Dr. Doma Bhutia, learned Counsel and Mr. Sanjay Upadhay, learned Counsel have raised a preliminary objection that the original application has been filed on misrepresentation inasmuch as in paragraph 1 of the original application itself it is alleged that illegal construction of Multilevel Car Parking cum Shopping Hub (STNM-Kanchenzonga Square below NH) at Old West Point School Area, Near Hotel Hungry Jack, Gangtok is coming up which is in a seismic zone and therefore not permissible. The learned Senior Counsels submit that STNM-Kanchenzonga Square below NH is not at Old West Point, Gangtok.
12. The learned Counsel submits that this original application has been filed on absolutely misleading facts, since even the Expression of Interest dated 15.09.2020 (page no. 46 of the paper book) which has been filed in support of the original application, only refers to construction of Multilevel Car Parking cum Shopping Hub (STNM-Kanchenzonga Square below NH) and does not mention that the same is located at Old West Point, Gangtok. This fact is today admitted by Mr. Swetank Shantanu, learned Counsel for the Applicant.

13. The learned Counsel for the Respondents submits that the interim order has been obtained by the Applicant on false representations of facts made in the original application.
14. At this stage, Mr. Swetank Shantanu, learned Counsel submitted that he may be permitted to withdraw this original application.
15. The learned Counsel for the Applicant is therefore permitted to withdraw the original application and the same is dismissed as withdrawn with a cost of Rs. 5,000/- (Rupees five thousand only) on the Applicant to be deposited with the Registrar, National Green Tribunal within 15 days.
16. The I.A. No.26/2022/EZ also stands disposed of accordingly.
17. The interim order, if any, also stands vacated.

.....
B. Amit Sthalekar, JM

.....
Saibal Dasgupta, EM

March 02, 2022
Original Application No. 05/2022/EZ
(I.A. No.26/2022/EZ)
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Item No. 2

Court No.1

**BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH, KOLKATA
(Through Video Conferencing)**

Original Application No.38/2022/EZ
(I.A. No.131/2022/EZ)

In the matter of:

Dr. Bina Basnett,
D/o Mr. P.B. Basnett,
Ranipool, East Sikkim,
Pin – 737135,

...Applicant(s)

Versus

1. State of Sikkim,
Through Chief Secretary,
New Secretariat, Gangtok,
Pin – 737101,
2. Gangtok Smart City Development Limited,
Through its Chief Executive Officer,
Sokaythang, Below-ICAR Office,
Gangtok, Sikkim,
Pin – 737102,
3. Department of Mines & Geology,
Through Secretary,
Secretariat Road, Below Tashiling Secretariat,
Govt. of Sikkim, Gangtok,
Pin – 737101,
4. Urban Development Department,
Through its Secretary,
Govt. of Sikkim,
Paljor Stadium, Gangtok, Sikkim,
Pin – 737101,
5. Sikkim State Disaster Management Authority.
Through Relief Commissioner,
Manan Bhawan, Gangtok,
Sikkim – 737101,
6. Sikkim State Pollution Control Board,
Through Chairman,
Forest Secretariat, C Block,
Deorali, Gangtok, East Sikkim,
Pin – 737102,
7. District Magistrate/Collector,
Upper Sichey Road, Sungava, Gangtok,
Sikkim – 737101,

8. State Environment Impact Assessment Authority (SEIAA),
Through Chairman,
Kazi Road, Gangtok, Sikkim,
Pin – 737101,
9. Forest and Environment Department, Govt. of Sikkim,
Through Addl. Chief Secretary,
Forest Secretariat, Deorali,
Gangtok, East Sikkim,
Pin – 737102,
10. Gangtok Municipal Corporation,
Through Municipal Commissioner,
Near Deorali Stand, Gangtok, Sikkim,
Pin - 737101,
11. Ministry of Environment, Forests and Climate Change,
Through Secretary,
Indira Paryavaran Bhawan, Jor Bagh,
Lodhi Colony, New Delhi,
12. MESASO Infrastructure Private Limited,
Through its Authorised Signatory,
3rd Mile, Sevoke Road, Siliguri,
Pin – 734008,

...Respondent(s)

Date of hearing: 10.05.2022

**CORAM: HON'BLE MR. JUSTICE B. AMIT STHALEKAR, JUDICIAL MEMBER
HON'BLE MR. SAIBAL DASGUPTA, EXPERT MEMBER**

For Applicant(s) : Mr. Pratap Shanker, Advocate

For Respondent(s): Mr. Sanjay Upadhyay, Advocate

ORDER

1. Heard Mr. Pratap Shanker, learned Counsel appearing for the Applicant.
2. This Original Application has been filed by the Applicant, seeking a direction to completely scrap the construction related projects in the State of Sikkim which are against the ecology and environment. It is also prayed that construction of Multi-level Car Parking-cum-Commercial Development at Old West Point of School area, be immediately stopped and a direction be given to revoke the

permission granted for construction of the above mentioned car park of 14 [11+3 (proposed)] storeyed building in Gangtok, Sikkim.

3. The Contention of the Applicant is that the Respondent No.12, MESASO Infrastructure Private Limited, is constructing a 14 storeyed Multi-level Car Park and also creating a Commercial Hub which is in violation of the Government of Sikkim, Department of Mines and Geology, Gangtok, Notification No. 17/DMG/20-21 dated 19.03.2021, copy of which has been filed as Annexure-A-4 (page no. 129 of the paper book) to the Original Application. The learned Counsel for the Applicant submitted that this Notification provides that in Stability Zone-1 the admissible number of floors is 5 ½ whereas the proposed Multi-level Car Paring-cum-Commercial Hub is a 14 storeys building.
4. We put a query to the learned Counsel as to what is the stage of the construction. The learned Counsel submits that it is still at the foundational stage but he added that the Cabinet has taken a decision that the construction should be of 14 storeys, therefore, there would be violation of environmental laws and degradation of environment and, therefore, the Tribunal would be justified in interfering at this stage.
5. We are not satisfied that at the foundational stage of the proposed construction of Multi-level Car Parking-cum-Commercial Hub, it can be said that there is environmental degradation or violation of environmental laws. The construction has not yet reached 5 ½ storeys. We are, therefore, of the view that this Original Application is absolutely premature and that the Applicant has no cause of action to maintain this Original Application on the assumption that

there would be violation of environmental laws or of Government of Sikkim notification at a future date.

6. We also queried from the learned Counsel as to whether any Environmental Clearance had been granted for this construction project. The learned Counsel submitted that he has no knowledge of this fact.
7. Mr. Sanjay Upadhyay, learned Counsel has put in appearance on behalf of the Respondent No.12, MESASO Infrastructure Private Limited, and submits that for this project Environmental Clearance has been granted on 25.02.2022.
8. This Environmental Clearance has not been filed along with the Original Application. We are of the view that if Environmental Clearance has been granted for this project, the Applicant has a remedy by way of appeal challenging the said Environmental Clearance.
9. The Original Application No. 38/2022/EZ is accordingly dismissed on ground of alternative remedy.
10. The I.A. No. 131/2022/EZ is also disposed of.
11. There shall be no order as to cost.

.....
B. Amit Sthalekar, JM

.....
Saibal Dasgupta, EM

May10, 2022,
 Original Application No.38/2022/EZ
 (I.A. No.131/2022/EZ)
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GANGTOK SMART CITY DEVELOPMENT LIMITED

Note Sheet

Page No. 01

For kind perusal

Reference letter bearing memo no: - MIPL/HO/31/2021-22 dated: - 10/01/2022 wherein letter has been received from M/S Mesaso Infrastructure Private Limited requesting for 3 additional floors beyond the approved floors for the project being undertaken on PPP basis at Old West Point School Complex.

They have enclosed a proposed design of a 14 storied GREEN building complete with all necessary test reports for evaluation and approval of the competent authority.

Hence file is being forwarded for further n.a, please.

[Handwritten signature]
10/01/2022

Ref above:

We are in receipt of a letter bearing no: MIPL/HO/31/2021-22 dated: 10/01/2022 from M/S Mesaso Infrastructure Pvt. Ltd. requesting for 3 additional floors for Construction of Multi Level Car parking cum commercial development. The additional three floors have been requested in lieu of the lost built-up area while maintaining 20 ft wide open circular road along the periphery of the proposed structure. The 20 feet setback for circular road has been proposed keeping in view of the uninterrupted vehicular movement and sunlight for the houses in proximity to the proposed project site.

Approval for relaxation of norms of the proposed building having 11 floors subject to confirmation of the geotechnical investigation and report have been accorded by Council of Ministers vide Cabinet Memorandum no: 215/Secy/UDD/2021 dated: 27.05.2021.

All the relevant documents have been placed below for kind perusal please.

1. Letter requesting additional floors : Flag A
2. Cabinet Memorandum: Flag B
3. Plan Layout (4 Floors Parking & 10 Floors Commercial Development) : Flag C
4. Geo-technical Investigation Report: Flag D

Since Urban Development Department is the competent authority regulating Sikkim Building Bye laws in the State. Hence, the file is forwarded for information and direction of Urban Development Department, please.

CEO on leave

State Mission Director

(1) The CEO may see the proposal but his comment on return. Some time leave period. 10/02/2022

(2) GMC may examine the proposal in view of approval, but any floors. He ascertaining for further 11 floors.

As directed by Secy in dt. 10/01/2022
SI- NO-2, GMC may kindly take up the

[Handwritten signatures]
S
GMC
M/GMC

Note Sheet

Page No. 02

matter and submit report to UDD.

lald
10/1/22

JK

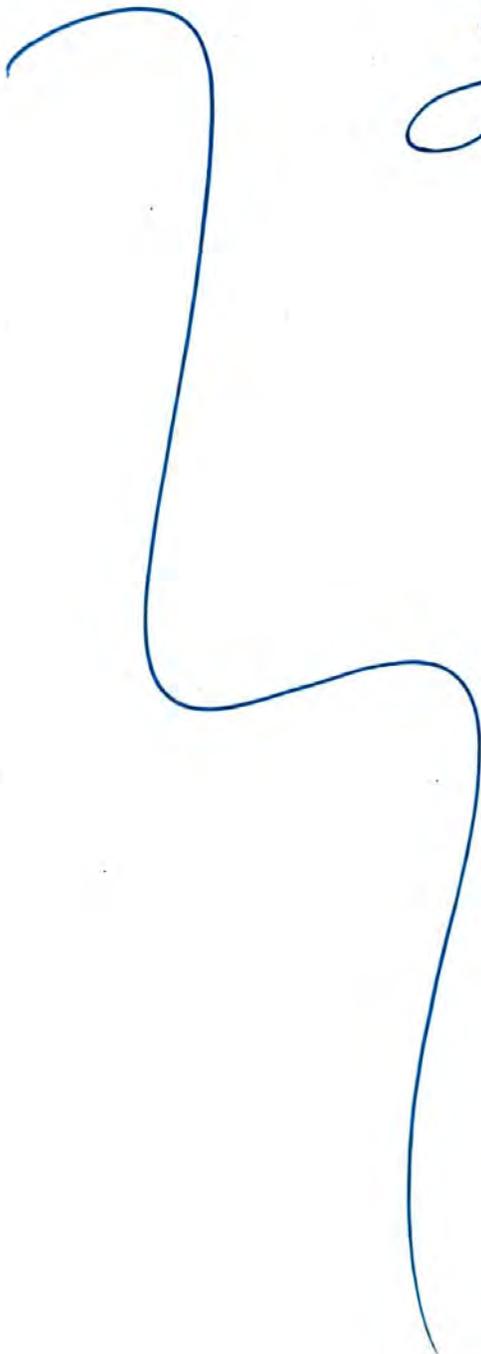
Pl examine this in detail.

SP
11/01/22

ATT-I

As directed above for.

J
11/01/22



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**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK, SIKKIM.**

No: 386/UDD/Secy

Dated:29/07/2022

MINISTER -IN -CHARGE : SHRI ARUN KUMAR UPRETI
SECRETARY- IN -CHARGE : SHRI M.T. SHERPA, IAS

CABINET MEMORANDUM

Subject: Multi Level Car Parking cum Shopping Plaza (MLCP) Project at West Point School under Public Private Partnership(PPP) under Gangtok Smart City Development Ltd.

1. The construction of Multi Level Car Parking cum Commercial Development at Old West Point School is a project being executed by Gangtok Smart City Development Ltd. under the Public Private Partnership (PPP) mode.
2. The concept drawing submitted by the preferred bidder proposes the construction of fourteen (14) numbers of floors. The bottom four floors are to be for car parking purposes in which Levels 0 and 1 as ordinary parking and Levels 2 and 3 as mechanically operated stack puzzle parking. The parking is proposed for four hundred and fifteen (415) car parking spaces, the rest of the ten floors will be for commercial development with a maximum carpet area of 13,680 sqm with permissible deviation of plus or minus 10%.
3. Accordingly, the Cabinet in its meeting held on 11/06/2021 had accorded approval for relaxation of norms of the proposed building and had allowed construction of eleven (11) floors duly relaxing the Building Regulation norms.
4. The proposal was also submitted vide sl.no. 18 of the cabinet memorandum submitted vide 215/Secy/UDD/2021 Dated : 27/05/2021 for construction of fourteen (14) floors subject to certain terms and conditions as elaborated in the said cabinet memo.
5. The geotechnical report submitted by the Department of Mines and Geology, Government of Sikkim states that the bearing capacity of soil is 40T/m².
6. The site stability report as submitted by the Department of Mines & Geology indicates that the area comprises of medium grade metamorphic rock sequence represented in the area by mica schist with a conclusion

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that the area falls within Zone one (1) of area stability Zonation Mapping System adopted by the Department of Mines & Geology. Further, the Notification bearing number: 17/DMG/20-21 dated: 19.03.2021 specifies that the safe bearing capacity of Zone 1 (Area Zonation made by Mines & Geology Department) is greater than 35T/m^2 and since the project site is located in the afore-mentioned Zone-1 region. It may be concluded that the existing soil strata can sustain the expected load of the proposed fourteen (14) floors structure comprising of four (4) floors car parking and ten(10) floors commercial development which shall induce a total load (dead and live load) between 210 to 225 kpa (21 to 22.5 T/m²). Hence, the construction of the building is safe from the geological investigation as conducted by the Department of the Mines & Geology.

7. The concessionaire i.e M/S Mesaso Infrastructure Private Limited, had further engaged following two agencies for carrying out the detailed geo-technical investigation as a confirmation to the geo-technical investigation carried out earlier by Mines and Geology Department:-

a. M/S Geo-informatics Consultancy and Services, Tadong, Gangtok for conducting Standard Penetration Test and to ascertain the soil characteristic and the safe bearing capacity of the soil. Critical locations were identified and soil investigation was carried out at this location to know the safe bearing capacity of soil. As per the soil sample collected from a depth of 12 m to 15m, geologically the area falls under medium and high-grade metamorphic rock sequence represented in the area by garnet ferrous mica schist (with and without quartz veins). Based on core data at various depth the safe bearing capacity of the soil was estimated to 40 ton/m^2 which was higher than the safe bearing capacity of soil as per IS Code recommended (35 ton per sqm) in hilly terrain.

b. M/S JP Geo Consultants, Andul Road, Howrah, Kolkata 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 40T/m^2 at 3m depth which is higher than the load of the structure being imposed @ 21ton/m^2 on the existing soil. Also, the settlement corresponding to the imposed pressure of 125 kpa, 150 kpa, 175 kpa, 200kpa, 210 kpa and 225 kpa resulted in a settlement of 33mm, 40mm, 46mm, 53mm, 55mm and 59 mm respectively. As a result, it is understood that the overall settlement of the raft foundation under an applied load of 210 to 225 kpa which shall fall on the foundation is well within the acceptable limit of 75 mm as per IS code 1904.

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8. The building will be a composite steel structure built up with steel and concrete for better performance and stability against seismic forces on

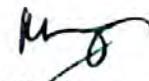
available land having plain topography. It is designed as being light in weight, more ductile and seismic resistant. The building is designed to resist an earthquake intensity/magnitude of about 8 on Richter scale, the highest ever that is expected to occur in Zone-IV of the Seismic Zonation. The building is designed by SPA Consultant, a leading structural consultant in the country and the same has also been vetted by Indian Institute of Technology, Guwahati. The foundation of the structure is a raft foundation based on geological investigation and on the recommendation of the geo-technical investigation conducted by the Mines & Geology Department, Government of Sikkim, Plate load test/soil test by M/S Jp Geo Consultant & M/S Geo-Informatic Consultancy & Services. Hence, the building has been designed duly keeping in mind the overall safety of the structure as well as the project.

9. Now, the concessionaire vide letter no: MIPL/HO/31/2021-22 dated: 10.01.2022 and letter MIPL/HO/33/2021-22, dated 15/02/2022 has requested for allowing additional three (3) floors over and above eleven (11) floors already approved by the Government. For the same, the concessionaire has submitted the drawings and geotechnical investigation reports as mentioned at sl.no.7 above. On review of the drawings as submitted by M/S Mesaso Infrastructure Private Limited, it was revealed that the project has a provision of 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 to accommodate 3000 people and shall be open to the general public at all times. Further, the concessionaire has proposed to construct a 5 meter wide road on the periphery of the proposed MLCP which shall not only be utilized by the MLCP but also by the public residing in the vicinity of the project site. In order to compensate the reduced commercial area while creating the open air plazas and the peripheral road, the concessionaire has proposed that the structure would rise in a tapered/stepped manner to accommodate the commercial development area of 13,680 sqm with a permissible deviation of plus or minus 10% which has resulted in the number of floors of the proposed structure to increase to fourteen (14) floors.
10. Further, the proposal is also for seeking permission to construct a plaza, from Church Road and a piece of land currently under Sikkim Police utilization for running canteen etc. With respect to permission to construct/ create a plaza, the area measuring 357sqm and 117 sqm an airspace over Church Road and portion of Sikkim Police property respectively falls outside the lease land but it is part and parcel of the project. At present one (1) floor building with GCI Roof of the Sikkim Police exists on the land and this is being used as canteen by the Sikkim

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Police. The canteen will be incorporated in the structure which will be below the open air plaza and shall be subsequently handed over to the Sikkim Police. As per the proposal this stage is going to be an integral part which will not only be used as an open multipurpose space but would also alternate as an additional space for pedestrians to access the property. The image of the project shows creation of an open front yard without any super structure over it. The State Government may grant permission for the same without altering the status of the land as recommended by the Town Planning Cell of Gangtok Municipal Corporation and the Town Planning Cell of Urban Development Department.

11. The proposal for addition of three (3) more floors on the already approved eleven (11) floors project was placed in the 28th Board Meeting of Gangtok Smart City Development Ltd held on 11.07.2022. The Board discussed the matter and recommended for onward submission to the Government for approval of the Cabinet. The extracts of the minutes of the meeting is placed at **Annexure -I**.
12. The proposal has been approved by the Hon'ble Minister, Urban Development Department for placing the same in the meeting of the Council of Ministers for consideration.
13. The proposal is now placed before the Council of Ministers for consideration of the following: -
 - a) Approval for granting permission to add three (3) more floors in addition to eleven (11) floors over partial horizontal area of the building duly relaxing the Sikkim Building Construction (Amendment) Regulation 2001 as provided under Regulation 39 of the said Regulation within the approved project cost.
 - b) Permission to construct an open-air plaza over the Church Road and portion of land under the utilization by Sikkim Police as specified in sl.no. 10 above.



M.T.Sherpa, IAS
Secretary

Urban Development Department.
File no: J(563)/GOS/UDD/MISC/2021

SECRETARY
Urban Dev Department
Government of Sikkim, Gangtok

Annexure-I

EXTRACT OF THE MINUTES OF THE 28th MEETING OF THE BOARD OF DIRECTORS OF GANGTOK SMART CITY DEVELOPMENT LIMITED TO BE HELD ON MONDAY, THE 11th DAY OF JULY, 2022 AT 11 A.M. AT CONFERENCE HALL, GANGTOK SMART CITY DEVELOPMENT LIMITED, 5th FLOOR, KISSAN BAZAAR, LAL BAZAAR ROAD, GANGTOK, SIKKIM.

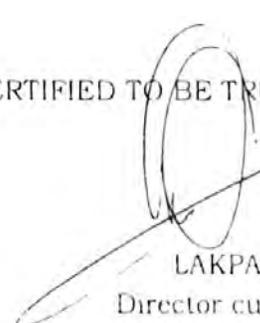
AGENDA No.19: APPROVAL FOR ADDITIONAL THREE FLOORS FOR MULTI LEVEL PARK WITH SHOPPING PLAZA OLD WEST POINT AREA (SIK-GAN-062)

Mr. Bhupendra Kothari, CTO informed the board that the cabinet had approved construction of 11 floor of the work subject to geotechnical investigation. Further the concessionaire has requested for an additional 3 (three) floors for which he has submitted the drawings and geotechnical investigation report. As per the geotechnical investigation, the safe bearing capacity of the soil as found to be 35-40 ton/m² and as per the design model of the structure provided by the concessionaire, the building is expected to exert a load of 21-22.5 ton/m². The board approval is sought for submitting the proposal to the Government for cabinet approval of additional three floors of the structure subject to structural design as per geotechnical investigation and vetted by reputed Engineering College. The Board discussed the subject and recommended for submission to Government for consideration.

RESOLVED THAT the process for obtaining cabinet approval of additional three floors of the structure subject to structural design as per geotechnical investigation vetted by reputed Engineering College to be initiated.

RESOLVED FURTHER THAT Mr. Lakpa Sherpa, Chief Executive Officer be and is hereby authorized to do all necessary acts and deeds to give effect to this resolution.

CERTIFIED TO BE TRUE COPY


LAKPA SHERPA
Director cum C.E.O.
Gangtok Smart City Development Limited
DIN 09654003

Note Sheet

The Cabinet in its meeting held on 3rd August, 2022 at Cabinet Hall, Tashiling Secretariat at 09:00 am discussed the following proposal and gave its decision as under:

307.97. The proposal seeks approval for (i) additional 3 floors over partial horizontal area of the building duly relaxing the Sikkim Building Construction (Amendment) Regulation 2001, within the approved project cost; and (ii) construction of an open – air plaza for the project "Multi Level Car Parking cum Shopping Plaza (MLCP) Project at West Point School", as detailed in Cabinet Memorandum No. 386/UDD/Secy Dated: 29.07.2022.

CABINET DECISION: Cabinet approved the proposal.

~~Secretary/Urban Dev. Department~~

Rohini Pradhan
4/8/2022
(Rohini Pradhan) SCS
Addl. Secretary
Cabinet Section

Manoj
5/8/22

SS
Deputy Dir.
Calu
5/8/22



File No: 21/1/2023-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 23/08/2023



To,

MESASO INFRASTRUCTURE PVT. LTD.
 Vega Circle Mall, 3rd Floor, 3rd Mile, Sevoke Road, Siliguri , Siliguri, DARJEELING, WEST
 BENGAL, , 734008
 vpprojects@mesaso.in

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Vertical Expansion by 3 Floors of "WEST POINT" - Integrated Commercial cum MLCP Complex by Mesaso Infrastructure Pvt. Ltd. submitted to Ministry vide proposal number IA/SK/INFRA2/417703/2023 dated 25/04/2023.

2. The particulars of the proposal are as below :

(i) Ec Identification No.	EC23C3802SK5858756E
(ii) File No.	21/1/2023-IA.III
(iii) Clearance Type	Expansion EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Proposed Vertical Expansion by 3 Floors of "WEST POINT" - Integrated Commercial cum MLCP Complex by Mesaso Infrastructure Pvt. Ltd.
(viii) Name of Company/Organization	MESASO INFRASTRUCTURE PVT. LTD.
(ix) Location of Project (District, State)	Gangtok, SIKKIM
(x) Issuing Authority	MoEF&CC
(xi) EC Date	23/08/2023
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

This has reference to proposal no. IA/SK/INFRA2/417703/2023 for seeking environmental clearance for Proposed Vertical Expansion by 3 Floors of "WEST POINT" - Integrated Commercial cum MLCP Complex at

Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim by Mesaso Infrastructure Pvt. Ltd.

2. The project/activity is covered under category 'B' of item 8(a) 'Building and Construction projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at the State level. However, due to the non-existence of SEIAA in Sikkim, the proposal required appraisal by sectoral EAC at central level.

3. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 104th meeting held on 11-12.05.2023 and 106th meeting held on 30.06.2023.

4. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The project is located at 27°19'47.24"N Latitude and 88°36'40.93"E Longitude.

ii. The project is an expansion project.

iii. PP has obtained EC from SEIAA, Sikkim vide EC Identification no. EC22B038SK115854 dated 25.02.2022, for 4G+7 storey after appraisal on 22nd February, 2022. Construction of 25,675 sqm out of 33801.25 sqm has been done as on date as per EC obtained.

iv. The total plot area is 5665.55 sqm, Total construction (Built-up) area of 33801.25 sqm. Maximum height of the building is 62 m. The mixed-use development building of configuration 4G+10, shall comprise of Parking for 448 car parks on the lower 4 floors, Mall with a multiplex (44 retail outlets + 3 anchor stores) & food court, a Boutique hotel having 60 keys (52 deluxe rooms + 8 suites).

v. During construction phase, total water requirement is expected to be 50 KLD which is met by Municipal supply. During the construction phase, soak pits and septic tanks are provided for disposal of waste water. Temporary sanitary toilets are provided during peak labor force.

vi. During operational phase, total water requirement of the project is expected to be 160 KLD and the same will be met by 108 KLD fresh water from Municipal supply and 52 KLD recycled water. Wastewater generated (120 KLD) will be treated in STP of total 120 KLD capacity. 102 KLD of treated wastewater will be recycled and re-used (52 KLD for flushing and rest 50 KLD for gardening, car washing, etc.). 0 KLD will be disposed in to municipal drain.

vii. About 670 kg/day solid wastes will be generated in the project. The biodegradable waste (335 kg/day) will be processed in OWC and the non-biodegradable waste generated (335 kg/day) will be handed over to authorized local vendor.

viii. The total power requirement during construction phase is 100 KVA and will be met from Power & Energy Department, Sikkim and total power requirement during operation phase is 2198 KW and will be met from Power & Energy Department, Sikkim.

ix. Provision for capturing rain water, tank of capacity of 240 KLD with retention time of 30 minutes shall be provided.

x. Parking facility for 448 four wheelers has been provided in the lower 4 floors of the MLCP cum Commercial complex.

xi. Proposed energy saving measures would save about 12.18% of power. The following energy saving measures shall be undertaken:

xii. Materials preferred for construction shall be environment friendly & have a low embodied energy. This will help in keeping the environment cleaner & greener.

xiii. The building made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, reduces the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages.

xiv. Proposed MEP System shall use state of the art technology. The target is to optimize minimum possible resources and optimize the system.

xv. LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieving GRIHA Gold rating.

xvi. A building management system has been proposed for resource optimization and efficiency in energy consumption.

xvii. Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall / Cinema / Hotel areas of Mixed Use Project at Gangtok.

xviii. Comparative analysis of existing / envision pollution load (in case of expansion / modernization)

xix. The current proposal is for vertical expansion of 3 floors above the 4G+7 Integrated Commercial cum MLCP complex. Environmental Clearance vide File No. : 214/E & SC and EC Identification no. EC22B038SK115854 dated 25.02.2022 and Consent to Establish vide Ref. No. 1142/SPCB dated 24.02.2022, has already been obtained for construction of the 4G+7 Integrated Commercial cum MLCP complex.

xx. Impact of proposed project/activity on Air, Water, Noise, Ecology and proposed mitigation measures (**Table - 1** and **Table -2**).

xxi. Proposed project is not located in Critically Polluted area.

xxii. No NBWL Clearance is required

xxiii. No Forest Clearance is required for this project

xxiv. No court case is pending against this project

xxv. Green cover plan shall cover 30% of total areas of the proposed MLCP for beautification of the blank areas, creation of hanging garden in all the flyover falling within the Gangtok Municipal Areas (GMC). A total of 15,000 sqft of landscaped area including green terraces have been proposed.

xxvi. It is expected that around 4 years would be required for completion of the project.

xxvii. Total Cost of the project is Rs. 298.2 Crores.

xxviii. 250 construction workers have been employed during the construction phase. About 2500 people will get employment during operation phase of the project.

xxix. Benefits of the project: There will be employment of local people as service population, staff at the mall, auditoriums, restaurants, etc. This area will become one of the most prosperous commercial hub in the vicinity with world-class facilities. This will uplift the entire socio-economic profile of the area. Thus it is envisaged that this project will help the local population immensely.

5. The proposal was earlier appraised by the EAC in its 104th meeting held on 11-12 May, 2023 when it noted that a point of concern in this project was the presence of a swimming pool on the top floor of the expansion now proposed. In view of the fact that this site is located in the high-risk zone 4 of the earthquake vulnerability map of India, the EAC deferred the proposal and asked the PP to get the proposal technically examined by the Central Building Research Institute (CBRI), Roorkee.

6. Thereafter, PP requested through PARIVESH on 20.06.2023, the CBRI authorities have informed them that a minimum of 5-6 months' time would be required for reviewing, vetting the design, and providing their report. The project proponent further informed that the proposed project is being developed under PP mode with the lower 4 floors of the project dedicated to car parking among which 2 floors are dedicated exclusively for taxi parking. There was an existing old taxi stand at the site which has been temporarily shifted to another site. These two floors for taxi parking need to be completed and handed over to the Government of Sikkim / Smart City latest by December 2023, because of the acute shortage of parking space in Gangtok. The temporary site where the taxi parking has been rehabilitated needs to be vacated by December 2023. In view of this urgency, the project proponent requested EC to complete the project **without the swimming pool** and the permission to build the swimming pool may be granted later if the CBRI gives positive recommendations.

7. The proposal was appraised by the EAC in its 106th meeting held on 30.06.2023. The EAC, after detailed deliberations, found merit in the request of the PP to go ahead with the project without the roof-top swimming pool the addition of which can be considered at a later date after the issue is examined by the CBRI. The EAC further agreed that if the CBRI is unable to undertake this task early enough then the PP may get the issue of construction of roof-top swimming pool examined by some other institution of national repute having expertise in the construction of buildings in zones of high seismic activity.

8. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project **without roof-top swimming pool** and subject to specific conditions stipulated in its 106th meeting and other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental clearance.

9. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance for the 'Proposed Vertical Expansion by 3 Floors of "WEST POINT" - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim by Mesaso Infrastructure Pvt. Ltd.', under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and standard conditions (Annexure 1):

10. The Environmental Clearance is being granted to M/s Mesaso Infrastructure Pvt. Ltd' for proposed Vertical Expansion by 3 Floors of "WEST POINT" - Integrated Commercial cum MLCP Complex at Old West Point School Area, Near M.G. Marg, Gangtok, East Sikkim.

11. This issue with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions
1.1	The PP shall obtain the Fire safety certification from Fire Department and also height clearance from the Airports Authority of India and submit the same to the concerned Integrated Regional Office of the Ministry within six months of the issue of EC letter.
1.2	As proposed, 1 RWH tank with capacity of 240 KLD shall be provided by the PP for rain water harvesting after filtration. The local municipal regulations on rainwater harvesting should be followed. If local provisions are not available then adequate provision for storage and recharge should be made in accordance with the Ministry of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Bye-laws, 2016.
1.3	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing, comparative bacteriological studies using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.4	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.5	As proposed, waste water shall be treated onsite in STP of 120 KLD capacity.
1.6	Fresh water requirement shall not exceed 160 KLD during the operational phase and the extraction of groundwater shall be subject to permission by the Central Ground Water Authority (CGWA).
1.7	Green cover plan shall cover 30% of total areas of the proposed MLCP for beautification of the blank areas, creation of hanging garden in all the flyover falling within the Gangtok Municipal Areas (GMC). A total of 15,000 sqft of landscaped area including green terraces have been proposed.
1.8	As committed, parking facility for 448 four wheelers is to be provided in the lower 4 floors of the MLCP cum Commercial complex.
1.9	The solid waste shall be duly segregated into biodegradable and non- biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.

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S. No	EC Conditions
	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at authorized sites. Recyclable waste shall be sold to authorized vendors/recyclers. Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.10	As committed, Proponent shall ensure installation of solar-based lighting and LEDs to meet 10 % of total power requirement.
1.11	Proponent is required to carry out 'compliance audit' of the building through NABL accredited Consultant once every year and an internal security drill as mandated under the Disaster Management Plan.

Standard EC Conditions for (Building / Construction)

1 Statutory compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

S. No	EC Conditions
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2 Air quality monitoring and preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the

S. No	EC Conditions
	provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3 Water quality monitoring and preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge

S. No	EC Conditions
	pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4 Noise monitoring and prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

S. No	EC Conditions
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5 Energy Conservation measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6 Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a

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S. No	EC Conditions
	minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7 Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.3	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8 Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be

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S. No	EC Conditions
	designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10 Human health issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11 Miscellaneous

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S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

S. No	EC Conditions
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Annexure 2**Copy To**

1. The Secretary, Forest and Environment Department, Government of Sikkim, Forest Secretariat, Deorali – 737102, Gangtok, East Sikkim.
2. The IGF(Central), Ministry of Environment, Forest and Climate Change, Integrated Regional Office, 1st Floor, IB-198, IB Block, Sector III, Bidhannagar, Kolkata, West Bengal 700106.
3. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110 032.
4. The Member Secretary, State Pollution Control Board Sikkim, Forest Secretariat, C-Block, Deorali, Gangtok – 737102, East Sikkim, India.
5. The Member Secretary, Central Ground Water Authority, A2, W-3 Curzon Road Barracks, K.G. Marg, New Delhi-110 001.
6. Guard File/ Record File / MoEF Website.

Table - 1. Impact and proposed mitigation measures during construction

A	Work force	Local labourers shall be employed.
B	Facilities at site	Provision of drinking water, waste water disposal and solid waste management has been provided for site office & labour restrooms. Water usage during construction & curing is optimized. Proper sanitation for site office & construction workers have been provided. Health and safety, of the workers has been ensured during construction.
C	Steps to avoid disturbance	DG sets have acoustic enclosures and conform to E (P) Rules. Ambient noise levels conform to local standards during day and night. Only limited necessary construction is done during night time. Excessive energy consumption and fuel usage is avoided.
D	Selection of material	Materials preferred for construction are environment friendly & have a low embodied energy. This helps in keeping the environment cleaner & greener. The building is made of prefabricated steel members with nominal use of concrete which is only used in wet cores and as deck slabs, to reduce the consumption of water during construction. This method of construction also doesn't create air pollution during construction stages. Proposed MEP System shall use state of the art technology. The target is to ptimiz minimum possible resources and ptimiza the system. LED & other appliances having higher BEE rating shall be used to reduce power consumption. Likewise, Low flow water sanitary fixtures shall be used to reduce water consumption. The aim is achieve GRIHA Gold rating. A building management system has been proposed for resource ptimization and efficiency in energy consumption. Building services such as the HVAC system, pumping system would be centrally controlled. It is envisaged to provide a state-of-the-art Building Management System for the services of the Mall/Cinema/Hotel areas of Mixed Use Project at Gangtok. Adequate open space, greenery will be provided as per rules.
E	Concreting work	Adequate screen wall has been provided to a height to control fugitive emission generated during construction. Using of Ready Mixed Concrete (RMC) further reduces fugitive emission.
F	Dust	Water sprinkling is done regularly in the material dumping area, to avoid spreading of dust. Screening wall is placed all around the project site to arrest fugitive dust from spreading out of the site.
G	Debris	Construction debris including bricks, gravel, rubbish, waste of plaster, concrete debris, metal tiles, etc. is used within the project site for land filling activities, road work, etc. The construction and

		demolition wastes are utilized as per the Construction and Demolition (C & D) Waste Management Rules, 2016. Other wastes like, pieces of steel, cement bags, waste paper and cardboard packing material are sold off to recyclers.
I	Dumping of material	The construction materials are not dumped in public roads around the property.
J	Construction equipment	Vehicles / equipment deployed during construction are in good condition, properly maintained and conform to applicable air / noise emission standards & (PUC) norms. Underneath of the vehicles are regularly washed & cleaned before leaving the site, to avoid spillage outside the site. The contractor will remove all construction equipment and scrap materials from the site on completion of construction activity.
K	Water Accumulation	No water accumulation is allowed in the construction site. Proper disposal system is made to prevent stagnation of water.
L	Others	Construction conforms to the sanction plan by the concerned authority and requirement of local seismic regulations. All statutory / necessary permission will be obtained prior to & post construction. Fire-fighting systems will be designed in compliance with the local authority. Construction site is disinfected periodically. Walking platforms at height are of sound construction and provided with safety rails or belts.

Table – 2. Impact and proposed mitigation measures during Operation

A	Water Supply	Total 108 KLD of fresh water will be required which will be supplied by Tankers / Municipal Authorities. Groundwater will not be abstracted.
B	Storm water Management	Adequate in-house drainage network has been designed for the project without disturbing the surrounding areas. Heat island effect has been minimized by use of shading and reducing hard surfaces viz. roads, paving etc.
C	Rain Water Harvesting	Rain water Harvesting plan has been formulated. Adequate fire fighting storage tank has been provided as per norms.
D	Plantation / Landscaping	Green belt development programme shall be taken up once the construction work is completed.
E	Waste water Management	The treated wastewater from STP shall be reused for flushing, landscaping & car washing purposes. A Centralized STP plant of

		120 KL capacity has been proposed. Balance treated wastewater shall be disposed off into the Municipal sewer network.
F	Solid waste Management	Solid waste during operational phase in general will be of domestic nature. Garbage will be segregated at source for biodegradable, inorganic recyclables and in-organic inert material during operational phase (670 kg/day). Total MSW will be stored at a place within the site. Organic component will be managed in house by installing mechanical composter, inorganic recyclables will be sold to vendors and inorganic inert material will be stored at a place within the site. From there it be collected, transported, treated and disposed off by local authority as per Rules.
H	Hazardous Waste Management	Spent Oil from DG sets will be carefully stored in HDPE drums in isolated covered facility and disposed as per the guidance of competent authority. Suitable care will be taken so that spills/leaks of spent oil from storage could be avoided.
I	Emission from Diesel Generator	DG sets will be provided with acoustic enclosures as per CPCB norms. The stack height and emissions from D.G. sets will conform to CPCB norms.
H	Energy Efficiency	The lighting design, heating, ventilation and air conditioning systems will conform to the ECBC recommendations. Use of energy efficient electrical systems will be promoted. High efficiency lamps, etc. will be used. Energy efficient Motors and properly rated Transformers will be installed.

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ANNEXURE R-27

**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.

-TRUE COPY-

ANNEXURE R- 28
(Colly)

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



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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.

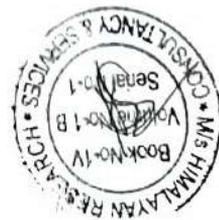
Keeping in the view of the above facts following observations and recommendation are made:

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.**

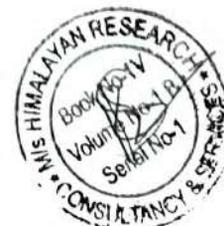


Profile section (PS01-PS01')

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

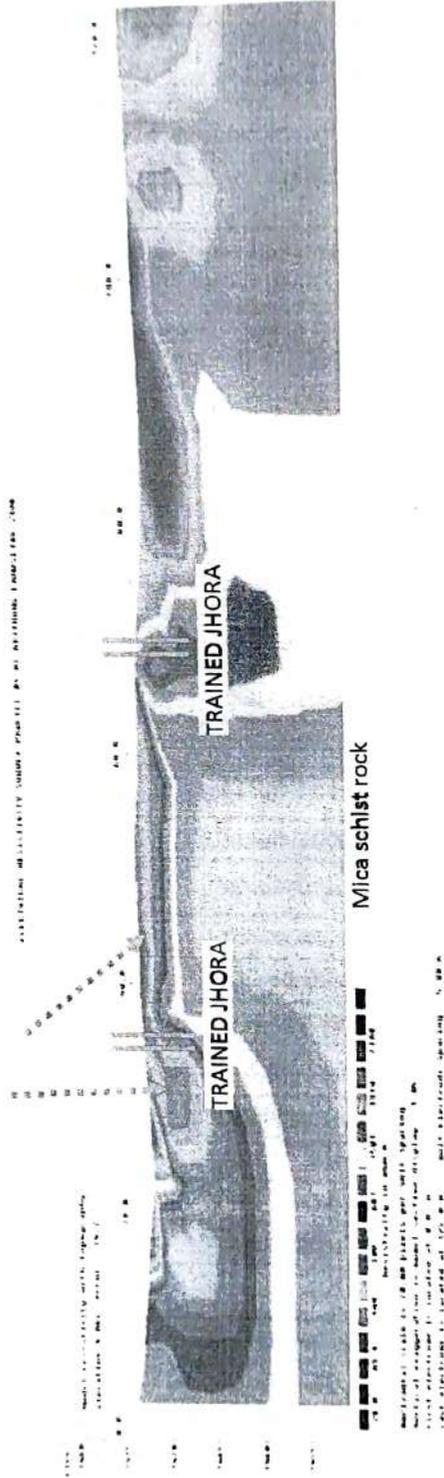


Table: 1 showing the inferred geology of sub-surface at PS-01 to PS-01'.

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

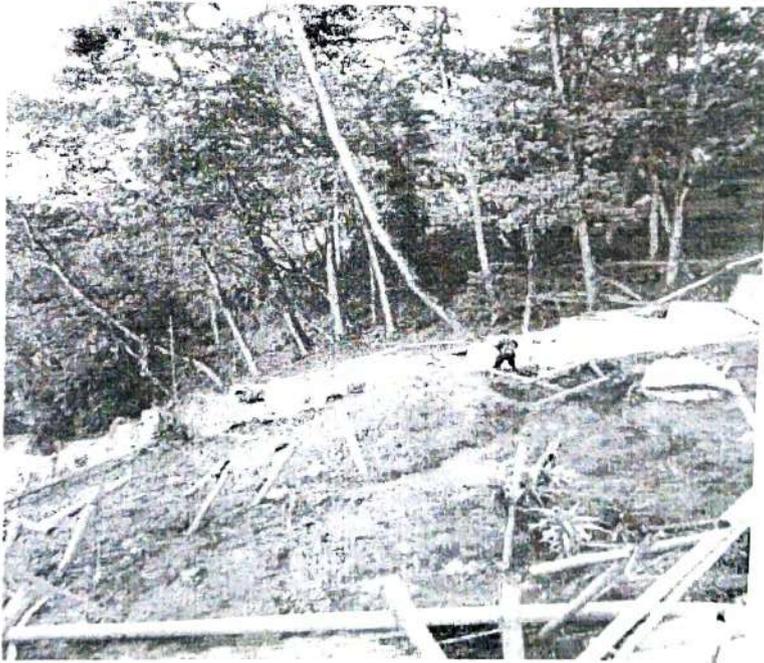


Photo: - The slide area characterized by medium thick to thin soil overburden.





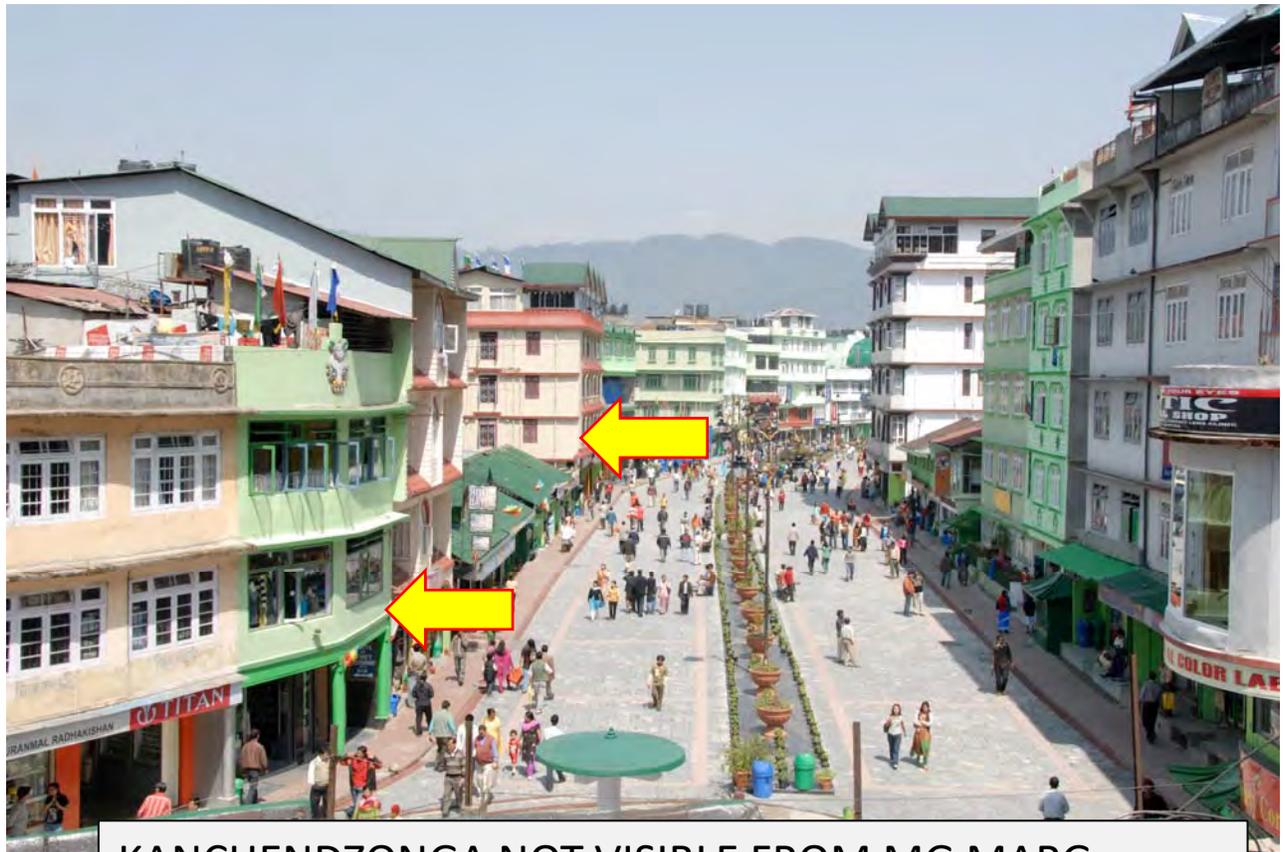
Photo 2,3 & 4: - Electrical Resistivity Profile 01 in progress at the slide area.



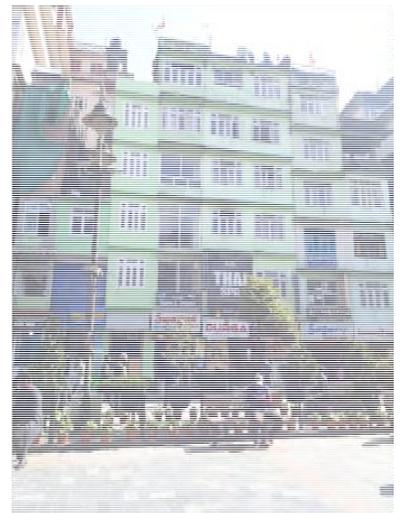


Photo 5,6 & 7:- Electrical Resistivity survey profile 02 in progress at the slide area.





KANCHENDZONGA NOT VISIBLE FROM MG MARG



168



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- 30
169

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 Captian Bhaichung Bhutia were unanimously nominated as the working presidents respectively.



the needs of around 70 households.

Dr Bina Basnett is Hamro Sikkim Party president



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. Basnett 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.

- BUOY 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 multi-level 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 [Tusika Chakraborty](#)
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

HAMRO SIKKIM PARTY

HAMRO SIKKIM

Whistle [Election Symbol]

[f 1hamrosikkim](#) |
 [@1HamroSikkim](#) |
 [hamrosikkimparty](#) |
 8327269055



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.

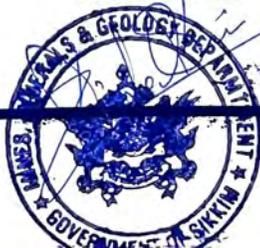
NODAL OFFICER
GANGTOK SMART CITY DEV. LTD.
GANGTOK, EAST SIKKIM

-TRUE COPY-

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



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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 AT OLD WEST POINT SCHOOL AREA ASSESSMENT REPORT

DELIVERABLE 1: Technical Feasibility



GANGTOK SMART CITY



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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

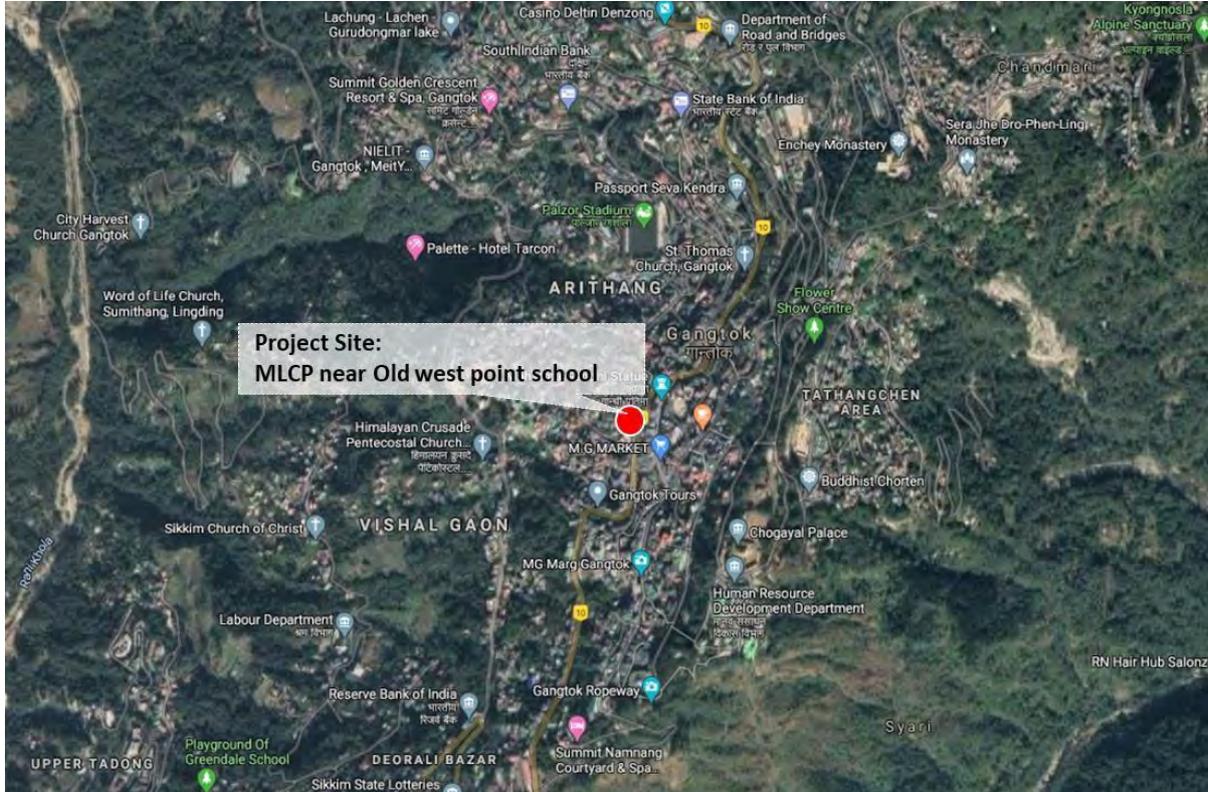
1 INTRODUCTION

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 11.51T/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



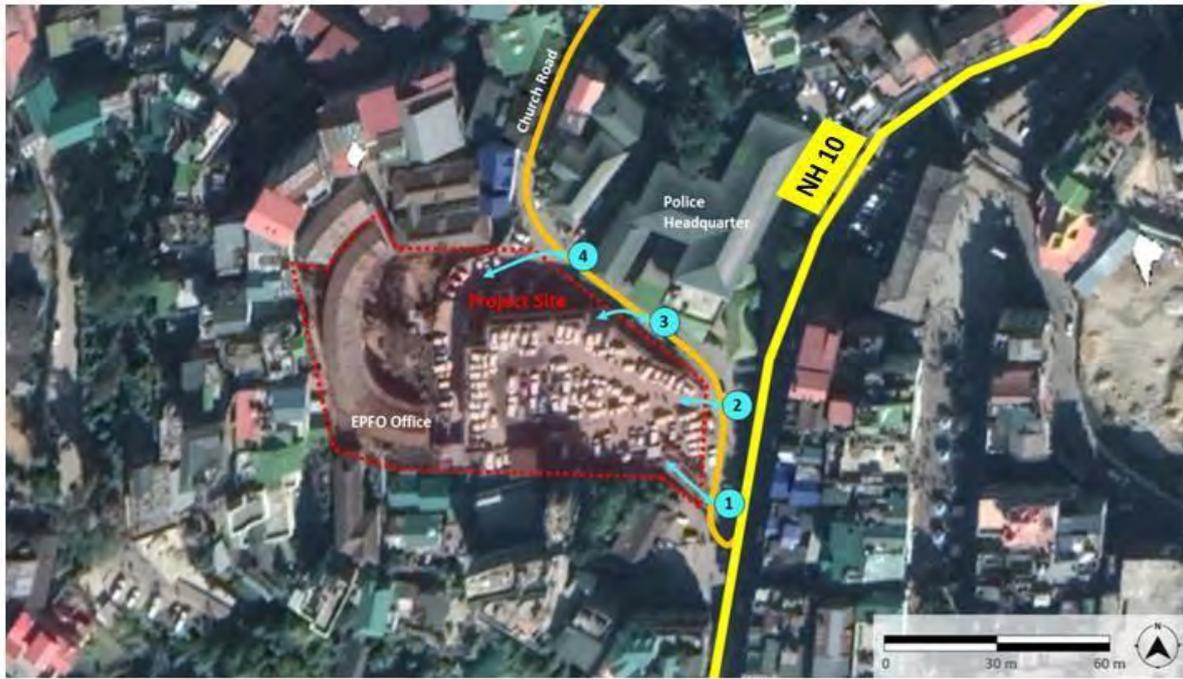
Figure 4: Existing MLCP, at Old West Point School Area



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:

- Immideate 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.

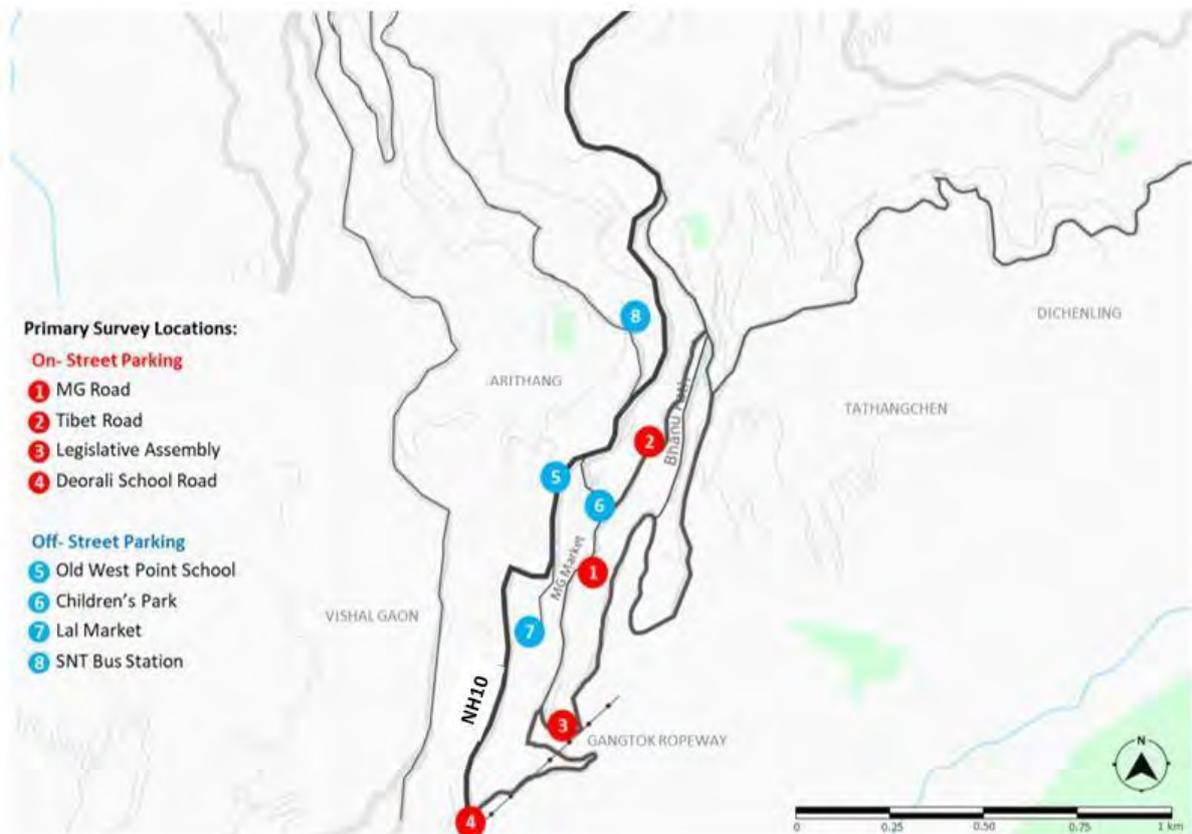


Figure 12 Parking Survey Locations

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 భాషা বাংলা

The Indian EXPRESS
Monday, September 10, 2018

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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.

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



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

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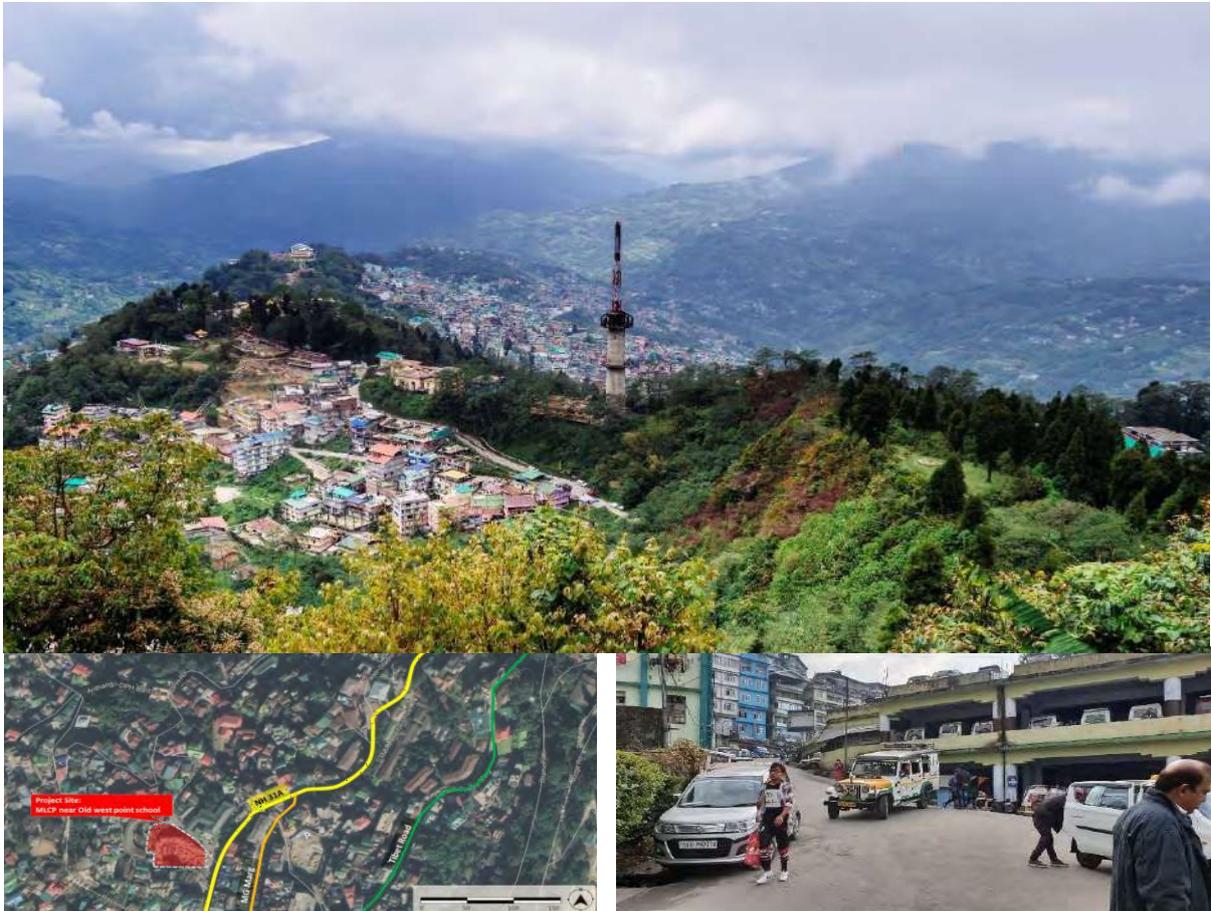
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AT
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ASSESSMENT REPORT
*DELIVERABLE 2: Financial Feasibility***



GANGTOK SMART CITY

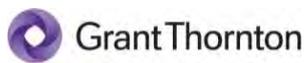


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2. Introduction

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.

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.

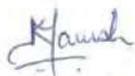
Dear Sir,

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

SERVICE ROAD PROVIDED FOR BETTER ACCESSIBILITY

216

ANNEXURE R-35



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



-TRUE COPY-



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

30 November 2021

Sub: Update on Gangtok 2021 exhibition

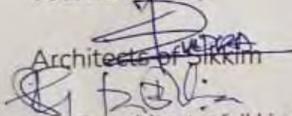
Dear Sir,

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

218



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.

Added 9/12/21

U/D
11/12/21

SE/DE
17/12/2021.

SE
2/12/21

UPE
05/12/2021

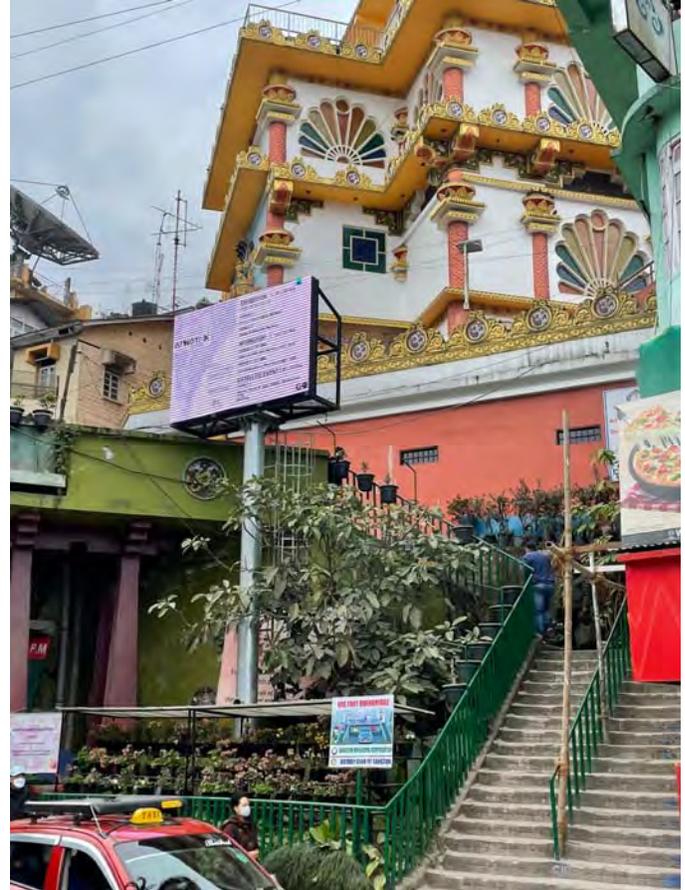
Yours faithfully

Special Secretary

Urban Development Department



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
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



222

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.

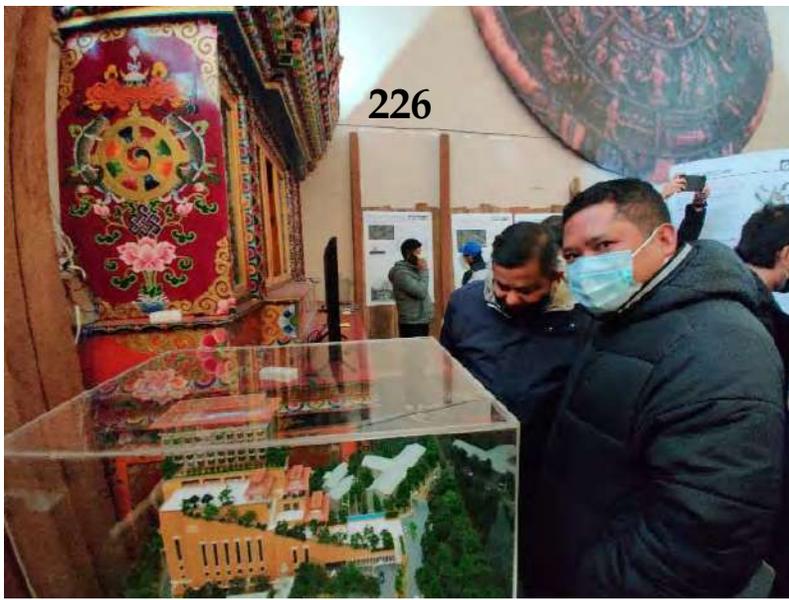
Office representatives were stationed throughout the 9 day events on a daily allotted schedule.

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.

224













230





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239





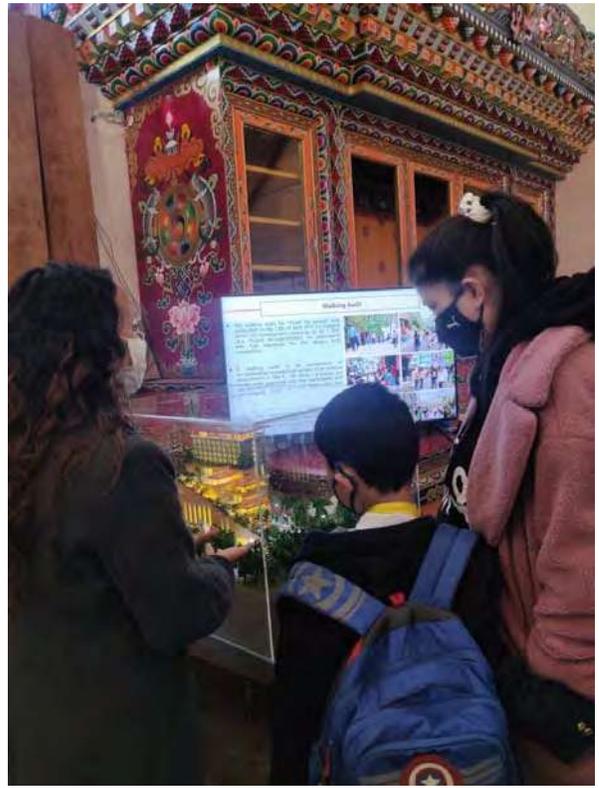
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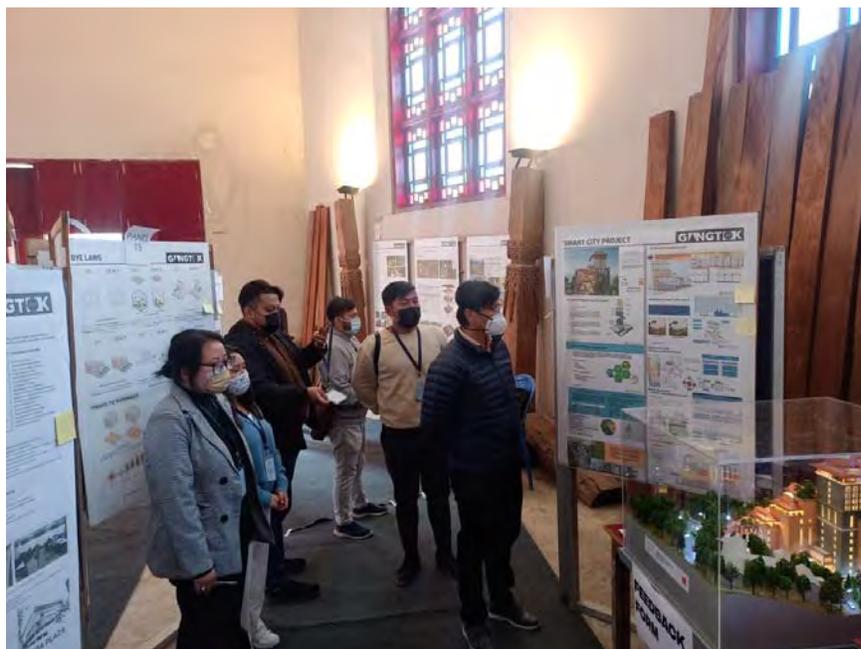
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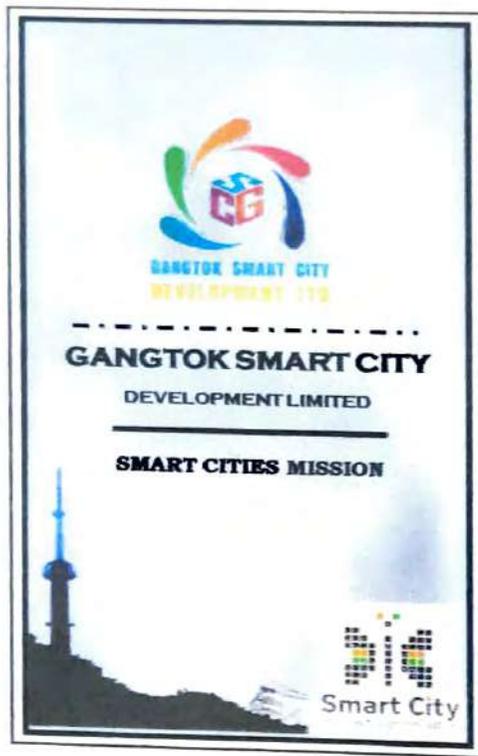
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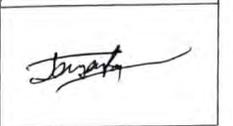


254

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

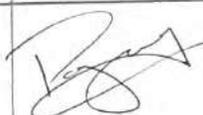
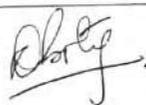
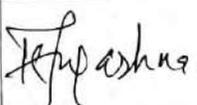
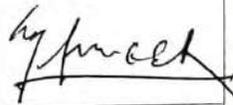
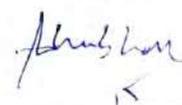
Date: 4/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
1	N. B. Chutia	Burduli	8250184552	
2	H K Chellin	MC, GMC.	9434143936	
3	G. Choudhary	BCP, GMC	9434143943	
4	DORSI N. BHUTIA	TOWN PLANNER GMC	9434357261	
5	Kanungo Jangpa Rajeev	Dishtang	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

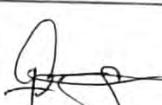
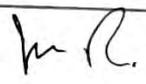
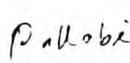
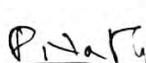
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
11)	Ashendup Wangyel	Development Area	—	
12)	Penzang D. Lepcha	Maulsin Colony		
13)	Rajeswari Chakraborty.	Sichey.		
14)	Shriyana Shrestha	deorali		
15)	Upashua Bhutia	Tadone		
16)	Samriddha (ang)	6 th mile H.K		
17)	Kunza Isli	Kazi Road		
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	Talung	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
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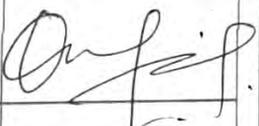
Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
31	Satyajit Goswami	Patna	7061213770	Satyajit
32	Bichitra Das	Assam	7002279140	B. Das
33	Rama Hazarika	Assam	9101223743	R.H.
34	Shahin Hasina	Assam	8471939501	Shahin Hasina
35	Kavin Nirola	Gangtok	7477404241	Kavin
36	Anuska Tamang	Lampok	741820081	Anuska
37	Abhinav	Tadong	8372034234	Abhinav
38	Rajani Boodu	Sidney		Rajani
39	Dr. Mamta Subba	Chandmari	8637880153 demamntasubba@gmail.com	Mamta
40	Tenzing Tigidal Nangyal	Dev. Area	7760293692	Tenzing

**PUBLIC WORKSHOP "GANGTOK 2021" IN COLLABORATION WITH ARCHITECTS OF SIKKIM
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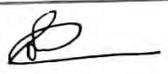
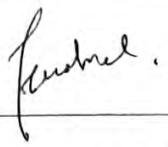
Date: 05/12/2021

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

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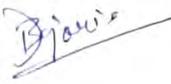
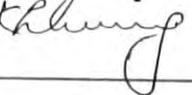
Date: 05/12/2021

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 BHAKTA Chetken	Tadong	lamis.bhaktacharn06@gmail.com	
54)	Sunandini Mishra	Tadong		
55)	Yogan Rai	Dev Area Munshi Colony		Yogan Rai
56)	Eden	Sichay		
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 Chetti	Airhang, Gangtok	halcyonvineet@gmail.com	
62	Dinaya Bajcevia	Tiket Road.	dinayabajcevia97@gmail.com	
63	Kamal Pajers	Rangay	kamrajora.civil.khumiya.com	
64	Tenzing Norphel Bluntia	Chongay	ntenzing10@gmail.com	
65	Lija Sankar	Talung.	lija.sankar.civil@gmail.com	
66	B.B. Bonyon	Below SINM Hospital GK		
67	Subash	DPLH	963528 2267	
68	Shiva Chetti	Deorali, Gangtok	89066- 74401	
69	Manoj Totishi	Takur Bari	99070215615	
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 Nel -60		Adhar
72	Badal kumar	Binar		Beslof. Bhattacharya
73	G. B Chhetri ⁶	Rangpo		G. B Chhetri
74	JIGME S-BASI	DEORAH, GANGTOK	9733327083	JR.
75	NORBU	GANGTOK		Norbu
76	Pema Yangchen.	Tadong.		Pema.
77	Karma Gelay	Tadong	9832376575	KW.
78	S. Pradhan	Gangtok	8918347574	S.
79	Y. G. Jai	Tadong	9532493993	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	Pandita Goswami	Adigan		
82	Saroja Pradhan	Lower Anikong		
83	Damer Chetti	Bonipool	7797901222	Sweet
84	A. K. Datta	Metro Point	9411502913	A. K. Datta
85	Pooja Gang	Tadong	7908756701	Pooja
86	Pooja	Dum	9434143924	Pooja
87	Dr. Jyotsna	SMIMS, CRH Nampal, Tadong	9733157745	Jyotsna
88	Kenay L. Lepka	Bojha phari	7602019852	Kenay
89	Orqila Bhutia	Jalrangchen	7602561484	Orqila
90	Deepshikha	Boat 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

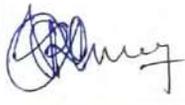
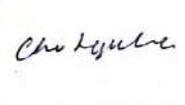
Date: 05/12/2021

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
91	Palje Nangyal Bhutia	Kazi Road Gangtok	8278797759 paljorbhutia@gmail.com	
92	Jamyang Palme Katuk	Nam Nang, Gangtok	jpkatuk@gmail.com	
93	Gyabso Lepcha	Dzongu	8348332721	
94	Ugen Bhutia	Mangon	8159943818	
95	Siddhanta	Tadong	9110795456	Sid
96	Senam Angmu	Nam Nang	-	
97	Abhyanjana	Development Area	-	
98	Paden Bhutia	Helipad, GTK	paderunofficial@gmail.com	
99	Wangyal	Ari Teng	9434213957	
100	M. Parneep	Ari Teng	9435081065 M. Y Co	

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	Cholamoo Lepcha	Naragaon	7384443045 Cholepcha5@gmail.in	
104	Abinaya	Tadong	8056056524 abikodyan41@gmail.com	
105	Abha	Development Area	nisa.pulsar@gmail.com	
106	Dr Anurtha	Development Area	anceeshapadkar01@gmail.com	
107	Rishi Pradhan	Pani House	9933707632	
108	Sagun Limbu	Syari	9339726015	
109	Kasma Tempa	Arithang	9647872371	
110	Kaish Pradhan	6th Mile Talog	9735581821	

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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	"	shushilk@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	Arinash Khadka	Gangtok	nashavikhadka27@gmail.com	
120	T. Seldon		7557038250	T. Bhutia

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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

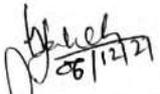
Date: 6/12/21

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
121	Deepak Subba	Lingling Bye Pass Road	8388939594 deepsubba25.d@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 Phula	Siplim	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 Haldal	20 Palm Avenue Kul-19	982418390	
133	Navak Pradhan	ATP GMC	9434447827	
134	Soma Sunari	Inter GMC.	9060963065	
135	Yangzi Kargi	Namrang	9734013187	
136	Songay Chupel Zango	Amdogolai	8250741903	
137	Nishal Sharma	Development Area.	7439553934	
138	Ashak K. Pa.	Kargi East Sikkim	7679408691	
139	Pratibha Mishra	Nam Rang	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	989220334	
144	Nawang Rinchen	Gangtok	8670422539	
145	Bishal Bardewa	Gangtok	9907047544	
146	Jshing Bhuti	Gangtok	9932616415	
147	Pabang Tamang	Gangtok	9593772366	
148	Mehika Rai	Gangtok	6294873188	
149	Khandup Lepcha	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

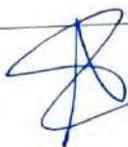
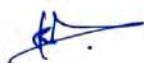
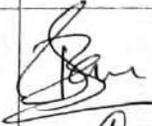
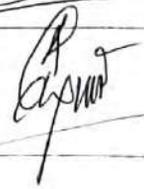
Date:.....

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	Enchyn Karthak	Aithang	8170922785	Enchyn
154	Shyama Karthak	"	"	Shyama
155	Sagar Chhetri	Jadong	98324 24750	
156	Tshering Eden	Bagoghair	891860 6209	Tshering
157	Teresa Laiso	Rhenock House	7387123466	Teresa
158	Tenzing J. Khangtso	Aithang	9733020711	Tenzing
159	Tigma Bhe	Development Area	7872958292	Tigma
160	Majumdar	Chudenda	890034985	Majumdar

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

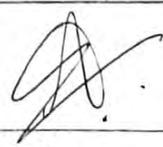
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
161	Anush Pradhan	Aitlung	8001164658	
162	Kunga Bhutia	Rongay	8918410799	
163	Demash Deskota	5th mile	9593758421	
164	BANAR DEWAN	Dev. Area.	889408982	
165	S.K. SARDA	M. G. MARG GANGTOK	9434023594	
166	O. D. Shila	Chapay	96047885193	
167	Malati Sutra	Shechey	8145955946	
168	Phubey 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	Veswar
175	Nansang Lumbou	Sikkim	9382648875	Nansang
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

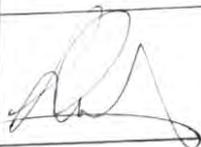
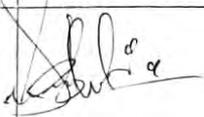
Date:

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
181.	Vashodha Bhandau	Tatangchen -	8670188303	
182.	Aniket kr.	Tadong	735556112	
181.	Prayans kr.	Tadong	7355556112	
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

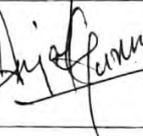
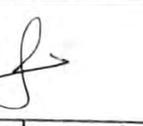
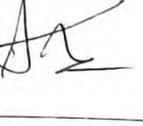
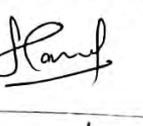
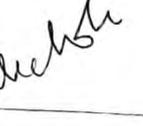
Date:.....

Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
191	Arjun Kancha	Upper Joo	855785858	
192	B. Makta	Arjiten	9434110105	
193	R. Pradhan	"	"	
194	Norbu Lama	Low 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	Arjun - Kancha	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

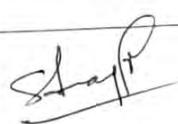
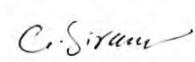
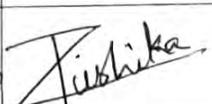
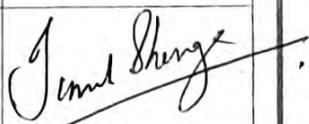
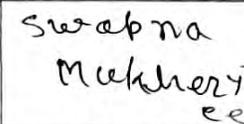
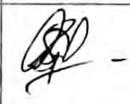
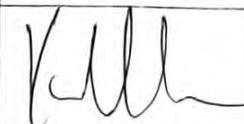
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Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
201	Lzi kh lomsaj	Dartam w/s	9733898695	
202	Xuan Deep Raj Gureng	Dartam	7872809935	
203	Vijith V	Kesela	9497361037	
204	Nabin Rai	Takhangchen	88f2909174	
205	Anjay Gureng	Development	9847941179	
206	Mony	Upper Butuk	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

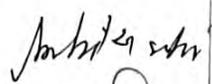
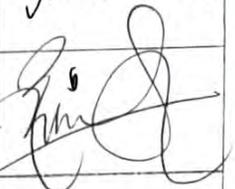
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Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
211	Sonam Bhutia	Tashangden Gangtok	6295315459	
212	Neha	Mumbai	9821654754	
213	Rishika Lohar (Student)	Gangtok	8597449441	
214	Chime Siram (Student)	Gangtok	2258822321	
215	Rishika Raj (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
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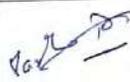
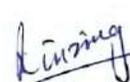
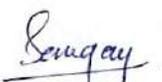
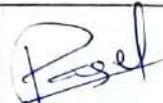
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Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
221	Bipasha Lama	Dev. Area Gangtok	6291670070	
222	Ambika	Durga Rura Jaibung	9549617860	
223	Shuashim Lama	Gangtok	7797207390	
224	पद्मिनी लामा	गंगटोक	0	
225	Professor V. C. Tewari	Sikkim University Gangtok	8630376094 vtewari@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	
229	Akshay Mishra	Bada Bazar, Jodhpur, M.P.	9479876549	
230	Ashis Karmaker	Siliguri, WB	8240020874	

**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	Shiguri, West Bengal	7799633300	
232	Künzing Ogyml	Gangtok	7178820672	
233	Soumya P.	Tadong.		
235	Jigme W Bhutia	Upper Shyari	9474649932.	
236	Sahil Rai	Lower Arithang		
237	Tushar Mandal	Tibet Road		
238	Ansh P. H. Oberoi	Mg. Marg		Ansh
239	Bagel Lebeta	Tadong	7384881611	
240	Deepshikha	Sichey.	-	
241	 (student.)	Arithang	-	

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

VENUE: STATUE OF UNITY HALL, MGMARG
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Date:.....

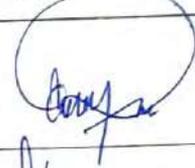
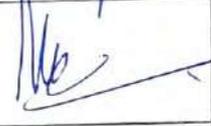
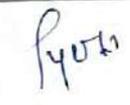
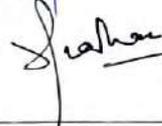
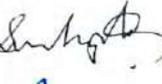
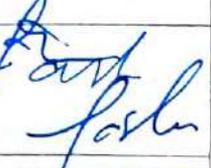
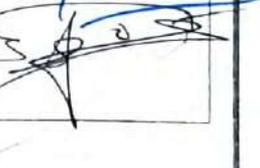
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242	Pooja (Student)	Lall Bazar	-	Pooja
243	Saroj (Student)	S. P. N. T	-	Saroj
244	Mr. Pradhan	Dev Area, GtK	-	Pradhan
245	Tara P D Kuitel	Dev Area, Rnchock	-	Tara
246	Sujon Rai	" " "	-	Sujon
247	Erana Chawling	Yangang. South Sikkim	eramachawling 2502@gmail.com	Erana
248	Swidendra Shapa	Byoghan East Sikkim	-	Swidendra
249	Dinyashree Chetoi	Sidney Busty. East Sikkim	-	Dinyashree
250	Rochak Chetoi	Tadlong	-	R. Chetoi
251	Sensing Wangchuk	Tadlong	-	Sensing

**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

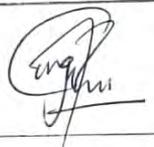
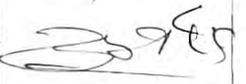
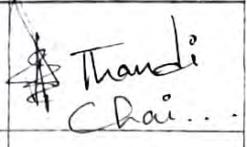
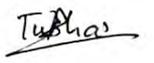
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Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
252)	Suman Khati	Housing Colony Nam-nang GIK Sikkim	skhati19@gmail.	
253)	Deepa Tamang	UDD	deepa.tamang @Gmail.com	
254)	Shrab Choden	Shani	shrabc76@gmail.com	
255)	Jyoti	Gangtok	jyotihipokhat123@gmail.com	
256)	Ajan	Temi	9737922177	
257)	Ranjee Pradhan	Aithang	9808017037	
258)	Subhajyoti Biswas	Kolkata	6290716656	
259)	Souvik Mahapatra	Kolkata	8617580530	
260)	Todri Chopel	Gangtok	9434777156	
261)	Soram Panta Sangdarpa	Gangtok	9434110010	

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

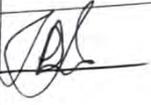
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262	Ritesh Paul	Gangtok	7010463264	
263	Teenan Lang	Chandmali	9064874517	
264	Rinzun Shenga	airthang	7076732945	
265	Ganga Rai	Development Area	9733204550	
266	AMBER RAI	Sichoy	9434137352	
267	Doyee Gyeba	Ranipool	7477346086	
268	Ram Adhikari	Manchak, Ranipool	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

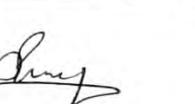
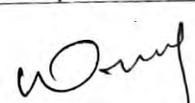
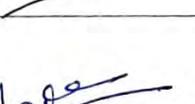
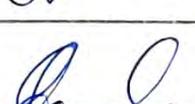
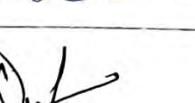
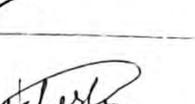
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Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
272)	Roshan Kumar	Tibet Road	6297508908	
273)	Raunak Rajak	Aritsang	7063644919	
274)	Sumit Kumar	Kaziboad	—	Sumit
275)	Rahul Sharma	Tibet Road	—	
276)	Sunny Kulkarni	Lal bazar	8116149233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

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

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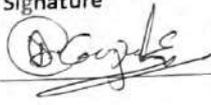
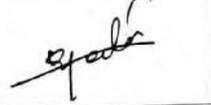
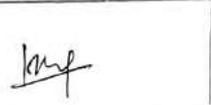
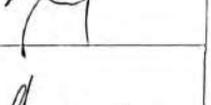
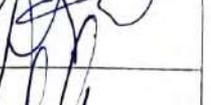
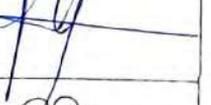
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282	Santa Blal	Lanyang	—	
283	Kanghumeke Mahal	UPPER SOCHY STREET	—	
284	Prakash Chettri	Ta Dong	9434103632	
285	Sachit Guney	Kalimpong	7483591976	
286	WANG MEI	GANGTOK	8768918022	
287	Neelam Rai	Gangtok	9733264205	
288	Nupendra Pradhan	Arithang	8101549411	
289	ANSHU DORAL	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:.....

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292	Derepan Nums	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. Bhutia	Tathangchen	7797061802	
310	T. D. Bhutia	li	755782412	
311	Jignee Tengzi	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	G.T.O.	9832055268	
319	Sudhir Prasad	G.T.O.	8972003358	
320	Sangay Wangdi	Gangtok	747928881	
321	Tigme Shespa	Gangtok	9339036255	

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

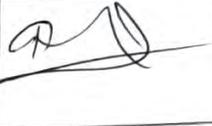
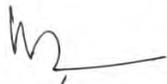
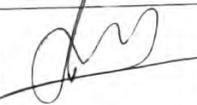
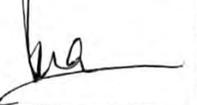
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	Shyam Tandi	Church Road		
322	Galden Sherpa	Gangtok Deomli	8116279017 760211786	
323	Arbinka Thakuri	Gangtok	7479147595	
324	A. Dhakal	Gangtok	62970 62797	
325	Kenzy Dhutia	11	9775405426	
326	Tsewang Nangyal Bhutia	Gangtok	9083005453	
327	S.T. Gyalsen	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

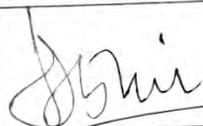
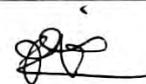
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332	Kama Sherp	Gangtok	Kama Sherp buntang Gangtok	
333	NARPAT SINGHI	GANGTOK .	98320 30872	
334	PK PRADHAN	Gangtok	9434012199	
335	Jayshree P. Handker	Gangtok	9434012198	
336	Jodhan W. Laha	Gangtok	8250227668	
337	Arpeta Dhakal	Gangtok	7707856546	
338	Karen 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

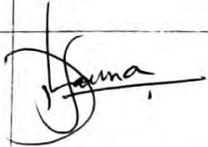
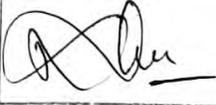
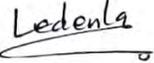
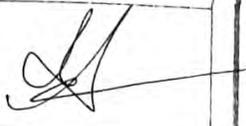
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342	Manchen Phuntin.	Ghyari	75509 20270	
343	Shima Rai	Deroali	9775731259	
344	Ashis Gump	Chandmasi	9547576146	
345	Ompakash Prasad	5th mile Tadong	9932144975	
346	Krish Shah Shanti Devi	Vajra Complex Baldwaini	7797818156	
347	Anshu Jha	Ranipool	8789528178	
348	Shubankar Jha	Ranipool	8830301703	
349	Mik Borhan	Bjers	9932295233	
350	Purnoyish Bhehe	Lushien NORTH SIKKIM	7016372802	
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

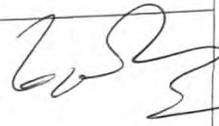
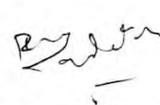
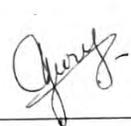
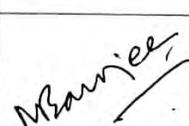
Date:

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353	Chung T. Lyble	Conceller Taky	9382442001	
354	M. K. Munda.	Duma Pans.	9434188243	
355	N. D. Bhutia	Tadong.	9800755051	
356	N. B.	Gangtok		
357	Dinesh Sharma	Gangtok	8145783469	
358	Anita Chetri	Gangtok	9551017392	
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:.....

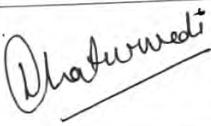
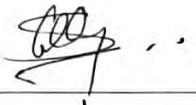
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363	Rhen Ladakh	6 th Mile, Tadong Gangtok	6254556252	
364	Sehan Kumar	URUPI /KARNATAKA	8105183785	
365	Praksha	Sichu	8250783622	
366	Geeti Pandey	Kazi Road	8371973416	
367	Khilika Mukherjee	Tadong	8827277652	
368	Abhikha Thakuri	Hospital Dara	9753061061	
369	PRIMA MUKHERJEE	Kolkata, West Bengal	9831036959	
370	MRSINMOY BANERJEE	Kolkata, West Bengal	9420196418	
371	H.B. Tawny	Vadra	9635635778	

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**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

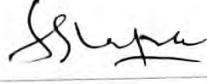
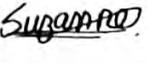
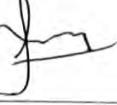
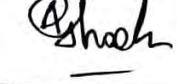
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373	Sachin yagi	Rajasthan	9877530116	
374	Muskan Khator	Gujarat	9099726062	
375	Ganesh	Chennai	8807149111	
376	Sajesh Lakhey	Gangtok	9547593033	
377	Amal. J. C	Kerala	9496468798	
378	Nir Chettri	Gangtok Sikkim	9474837992	
379	R. N. A	Tamil	9832503930	
380	Noel. S	India	8281335490	
381	Supriya Chhetri	Tadrap.	9002107342	

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**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:.....

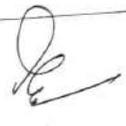
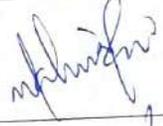
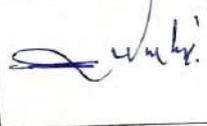
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382	Phurba L. Bhutia	Ladang.	9733013234	
383	Chenika	Indiong	7133001969	
384	Susma Thapa	Duorali	9474352915	
385	Sugamra Thapa	Deorali	9932188400	
386	Prm. V. C. Tewari	Deor. Area	86303760 94	
387	Benny Bradlem	Sichey.	7719350459	
388	Sangay P. Bhutia	Talhangchen	9434117227	
389	Abhinav Khatu	Deorali	8768885417	
390	Nandita Ghosh	Sichey	9126076445	Nandita Ghosh
391	Annu Ghosh	Sichey	9126076445	

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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:

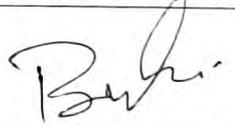
Sl. No.	Name	Address	Phone No. /email id (Optional)	Signature
392	Tilak Shasoma	Tibet Road Gangtok	8653263192 shomactilak 025@gmail.com	Tilak.
393	MINDAMA TASHI SHERPA	ARITHABG	97333 12362	
394	MAHIMA FAI	MANBIK COLONY	9434982316	
395	Amas Gunning	Mambik Colony	7557877415	
396	Reecha Subba.	Tadong	8101363935	Reecha Subba.
397	David Portel	Tadong	960901902	
398	Suramita Mahanty	od'sha	904028289	
399	Satayjit Mahanty	"	"	
400	Rasmita Baliaresingh	"	8763935664	
401	Supriya Ranjan Baliaresingh	"	"	

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**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 & Anshu Shandeyya	Dev Anu.	7857060418	

TRUE COPY

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ANNEXURE R- 37

(Colly)



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

No. 48/SSA/C.D.

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,

A handwritten signature in black ink, appearing to be 'S', with the date '09.02.2022' written below it.

Additional Director (Archives)
Culture Department.

SITE PROFILE OF IN AND AROUND OLD 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.



ANNEXURE R-38
SIKKIM STATE DISASTER MANAGEMENT AUTHORITY (SSDMA)
LAND REVENUE AND DISASTER MANAGEMENT DEPARTMENT



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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,

Director/SSDMA

Enclosed: as above



*Alison
He found this
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

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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

			300			
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

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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	302 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)

			304			
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

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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)

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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)

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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

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