BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

EASTERN ZONE BENCH, KOLKATA

IN

Original Application No. 05/2022/EZ

IN THE MATTER OF:

Dr. Bina Basnett …..Applicant(s)

Versus

State of Sikkim & Ors. ….Respondent(s)

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NDoH: 02.03.2022

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Place: New Delhi

Date: 28.02.2022

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

Original Application No. 05/2022/EZ

IN THE MATTER OF:

Dr. Bina Basnett

……Applicant(s)

Versus

State of Sikkim & Ors.

……Respondent(s)

REPLY ON BEHALF OF THE RESPONDENT NO. 12, M/s MESASO INFRASTRUCTURE PRIVATE LIMITED TO O.A NO 05/2022/EZ

MOST RESPECTFULLY SHEWETH:

1. That the Respondent No. 12 was impleaded by way of an Order dated 22.02.2022 of this Hon'ble Tribunal wherein liberty was granted to not only be arrayed as a Party Respondent but also submit its reply by on or before the next date of hearing which is March 2, 2022. In view of the above liberty granted by this Hon'ble Tribunal, the present comprehensive Reply is being filed by the deponent to rebut the present Application in toto as being frivolous, politically motivated, premature and without any merit either on facts or law. Before any para wise rebuttals, there are some preliminary objections and submissions to the Application for the consideration of this Hon'ble Tribunal.

2. That the present Respondent is a Special Purpose Vehicle (SPV) Company registered under the Companies Act 2013 which has been formed for the purpose of implementation and establishment of Multi-level Car Parking Cum Commercial Development at Old West point school area Public-Private-Partnership (PPP) and Design, Build, Finance, Operate and Transfer (DBFOT Basis), which is a project under challenge in the present proceedings although in a very convoluted manner. The reason being that the Project under challenge is titled "Multilevel Car Parking cum Shopping Hub (STNM-Kanchenzonga square below NH) at Old West Point School Area, Near Hotel Hungry Jack, Gangtok" which is neither the exact name of the project of the answering Respondent nor a nearby Project with similar name. Infact the photographs attached by the Applicant at page 72 to 80 of the OA itself are of a different Project. These are grounds enough to dismiss the said Application with huge costs as an ex-parte stay was granted based on such false information before this Hon'ble Tribunal. The said conduct amounts to grave injustice to the present Respondent as the basic work of securing foundational security, with all permissions, has been put on hold which may have huge repercussions to the neighbouring areas if the monsoon sets in without securing the foundation as the said area has deep holes due to the demolition of the existing parking area.

3. That the present case has been filed against the said project being executed by the present Respondent by raising various frivolous grounds which has no basis or merit as explained in detail below.

4. That the said project is an initiative of the Gangtok Smart City Development Ltd. (GSCDL) under the Smart City program for providing Multi Level Car Parking (MLCP) cum commercial development at the Old West Point School Area in the city of Gangtok keeping in view the unprecedented growth in the number of motor vehicles, especially the taxis and cars along with the concentration of activities which has led to acute parking problems in the Gangtok City area.

5. That under the said program, the GSCDL had identified an existing MLCP, for demolition and upgradation into a state of the art, modern MLCP cum Commercial Development at Old West Point School Area near M.G. Marg. That it was noted by GSCDL that in the existing MLCP no proper parking bay system was being followed. Due to high demand, the parking facility was under tremendous pressure and operating beyond its capacity. As such, even the parking aisles were being used for parking activity and vehicles were being shifted manually by parking attendants to give way to an incoming or outgoing vehicle.

6. That accordingly, a Tender was floated and passed for the execution of the said project. That for the purpose of the same the

existing MLCP was demolished by another agency through a separate contract. That the work of execution and operation of the new proposed 14 storeys MLCP was secured by the parent company of the present Respondent namely M/s Tirupati Plaza Pvt. Ltd and the present Respondent company was formed as a SPV for the implementation of the said project in accordance with the Concessionaire Agreement and in accordance with the letter of Acceptance.

7. That it is pertinent to mention that for the demolition of the present project, an NOC from the Sikkim Pollution Control Board was also granted to the Urban Development & Housing Department vide their letter dated 17.09.2021 which categorically stated that the foundational security had to be ensured. The same was communicated through the GSCDL to the present Respondent.

8. That after the demolition and removal of all building materials and debris, the land was left with dug up soil with a hollow pit where the soil is loose. That in this regard, it is pertinent to point out that additional recommendations further to the Geotechnical recommendations were received from M/s S.K. Mitra & Associates, a reputed Soil Consultant, informing that temporary slope of the earth should be flattened safely and foundation soil has to be compacted to avoid rain water from seeping in and making it unsafe. Therefore enough safeguards should be provided on the

site to provide a confining pressure on the land prior to the monsoon among other measures.

9. That considering the said letter and further discussions with the Consultants , which demanded urgent steps, the present Respondent sent a letter on the same day to the Respondent No. 2 (GSCDL) pointing out that after the soil exposure on the site due to dismantling of existing structure and removal of foundation of existing structure, there was a need to cover the exposed soil strata with plain Cement Concrete. In view of the same it was required to use cement concrete on the said area for foundational security of the site.

10. That accordingly, the Respondent No 2-GSCDL permitted the present Respondent to, undertake the work of securing the foundation by executing plain cement work on site, prior to the onset of the monsoon season, on the condition that no construction work would be undertaken without obtaining the requisite statutory clearances from concerned authorities.

11. That accordingly, in order to ensure that the foundation of the soil gets secured, activities in this regard were initiated by the present Respondent limited to the same.

12. It is humbly submitted that the activities which have been undertaken on the site were only for securing the foundation of the

area in order to prevent any landslide or any other accident or disaster before the monsoon season arrives. That in Gangtok, the monsoon season starts from the month of April and lasts till September. That the city of Gangtok faces heavy rainfall every year and due to the same, the construction activities are restricted to be undertaken under the orders issued by the Government for ensuring that loose soil are not left in the area as the same leads to landslides. That the True copy of the said orders dated 01.05.2019 and 26.05.2020 are annexed as **ANNEXURE R12/1 (Colly.).**

13. That while the present Respondent had started to undertake the work of securing the foundation of the land to secure it from the upcoming monsoon the Applicant herein had filed the present Application without including the present Respondent in the array of parties for reasons best known to them. However, as noted earlier this Hon'ble Tribunal was pleased to implead the present Respondent by way of order dated 22.02.2022.

14. That further, in absence of the present Respondent, the Applicant had presented an incomplete and misleading submission to this Hon'ble Tribunal on 18.01.2022 and had sought an interim stay order on the project.

15. That to the surprise of the present Respondent, the Respondent No. 2 - GSCDL issued a letter dated 20.01.2022 to the present

Respondent, in compliance with the order passed by this Hon'ble Tribunal dated 18.01.2022, to stop all activities immediately.

16. That accordingly, all activities on the site have been stopped and the work of securing the land for protecting it from the upcoming monsoon has also been stopped. That by doing so the present Respondent fears that due the stoppage of the foundation security work would leave the area vulnerable to landslide, if the necessary work in this regard is not completed before the upcoming monsoon during which time the construction activity will have to be stopped anyway.

17. It is also pertinent to mention that in case of any damage, the present Respondent will be directly responsible for the same as the assurance for extending all support in form of compensation is to be provided by the present Respondent in terms of the an undertaking given by the present Respondent.

18. That it is for these reasons it is submitted that this Hon'ble Tribunal may consider the submissions made herein above and the detailed submissions made below to not extend the stay further granted on 18.1.2022.

19. That before objecting to the specific allegations in the present Original Application, the answering Respondent seeks liberty to place on record certain preliminary objections and submissions,

that in its humble submission are pertinent for a holistic adjudication of the issue.

PRELIMINARY SUBMISSIONS AND OBJECTIONS

20. That the present Respondent at the outset, submits that the challenge to the construction activities of the Respondent 12 for setting up the present project is misplaced and bad in law and deserves to be dismissed being without any merit.

21. That under the present application, the Applicant has made following allegations:

    a. The Project is being constructed without any Environment Impact Assessment under the EIA Notification 2006;
    b. The Number of floors proposed to be constructed are beyond the limit set under the notification dated 19.03.2021;
    c. The area in question being a Seismic Zone IV and prone to earthquakes and, such project poses danger to the neighbouring infrastructure and lives**;**
    d. Such construction will bring pressure to the soil and can give lead to landslides;
    e. Vehicular movement will lead to noise pollution and traffic congestion;
    f. The building plan and permissions for the construction of the aforesaid building has been wrongly and illegally given to the Respondent No. 2 under the name of the making of Gangtok Smart City;

g. The said construction has been initiated without any planning and procedure which will lead to the complete mismanagement of biowaste being extracted from the construction;

h. Restriction of the view of Mount Kanchendzonga;

i. No DPR or Blue Print has been issued for the project;

j. The said project will jeopardise the historical monuments in the area;

k. The project will put excessive pressure upon the carrying capacity of the land;

l. RCC construction of a 14 storey building will add chemical contents in the ecologically fragile climate.

22. That at the outset, the present Respondent humbly submits that the issues raised by the Applicant are frivolous, incorrect on facts, and devoid of any merit and are denied herein except for where it is specifically accepted.

23. That for each of the allegations and what has been transpired and done of the answering Respondents the answers are as described below . At the outset it is important to understand the brief facts related to the Project.

BRIEF FACTS RELATING TO THE PROJECT-ISSUES AND RESPONSE

24. That the GSCDL under its Project Information Memorandum dated 16.09.2020 has explained the necessity of the said project. That under the same it has been stated that in Sikkim 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 impending the movement of the traffic stream. That therefore, the said project has been envisaged to tackle the problem of traffic congestions thereby not only providing a better infrastructure for the easement of the people of Sikkim but also causing a relief in the emission concentration caused due to traffic congestions. That the true copy of the Project information memorandum dated 16.09.2020 is annexed as **ANNEXURE R12/2.**

TENDER PROCESS AND ALLOCATION OF PROJECT

25. That the Gangtok Smart City Development Ltd. (Respondent No. – 2) on 16.09.2020 had issued a tender notice inviting bids for the implementation of Multi-level Car Parking cum Commercial Development at Old West Point School area on Public-Private-Partnership (PPP) and Design, Build, Finance, Operate and Transfer (DBFOT Basis). That the said notice was issued alongwith the Request for Proposal, Draft Concession Agreement & Project Information Memorandum.

26. That the parent company of the present Respondent i.e. M/s Tirupati Plaza Pvt. Ltd applied for the said tender as bidder on 11.01.2021 and succeeded.

27. That M/s Tirupati Private Ltd. thereafter secured the tender for implementation of Multi-level Car Parking cum Commercial Development at Old West point school area for which the letter of acceptance was issued on 18.06.2021 by the Gangtok Smart City Development Ltd. (Respondent No. – 2). A true copy of the letter of acceptance dated 18.06.2021 annexed as **ANNEXURE R12/3.**

28. That prior to the above , in accordance with clause 2.1.6 of the Request for Proposal document of Respondent No. 2, M/s Tirupati Plaza Pvt. Ltd formed the present Respondent Company – M/s MESASO Infrastructure Private Limited, as a Special Purpose Vehicle company for the implementation of the Multi-level Car Parking cum Commercial Development at Old West point school area Public-Private-Partnership (PPP) and Design, Build, Finance, Operate and Transfer (DBFOT Basis). That the present Respondent had obtained its certificate of incorporation under the Companies Act on 09.02.2021.

29. That thereafter the Gangtok Smart City Development Ltd. (Respondent No. – 2) entered into a Concession Agreement dated 29.06.2021 with the present Respondent for the implementation of the said project and vide its letter dated 30.06.2021 had officially appointed the present Respondent as Concessionaire for the

implementation of the project. A true copy of the relevant pages of the Concession Agreement dated 29.06.2021 annexed as **ANNEXURE R12/4**

30. That it is pertinent to state that on 15.11.2021 Respondent No.2 GSCDL had also issued a letter seeking assurances of indemnity in the form of compensation, from the present respondents for any mishaps that may occur while undertaking the present project. A true copy of the letter dated 15.11.2021 annexed as **ANNEXURE R12/5**

31. That in pursuance of the above said letter dated 15.11.2021, the present Respondent responded in writing, committing to indemnity vide compensation, any unfortunate accidents that may occur during the process of undertaking the present project. It is pertinent to submit that the present Respondent is fearsome of the possibility of any disaster which may occur due to the present status of the site in question in view of the upcoming monsoon which can cause soil erosion and may also result in landslide. It is also pertinent to mention that in case of any damage, the present Respondent will be directly responsible for the same as the assurance for extending all support in form of compensation has been made by the present Respondent. A true copy of the letter dated 16.11.2021 annexed as **ANNEXURE R 12/6**

CABINET APPROVAL FOR DEMOLITION OF OLD STRUCTURES AND RELAXATION OF FLOORS IN THE NEW PROJECT AMONG OTHERS

32. That it is learnt that vide Cabinet Memorandum dated 27.05.2021, discussions on a number of issues were undertaken with regard to the Project, including demolition of earlier structures including relaxation of the norms of the proposed building having 11 floors subject to confirmation of the geotechnical investigation and report.

33. That on 11.06.2021 the Cabinet of the State Respondents granted approval for demolition of existing Government structures in the Project Area and removal of debris as a separate contract to a third Party and relaxed norms of proposed building to 11 floors subject to confirmation of Geotechnical Investigation and Report.

DISMANTLING OF OLD STRUCTURE/CAR PARK

34. That prior to the dismantling of the old structure in the present project site was undertaken, a NOC was obtained by the Respondent No 4 UD & HD on 17.09.2021 from the Respondent No.6 Sikkim State Pollution Control Board. A true copy of the NOC dated 17.09.2021 annexed as **ANNEXURE R12/7**

35. That on 21.09.2021 the Respondent No.4 UD&HD issued a NOC for demolition of the old structures at the present project site to

Respondent No. 2 GSCDL. It is submitted that the said documents clearly reflect that even demolition at the old site was undertaken in manner that was compliant to all the regulatory mechanism in place and not in an arbitrary manner. A true copy of the NOC dated 21.09.2021 annexed as **ANNEXURE R12/8**

NUMBER OF PERMISSIBLE FLOORS

36. That with regard with the allegation made by the Original Applicant on the violation of the mandated restriction on the number of floors as laid down under amendment notification to the Sikkim Building Construction Regulations,1991 dated 16.10.2001 issued by the Urban Development & Housing Department, it is submitted that the necessary permission in this regard has also been issued by the concerned competent authorities at the highest level.

37. That it is pertinent to state that the said regulations were made in exercise of the delegated legislation powers granted under the Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985 i.e. the parent legislation.

38. That further, it is humbly submitted that the *Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985* and the regulations made thereunder are building bye-laws which are absent from the Schedule I of the National Green Tribunal Act, 2015. It is humbly submitted that a

harmonious reading of Section 14 of the Act, read with Schedule I of the Act, would lead to the inference that the adjudication on issues pertaining to any cause of action arising out Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985 and the regulations made thereunder, would not be maintainable before this Hon'ble Tribunal , which the Original Applicant seems to be completely unaware of at this juncture.

39. Assuming arguendo that the adjudication of the *Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985* and the regulations thereunder were maintainable, it is submitted that the due process laid down thereunder and the requisite permission required has already been obtained for the said project. That it is pertinent to mention that the provision for the floor limit has also been established under the *Sikkim Building Construction Regulations,1991 vide its amendment* dated 16.10.2001 However it is also pertinent to submit that the said amendment notification dated 16.10.2001 also inserted Regulation 39, which provides for relaxation of the said regulation in the event of genuine difficulties arising out of implementation of any of the regulations in regard to buildings constructed or proposed to be constructed by the Government of Sikkim.

40. In that regard it is also pertinent to state that the proposal for relaxation of the floor limit of the said project was considered by the Cabinet vide the Cabinet Memorandum dated 27.05.2021. That, it is verily believed that accordingly, in consideration of the same, the Cabinet in its meeting dated 11.06.2021 had approved the proposal for the said relaxation for 11 floors subject to Geotechnical Investigation and Report. That the Cabinet Memorandum also notes that the present Respondent had submitted the concept drawing for 14 levels, however at this stage only 11 floors were considered and granted approval in the meeting dated 11.06.2021. However, under the said Cabinet Memorandum, it was noted that the additional 3 floors may be considered after completion of Geotechnical Investigation and Reports.

41. That in this regard it is submitted that the present Respondent has already sent its letter dated 10.01.2022 to the Respondent No. 2 – GSCDL requesting for approval of 3 additional floors beyond the 11 floors already approved, and the processing of the same is under way.

42. That therefore, the aspect on the number of floors being proposed under the said project has been thoroughly examined by the statutory authorities and the permissions in this regard have already been issued without any non conformity towards the same.

BUILDING DESIGN AND STRUCTURAL SAFETY, STABILITY OF THE PROJECT

43. That in this regard, it is submitted that as early as 23.11.2019 the Respondent No. 8 – GSCDL requested the Respondent No. 3 - the Mines and Geology Department to carry out the Geological & Geological investigation of the project. In January 2020, two Boreholes were drilled, and soil samples were collected by the Department of Mines and Geology, entrusted by GSCDL. The Report dated March 2020 was prepared wherein it was concluded that the area is favourable for the proposed construction. It was also concluded that the foliation of rocks strike North West to South East and dip gently towards North East with southerly facing slope aspect which makes the area geologically favourable for proposed construction of structures at Old WestPoint school area.

44. That the parent Company of the present Respondent entrusted M/s Geo-Informatic Consultancy & Services Tadong, to carry out a detailed geological, geo-technical and geo-physical investigation of the land proposed for construction of MLCP cum CD at Old West Point school Complex, Gangtok, East Sikkim. In the said exercise, among other things it is stated that 6 Nos. of Boreholes was drilled upto 15 mtr. Depth and soil samples were collected which were then tested in NABL approved laboratory and safe bearing capacity of the soil has been estimated and found to be more than 45 Ton/sqm at 4.5m depth, which is higher than the safe bearing capacity as per IS Code recommendation (35 Ton/sqm) in

hilly terrain as per Soil Test Report dated March 2021. A true copy of the Geological Investigation Report dated March 2021 is marked and annexed as **ANNEXURE R12/9.**

45. That subsequently on 17.08.2021, the present Respondent prepared/obtained Design Basis Report on MEPF (Mechanical, Electrical, Plumbing and Fire Protection) services for the present project to ensure it was safe to proceed with.

46. Furthermore, another Geo Technical investigation commenced in September 2021 wherein 4 Nos. of Plate Load Test (PLT) was conducted by JP Geo Consultants at specified Location and depth in accordance with IS:1888. That 54.3T/sqm load was applied and net settlement was between 3.29 To 3.89 mm and safe bearing capacity 36.21Ton/sqm. were found under imposed loading 4.00 to 4.40mm settlement of plate. A true copy of the Geotechnical Investigation Report held in September 2021 - Plate Load Test is annexed as **ANNEXURE R12/10.**

47. That the said report was also vetted by the Associate Professor of Department of Construction Engineering, Jadavpur University and on the basis of plate load test the foundation is designed. That the true copy of the invoice dated 07.10.2021 raised by Jadavpur University towards the vetting of the said report is annexed as **ANNEXURE R12/11**

48. That on 21.09.2021 the present Respondent for further caution on the safety of the present project also wrote a letter to the Respondent No.3 Dept. of Mines and Geology requesting them to issue a stability report for implementation of the present project. A true copy of the letter dated 21.09.2021 annexed **ANNEXURE R12/12**

49. That on 01.10.2021 the present Respondent also submitted architectural plans for the present project to the Respondent No.2 GSCDL. A true copy of the letter dated 01.10.2021 submitting architectural plans to RespondentNo.2 annexed as **ANNEXURE R12/13**

50. That a letter dated 04.10.2021 was issued by the Associate Professor, IIT Guwahati certifying the design and drawing of the structure which is mentioned to be as per the relevant BIS Code and the same is found to be satisfactory for the execution of 04 Level parking + 10 Level Composite Steel Structure. It was also certified that the structure can withstand seismic load up to Richer Scale 8 as per norms of IS 1893 – 2016. That the true copy of the said certificate dated 04.10.2021 is annexed as **ANNEXURE R12/14**

51. That the quotation raised by the said Associate Professor, IIT Guwahati for the said work of proof checking the design and

drawings of the structure of the said project dated 26.05.2021 is annexed as **ANNEXURE R12/15**

52. That it is also pertinent to mention that the said Associate Professor, IIT Guwahati has been engaged to be associated with the said project till the end of its construction, for the purpose of continuous vetting of the project related to design, fabrication and installation, Geotechnical Components, Soil Stabilizing measures, water logging, structural protection among others and also to provide detailed technical recommendations in this regard. That therefore, there is a permanent association with the said technical expert for the said project to ensure that the said project satisfies the abovementioned aspects. That the true copy of the work order issued by the said Associate Professor, IIT Guwahati in this regard dated 07.09.2021 and the letter of acceptance of the same of the present Respondent and of the Associate Professor, IIT dated 14.09.2021 & 15.09.2021 respectively are annexed as **ANNEXURE 12/16 (Colly.).**

53. That on 04.10.2021 Respondent No.2 – GSCDL also forwarded the architectural and structural drawing for the present project to Respondent No. 10 - GMC with the object of seeking approval of the blue print plan as mandated under the Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985 and the Regulations made therein. A true copy of the letter dated 04.10.2021 annexed as **ANNEXURE R12/17**

54. That the present Respondent while undertaking the process of obtaining necessary approvals, prior to initiation of any activities in the project site also submitted its DPR to Respondent No. 2 (GSCDL) on 01.11.2021 to the Respondent No.2 GSCDL. A True copy of the letter dated 01.11.2021 annexed as **ANNEXURE R12/18**

55. That another test was done during November & December 2021 by JP Geo Consultants wherein 33 Nos of Boreholes was drilled and all the samples collected in field have been tested in NABL approved laboratory which was also vetted by an Associate Professor of Department of Construction Engineering, Jadavpur University who gave a view that the Structural Engineer had taken extreme caution in designing a safe foundation for a proposed structure. That the true copy of the relevant pages of the said Geo Technical report pertaining to the investigation conducted in November to December 2021 is annexed as **ANNEXURE R12/19.** That the true copy of the invoice dated 27.12.2021 raised by Jadavpur university towards the vetting of the said study is also annexed as **ANNEXURE R12/20.**

56. That in pursuance of the mandate of Geo Technical Report, the present Respondent also submitted the said Geo Technical Report, and vetting certificate of IIT, Guwahati to RespondentNo.2

GSCDL vide letter dated 27.12.2021. A true copy of the letter dated 27.12.2021 annexed as **ANNEXURE R12/21**

57. That on 29.12.2021 a Site Stability Report was also issued by the Respondent No.3 Mines & Geology Department to the present Respondent in furtherance of its application dated 21.09.2021. It is pertinent to submit that the report notes that the area comprises of medium grade metamorphic rock sequence represented in the area by mica schist with and without quartz veins overlain by medium thick to thin soil cover. Furthermore the recommendations in the report notes that the foundation of the structures should be footed at considerable depth with uniform condition, the recommendations also noted that consultation was required to be undertaken with a competent structural engineer for appropriate foundation design of the structures including earthquake resilience. The recommendations also noted that the proposed area falls under zone one (1) as per the parameters notified by the department of Mines and Geology vide Gazette no.86 dated 06" April 2021. However as Sikkim lies over young fold mountains, seismic zone IV and with fragile geological condition micro seismic studies in the area and load impact assessment of the surrounding areas, to be carried out prior to construction of multi-storied structures and provide suitable mitigation measures, if required, to avoid future complications.

A true copy of the Site Stability Report dated 29.12.2021 annexed as **ANNEXURE R12/22.**

58. That the present Respondent in pursuance of ensuring load bearing capacity of the present project viz. seismic activity also obtained a Structural Design Basis Report for the project area prepared by SPA Consultant, a leading structural consultant in the country. A true copy of the Structural Design Basis Report dated 26.01.2022 annexed as **ANNEXURE R12/23.**

59. That further, a letter received from Jadavpur University, Faculty of Engineering & Technology, Department of Construction Engineering at the request of the present Respondent, has certified the said project to be designed as per the relevant Indian Standards and designed load on foundation is 21 ton/sqm. It has been noted that Mica schist rock has been encountered below the foundation level, there shall be no load impact in the surrounding area of the project site. It is also mentioned under the said letter that the soil bearing capacity is estimated as 46.5 ton/sqm and load of the proposed structure is less than 50% of the soil bearing capacity and that is why the load impact assessment of the surrounding area is not required. That the true copy of the said letter of Jadavpur University, Faculty of Engineering & Technology, Department of Construction Engineering is annexed as **ANNEXURE R12/24.**

60. That said letter has also been considered by the Mines and Geology Department and the same has been accepted vide its letter dated 17.02.2022 with the remark that the suggestions in the site stability

report is not required. That the true copy of the said letter dated 17.02.2022 is annexed end as **ANNEXURE R12/25.**

61. That it is clear from the above that with regards to the contention that the permission and plans for the said project have not been issued and that no DPR and blueprint is available are false and devoid of any merit. That all necessary permissions under law have been taken and the project is being executed only after obtaining the same as is clear from the above submissions.

62. That the process undertaken towards approval of the number of floors also includes the examination of whether the site will be able to bear the building proposed. That in this regard necessary sanction and permissions have already been issued by the concerned authorities showing that the site in question is viable to take the proposed building and therefore the contention of the Applicant on the risk of the project towards landslides does not stand. That the influence of earthquakes on the said project has already been examined and necessary studies and approvals towards the same has also been undertaken as is evident from the submissions made above.

63. That the above-mentioned details clearly show that the site in question can bear the load of the proposed building and that this aspect has been comprehensively looked into and hence stands addressed in our humble view.

64. That further, the above mentioned submission also shows that due steps have been taken in accordance with law and scientific requirements for relaxation of the restriction on the floors of the proposed project.

SECURING THE FOUNDATION TO AVOID DISASTER

65. That on 27.12.2021, the present respondents were informed, by their consultant, S.K Mitra and Associates, that the demolition work being undertaken at the site had left the area in the project site with a hollow pit and loose soil which would lead to unsafe conditions. Further it was advised that some retaining work would need to be undertaken to provide a confining pressure on the land prior to the onset of monsoon among other measures. A true copy of the letter dated 27.12.2021 annexed as **ANNEXURE R12/26.**

66. That taking note of the possible danger to the surrounding areas, in the event of rains during the monsoon season, the present Respondent made a representation to the Respondent No. GSCDL pointing out that after the soil exposure on the site due to dismantling of existing structure and removal of foundation of existing structure, there was a need to cover the exposed soil strata with plain Cement Concrete. In view of the same it was required to apply plain cement concrete of the area for foundational security on the site. That the true copy of the said letter dated 27.12.2021 of the present Respondent to Respondent No. 2 – GSCDL is annexed as **ANNEXURE R12/27.**

67. That on 31.12.2021 the Respondent No.2 GSDCL in response to the application dated 27.12.2021, also permitted the present Respondent to undertake work pertaining the securing the foundation security, by executing plain cement work on the site, prior to onset of monsoon, on the condition that no construction work would be undertaken without obtaining requisite statutory clearances from the concerned authorities. That the true copy of the said permission of GSCDL dated 31.12.2021 is annexed as **ANNEXURE R12/28.**

68. That on 01.02.2022 it is important to add that the public living in the vicinity of the project site made a representation to the local MLA as they were apprehensive of landslides likely to be caused by the lack of drainage in the project site due to stoppage of ongoing constructions, and requested the MLA that raft foundation may be constructed at the work site to ensure drainage system is functional prior to onset of monsoon. A true copy of the representation dated 01.02.2022 annexed as **ANNEXURE R12/29.**

69. That furthermore another complaint was made on 07.02.2022 to the Respondent No. 2 GSCDL by the representatives of a mosque near to the project site of the present respondent. The said complaint requested that foundational work be resumed in the site to prevent any landslides that would endanger the mosque due to

improper drainage. A true copy of the complaint dated 07.02.2022 annexed as **ANNEXURE R12/30.**

CONSENT TO ESTABLISH FROM THE SPCB

70. That on 19.08.2021, the present Respondent made an application for Consent to Establish to the Respondent No. 6 (State Pollution Control Board).

71. That in response to the said Offline Application, the SPCB informed that it had developed the online portal for CTE/CTO and therefore requested the present respondent to duly submit the relevant information through the online process. A true copy of the said letter dated 13.09.2021 is appended as **ANNEXURE R12/31.**

72. That thereafter, it was informed orally that online Applications were possible only if a prior EC was obtained. However, in view of the OM No. F. No. IA3-22/19/2021-IA.III [E 164361] dated 20.09.2021 the online Application was uploaded on 15.02.2022, by the present Respondent. That the true copy of the said OM dated 20.09.2021 is annexed as **ANNEXURE R12/32.**

73. That it is pertinent to mention that the Sikkim Pollution Control Board while processing the said online Application of the present Respondent for grant of Consent to Establish (CTE) required under the Air (Prevention and Control of Pollution) Act 1981 and Water

Air (Prevention and Control of Pollution) Act 1974 had inspected the site and after observing the work of foundation security had issued a clarification letter dated 23.02.2022 to the present Respondent asking for the clarification towards the same.

74. That in response an immediate clarification letter dated 23.02.2022 was sent to them by the present Respondent explaining about the situation ensuring public safety by securing the foundation of the site. That the true copy of the screenshot showing the uploading of the said response on the portal of the Sikkim Pollution Control Board dated 24.02.2022 is annexed as **ANNEXURE R12/33.**

75. That in consideration of the same the Sikkim State Pollution Control has accepted the submission of the present Respondent and has subsequently granted the CTE on 24.02.2022. A true copy of the CTE dated 24.02.2022 is annexed as **ANNEXURE R12/34.**

GANGTOK MUNICIPAL CORPORATION PERMISSIONS AND CLEARANCES

76. That it is submitted that under the Sikkim Building Construction Regulations 1991, the final permission is granted by the Gangtok Municipal Corporation (GMC)-Respondent No 10 herein. That for the purpose of the same various documents are required to be prepared and the same are examined by the Gangtok Municipal Corporation before approving the same.

77. That at first, the present Respondent obtained a No Objection Certificate dated 30.06.2021 from the Respondent No.2 Gangtok Municipal Corporation for shifting of water supply pipes, and sewerage connection from the Old West Point School (the site of the present project) for demolition of the old structure, prior to initiating any process pertaining to the present project. A true copy of the NOC dated 30.06.2021 annexed as **ANNEXURE R12/35.**

78. That with regard to the present Project, the architectural and structural drawing of the project was submitted by Respondent No. 2 – GSCDL to Respondent No. 10 – GMC vide its letter dated 04.10.2021 (ANNEXURE 16 herein).

79. That further, various other details/reports/documents are examined such as the site plan, land documents, sale deed, stability report, site stability report vetted by Mines & Geology Department, structural details & analysis among others. That the said documents/details were requested for by Respondent No. 10 GMC for the project vide its letter dated 08.10.2021. That the true copy of the said letter dated 08.10.2021 is annexed as **ANNEXURE R12/36.**

80. That in response to the same, the Respondent No. 2 – GSCDL provided the same documents vide its letter dated 12.10.2021 to GMC – Respondent No. 10 for obtaining sanction order as mandated under the Sikkim Allotment of Housing Sites and

Construction of Building (Regulation and Control) Act, 1985 and the Regulations made therein. A true copy of the letter dated 12.10.2021 annexed as **ANNEXURE R12/37.**

81. Furthermore, on 31.12.2021 the Respondent No.10 GMC also issued a Construction Order to Respondent No.2 GSCDL, and the present Respondent in exercise of powers under the *Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985* and the regulations made therein. The construction order mandates a prior permission for commencement of building and the requirement of informing the appropriate authority before laying of foundation. It is pertinent to submit that the present Respondent has strictly complied with the said mandate and has not engaged in any construction activity.

A true copy of the Construction Order dated 31.12.2021 annexed as **ANNEXURE R12/38.**

82. In that regard a letter of the Department of Construction Engineering, Jadavpur University has also certified that the proposed project is designed as per IS 1893 : 2016, IS 13920 : 2016 , IS 800 : 2007 , IS 875 , IS 456: 2000 and designation load on foundation is 21 tonne sq.meter. Furthermore, requirement of load bearing capacity and soil bearing capacity is 46.5 tonne/sqm as load of the proposed structure is less than 50%.

83. Furthermore, the present Respondent has also submitted Form V on 10.01.2022 to the Respondent No.10 GMC undertaking that construction activities will only be commenced as per construction order dated 31.12.2021 and in accordance with the Blue Print Plan.

84. That it is pertinent to state that subsequently a site visit was undertaken by Respondent No.10 GMC on 12.01.2022 for the purpose of supervising the demarcation work of the project site. It also noted that the setback has been maintained as per the approved Blue Print Plan. A true copy of the site visit note dated 12.01.2022 annexed as **ANNEXURE R12/39.**

GRANT OF ENVIRONMENT CLEARANCE PROCESS

85. That with regards to the allegation that no Environment Clearance under the EIA Notification 2006 has been obtained for the project, it is humbly submitted that the same has already been granted to the project in question by Respondent No. 8 on 25.02.2022 after following due process of law.

86. That on 27.11.2021 the present Respondent for the sake of abundant precaution, despite the mandate of Environmental Clearance not being applicable on the present project, made an application for obtaining EC (Environmental Clearance) to the Respondent No. 8 SEIAA (State Environmental Impact Assessment Authority). A true copy of the EC application letter dated 27.11.2021 annexed as **ANNEXURE R12/40.**

87. That on 10.12.2021 the present Respondent in pursuance of its application for EC filed the respective Form 1 and Form 1A in order to obtain the Environmental Clearance from the appropriate authority prior to starting any construction activity in the project site.

88. That on 27.12.2021, the present Respondents despite not being mandated to do so under the EIA Notification 2006, for the sake of abundant precaution has also undertaken an Environmental Impact Assessment Study for the proposed project and prepared an EIA study report for the same.. That the said report has been prepared by the QCI-NABET accredited Consultant – M/s Envirotech East Pvt. Ltd.

89. That it is further submitted that the Form I and IA and the EIA Report also includes the Environment Management Plan, Environment Monitoring Programme, Risk Assessment, Disaster Management & Emergency Response Plan impact mitigation measures among others. The under the said report and Form IA - the floors plans, drainage site plan, Sewage Treatment Plant Schematic Diagram, Storm Water management Plan, Traffic Movement Plan, Traffic circulation plan, Geo Technical Investigation Report, Car Washing Plan among others were also submitted.

90. That on 24.01.2022, the State Expert Appraisal Committee (SEAC) under its meeting held on 24.01.2022, while processing the EC proposal of the present Respondent sought further queries.

91. That on 04.02.2022, the present Respondent submitted its response to the details sought by SEAC providing the said details and once again submitting a revised Form 1 and Form 1A to State Level Expert Appraisal Committee (SEAC).

92. That on 14.02.2022 the SEAC conducted another meeting pertaining to the present project, wherein after due consideration of the application and response submitted, laid down specific and general conditions for the present respondent, and thereafter the project was recommended to the RespondentNo.8 SEIAA for further recommendation.

93. That subsequently, the meeting of SEIAA was taken up on 22.02.2022 wherein the present project has been further appraised by the said authority. Accordingly, further conditions have been laid down. That finally, the SEIAA has granted the EC dated 25.02.2022 for the project of the present Respondent, subject to few specific and general conditions laid down in the same. That the true copy of the said EC dated 25.02.2022 is annexed as **ANNEXURE R12/41**.

PERMISSION FOR TREE TRANSPLANTING AND FELLING OF POLES

94. That since there were a few number of trees in the project site which were likely to be harmed, the Respondent No.2 GSCDL wrote a letter to the Respondent No. 9 Forest Department, on 04.10.2021 requesting a joint visit to the site for relocation of the few trees located in the project area. A true copy of the letter dated 04.10.2021 annexed as **ANNEXURE R12/42.**

95. That on 07.10.2021 vide correspondence between officers of Respondent No. 9 Forest Department the application of Respondent No. 2 GSCDL for relocation of trees dated 04.10.2021 was discussed and further steps were sought for.

96. That on 12.10.2021 the inter office correspondence between the Officers of Respondent No. 9 Forest Department reveals that the appropriate authority granted approval for removal of two trees and seven poles that were in the project site. A true copy of the letters dated 12.10.2021 annexed as **ANNEXURE R12/43.**

97. That on the same day i.e. 12.10.2021 the inter departmental communication between the officers of the Respondent No. 9 Forest Department also reveals that the two trees and seven poles were thereafter handed over to the utilization department for necessary action. A true copy of the letter dated 12.10.2021 annexed as **ANNEXURE R12/44.**

NO IMPACT ON HISTORICAL MONUMENTS

98. That it is pertinent to submit that in contrast to the allegations of the original Applicant the Cultural Affairs and Heritage Department in its letter dated 09.02.2022 to the Respondent No. 2 GSCDL has cogently stated that apart from the three monuments in West Sikkim which are monuments of National Importance under administrative control of Archaeological Survey of India and protected under Ancient Monuments, Archaeological Sites and Remains Act, 1958 (AMASR), there is no structure/site which has been declared as historical monument in Sikkim. A true copy of the letter dated 09.02.2022 annexed as **ANNEXURE R12/45.**

OTHER PERMISSIONS SUCH AS RIGHT OF WAY , FIRE SERVICES ETC.

99. That on 19.08.2021 for the sake of precaution the present Respondent made various correspondences, to the State Respondents i.e. the Roads and Bridges Dept, Govt and the Fire Dept. of Sikkim enquiring whether the project area falls in Right of Way (ROW), and also a Fire NOC for implementation of the project.

100. That on 20.08.2021, the Department of Roads and Bridges, replied to the correspondence of the present Respondent dated 19.08.2021 stating that the project does not fall under ROW. A true copy of

the said letter dated 20.08.2021 is appended as **ANNEXURE R12/46.**

101. That the Fire and Emergency Service Department granted the present Respondent the Fire Safety NOC on 21.09.2021. A true copy of the Fire safety NOC dated 21.09.2021 annexed as **ANNEXURE R12/47.**

GOLD STANDARDS AND CERTIFICATIONS FOR GREEN BUILDINGS

102. That the Green Building is a holistic concept wherein the built environment can have profound positive effect. Green building is an effort to amplify the positive and mitigate the negative of these effect through the entire life cycle of a building.

103. That in line with setting the highest standards for building and construction , the said project is registered for Green Building Certification under Indian Green Building Council (IGBC) Green New Building Rating System. That the major components of Air, Water & Noise Pollution, Water Scarcity and Waste management, each will be specifically taken care of.

104. That the present Respondent also obtained a membership certificate from the Indian Green Building Council, for the present project on 23.08.2021 which has subsequently been renewed. That the present Respondent has also applied for the pre-certification

of the IGBC Green New Buildings project Green certification which will clearly show that the present respondents have taken abundant precaution in ensuring that the present project has minimal environmental impacts. It is pertinent to state that projects certified by the IGBC ensure that there is reduction in water and energy consumption right from day one of occupancy including energy savings ranging from 20 – 30 % and water savings around 30 – 50%. Furthermore, the intangible benefits of green new buildings include enhanced air quality, excellent daylighting, health & well-being of the occupants, safety benefits and conservation of scarce national resources. A true copy of IGBC membership certification valid upto December 2022 is annexed as **ANNEXURE R12/48.** That the true copy of the acknowledgement sent by IGBC towards the receival of preliminary submission for precertification of IGBC Green New Buildings dated 15.02.2022 is annexed as **ANNEXURE R12/49.** That further, a precertification by ASSOCHAM GEM Green Building Council has also been awarded to the said project under the ASSOCHAM GEM New Building Rating System with 86 points. That the true copy of the said certificate dated February 2022 is annexed as **ANNEXURE R12/50.**

Clearly the above efforts are towards attaining highest global standards in building and construction.

ADDITIONAL FLOORS ONLY SUBJECT TO GEOTECHNICAL STUDIES AND REPORTS

That it is pertinent to mention that the present Respondent has proposed for the additional floors due to the fact that there is an urgent need to also create park like plazas for free public use on various floors, thereby leading to requirement for more floor area due to staggered construction on various floors. This is done for ensuring the interests of city dwellers, shoppers, tourists, smart city objectives and entrepreneurs (retailers) are well sustained for providing with open space for the view of the city, Mount Kanchenzonga and for recreational purposes.

POLITICAL HUES , NO MERITS

105. That as the issue started progressing the "Hamro Sikkim Party" i.e. a political party where the present applicant serves as a President started politicising various issues including PPP Models entered into by the State respondents and Private parties such as in the present case. A true copy of the press clip dated 20.12.2021 annexed as **ANNEXURE R12/51.**

106. That it is pertinent to mention that the founder of the said party, by Mr. Bhaichung Bhutia in an interview with the Sikkim Chronicle on 10.02.2022 has candidly stated that even if this Hon'ble Tribunal gives a negative decision, they will continue their fight. That he has also declared that this matter will be taken till the end whether the court gives good or bad justice. That the said fact indicates a complete disregard of the Applicant (being directly associated with Mr Bhutia) towards the proceeding of this Hon'ble Tribunal in adjudicating the case as per law and also shows the

biasness of the Applicant in targeting the present project just to propagate their political agenda to the people of Sikkim. That the video graphic record as well as the transcription of the said interview of Mr. Bhaichung Bhutia with Sikkim Chronicle held on 10.02.2022 is available for perusal in case this Hon'ble Tribunal desires to peruse the same.

107. That despite such detailed safety measures being undertaken by the present Respondent, the original Applicant filed O.A. No.05/2022/EZ i.e. the present Original Application against the present project on 31.12.2021 in the name of another Project as descried earlier, wherein she also obtained Interim Stay from this Hon'ble Court on 18.01.2022 .

108. It is pertinent to state that the present Original Application was filed with an ulterior motive to politicise the said issue with the object of playing to the emotions of the local population of Sikkim. Furthermore the original applicant has obtained a stay from This Tribunal by completely misleading this Hon'ble Tribunal. It is pertinent to state that the original Applicant has misleadingly annexed documents containing details of a completely different project and location i.e. STNM Khanchendzonga Project (Annexure 2 of the O.A.) and convinced this Hon'ble Tribunal to grant stay against the present project (Multilevel Car Parking Cum Commercial Development at Old West Point School) till the next date of hearing.

109. That subsequently vide order dated 18.01.2022 this Hon'ble Tribunal stayed any ongoing construction activities in the present project site which was communicated to the present respondents by Respondent No.2 GSDCL vide its letter dated 20.01.2022. A true copy of the letter dated 20.01.2022 annexed as **ANNEXURE R12/52.**

110. That the present Respondent noting that the Original Applicant had obtained stay orders by misleading this Hon'ble Tribunal by annexing documents to a completely different project, had attempted to bring it to the notice of the Respondent No.2 GSCDL vide letter dated 25.01.2022. A true copy of the letter dated 25.01.2022 annexed as **ANNEXURE R12/53.**

ADDITIONAL SUSTAINABLE MEASURES

111. That further, for the proposed construction of the said project, the present Respondent has gone beyond the minimum requirements and has planned additional sustainable measures including the following:

- High SRI tiles on the roof to mitigate urban Heat Island Effect;
- Electrical charging for 5% of the Total Parking;
- Energy efficient lighting for energy savings;

- The building envelope is designed to be constructed with high performance glazing products to reduced heat loss thereby promoting increased volumes of ice and snow formations on glazing, to obtain increased resistance to heat loss;
- Exterior wall assemblies are of Autoclaved Aerated Concrete (AAC) Blocks and appropriate Roof Insulation is used;
- The project will use most efficient engineering system following ECBC 2017. This will help in minimizing energy consumption;
- The project team has carried out Energy & Daylight Analysis using simulation tools to analyze the potential of Energy Saving at design stage. As per the analysis project will be having Energy Saving 21% than conventional buildings by implementing all the features stated above;
- Solar Photo Voltaic (PV) panels will be installed on the south wall of the built structure to generate electricity. This will further help in off-settling building energy consumption while reducing the carbon footprint. The approximate capacity of the Solar Plant will be 55 KW which shall offset 2.45% of the annual power consumption of the project.
- The project will procure material having 20% recycle content of the total cost of the building material.

- The project will procure local materials by 30% of the total cost of the building materials.
- The project will be focused on Indoor Air Quality by providing Non/low VOC Paints, adhesive, sealant and other indoor materials.
- This project is being certified as IGBC “GOLD” Standard.

MITIGATION ON AIR, WATER, NOISE POLLUTION AND WASTE MANAGEMENT

112. That with regards to Air Pollution, the project shall take utmost care to ensure the minimization of same in immediate vicinity. Various Erosion & Sedimentation Control (ESC) Measures is being adopted which includes: Periodic sprinkling of water at the site, place of Aggregate at the site entrance, cover the tipper by Green Cloth etc. The design of various engineering services and selection of equipment has been done keeping in mind of natural aspects of the Gangtok City. The stack height will be adequately planned above six meters from the building height so that the smoke will be exhausted at greater heights. The exhaust systems of all kitchens in the project are planned with Electrostatic scrubbers to ensure no Oil, Gas or dirt comes out. All exhaust will be clean to avoid smoke and smell and not pollute the air.

113. That with regards to water pollution and water security, it is submitted that only water efficient Plumbing fixtures will be used

& hence will be having more than 30% water saving over the conventional buildings.

114. That further with regards to treatment of waste water, the same will be done through STP and the entire Campus will be Zero Water Discharge. The project will have Rain Water Harvesting tank of 3,50,000 liters. The water from hard surfaces/terrace will be channelized through filters to the tank. Rainwater will not only be used in the West Point but the rain water will also be pumped and supplied to adjoining community also.

115. That with regards to noise pollution all the equipment selection shall be done as per National/International Standards. The Noise level will not go beyond 50 DB beyond the project boundary which is in compliance with the decibel limit set under the Schedule of the Noise Pollution Rules, 2000.

116. That with regards to waste management, the waste generated in the project will be segregated and treated. The Organic Waste Convertor with capacity of 600 Kg will treat all the organic waste produced within the site while other waste will be sold by recycler.

PARA WISE REPLY

117. That the contents of Para 1 are denied as wrong, false and devoid of any merit save for what are matters of record. The present

Respondent humbly submits that the Applicant has suppressed the fact that she is the current president of a political Party named "Hamro Sikkim Party" and has vested interests on politicising the matter therein for the sake of playing with the emotions of the general populace of Sikkim. Furthermore, it is pertinent to submit that the Applicant seems to be confused on the project in question by nonchalantly mixing up the present project with the STNM-Kanchenzonga Square project located at a separate location. That this is all the more apparent from the fact, that the Applicant, has carelessly annexed misleading documents pertaining to STNM-Kanchenzonga Square project, at ANNEXURE- 2 of the O.A, while referring it to be pertaining to the present project. This is a Ground along to dismiss this application with huge costs.

118. That the contents Para 2 merits no response save for what are matters of record.

119. That the contents of Para 3 are denied as wrong , false and devoid of any merit. The present Respondent humbly submits that the Original Applicant has casually submitted that the present Application would warrant the exercise of jurisdiction under Section 14,15,16, and 17 of the NGT. The said submissions are wrong and misconceived for the following reasons :

a) *Section 14*- The essential element of the said section would be on issues pertaining to substantial questions of environment, arising out of the enactments in Schedule 1

of the NGT, Act. It is humbly submitted that the *Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, l995 Act No. 11 of 1985* and the regulations therein, which mandate the restriction of $5^{1/2}$ floors, is absent from the Schedule 1 of the NGT Act, therefore the application of Section 14 would not apply to the said proceedings.

b) Section 15- It is submitted that the reasoning of the legislature has been applied in the present section, in the same manner as Section 14 i.e. relief, compensation, restitution etc would only lie if there was environmental damage arising out of enactments under Schedule 1, which is absent in the present proceedings. Furthermore, the Original applicant has failed to establish the direct nexus between any alleged damage caused and its direct effect on her i.e. her claim of being a victim in the present circumstances.

c) Section 16 – That it is humbly submitted that the said section would not apply in the present proceedings, as the Original Applicant has not approached this Hon'ble Court in appeal but rather as an Applicant in a fresh Original Application.

d) Section 17 – That it is humbly submitted that the present application also lacks the essential element required under Section 17 i.e. death, injury or damage due to activities under any enactment under Schedule 1.

120. That the contents of Para 4.1 to 4.3 are vehemently denied. The Applicant is simply engaging in surmises and conjectures, for the purpose of playing to the gallery. It is submitted that the Applicant seems to be confused on the project in question by nonchalantly mixing up the present project with the STNM-Kanchenzonga Square project located at a separate location. That further the submission of the Applicant that the said project has been initiated without planning and procedure is false and hence denied. That the project of the present Respondent is being executed after preparation, examination and scrutiny of various plans, studies, reports among others and all requisite statutory permissions required under law and environmental law have been complied with as is evident from the submissions made in the preceding paragraphs.

121. That the contents of Para 4.4 are denied as wrong, false and devoid of any merit. It is submitted that the *Sikkim Allotment of Housing Sites and Construction of Building (Regulation and Control) Act, 1985* and the regulations made thereunder are building bye-laws which are absent from the Schedule I of the National Green Tribunal Act,2015. It is humbly submitted that a harmonious reading of Section 14 of the act, read with Schedule I of the Act, would lead to the inference that the adjudication on issues pertaining to any cause of action arising out Sikkim Allotment of Housing Sites and Construction of Building (Regulation and

Control) Act, 1985 and the regulations made thereunder, would not be maintainable before this Hon'ble Tribunal, which the Original Applicant seems to be completely unaware of at this juncture. That further, the present Respondent humbly submits that the said height regulations are subject to relaxation, taking into account the exigencies of the situation such as in the present situation, wherein the capital of the state has been facing issues with the lack parking facilities for vehicles, for a number of years. That accordingly, the said relaxation in the case of the present Respondent has been granted by a body no less than the Cabinet itself , evident from the minutes of the meeting dated 11.06.2021. Further, taking note of the same and after following due process of law the sanction dated 31.12.2021 under Regulation 9 of the Sikkim Building Construction Regulation 1991 has also been granted by the GMC for the said project for 11 storeys. That it is further submitted that Respondent State has relaxed the restriction on the number of floors on several occasions some of them being (1) The Central Referral Hospital (Manipal) at Tadong, Gangtok:@9 storeys (2) Sir. Thuthob Namgyal Memorial Hospital, Socheygang, Gangtok @13 storeys (3) State Secretariat Building, Tashiling, Gangtok@ 8 storeys among others. Furthermore, the State Respondent has also relaxed the floor restrictions on private parties as well, such as hotels etc. to promote tourism, apartment complexes to enhance housing supply etc. It is submitted that height restrictions are applied on merits of the case to engineered structures against the general norm for height restrictions for private buildings which are

mostly owner driven non-engineered constructions. The Applicant for the sake of brevity the present Respondent reiterates the submissions made in the above paras.

122. That the contents of Para 4.5 are wrong false and devoid of any merit, save for what are matters of record. The Applicant is merely engaging in conjectures and surmises. It is reiterated that that in contrast to the allegations of the original Applicant the Culture Department of the Respondent State in its letter dated 09.02.2022 to the Respondent No. 2 GSCDL has cogently stated that apart from the 3 monuments in West Sikkim which are monuments of National Importance under administrative control of Archaeological Survey of India and protected under Ancient Monuments, Archaeological Sites and Remains Act 1958 (AMASR), there is no structure/site which has been declared as historical monument in Sikkim. That further, there will be no restriction of the view of Mount Kanchenzonga. Infact this state of the art facility will have a panoramic viewpoint of the city and a clear view of Mount Kanchenzonga for which infrastructure will be developed on the terrace. That is it further submitted that due to the staggered design of the said project having various terraces on multiple floor respectively, the said project will enable the entire public and tourists a seamless view of the Mount Kanchenzonga and of the city. That there is no other infrastructure in the city which is availing such a facility.

123. That the contents of Para 4.6 are wrong false and devoid of any merit. The present Respondent submits that the location of the project is under Zone 1 and has soil load bearing capacity limit as per the report of Mines and Geology Department experts. Further, the permission from the Cabinet, the GMC, the geotechnical studies, the vetting of the structure by IIT, Guwahati and by the Jadavpur University alongwith the stability report of Mines & Geology among others studies shows that the present project is safe to be constructed on the proposed site. Further, for the sake of brevity the present Respondent reiterates the submissions made Para 32 to 33 & 36-64 of the Brief Facts.

124. That contents of Para 4.7 are wrong false, and devoid of any merit save for what are matters of record. It is submitted that the traditional method of housing i.e. ekra (bamboo frame) has been seen significant reduction in the past few years due to the requirement for modern urban facilities and subsequent availability of modern construction technology. Furthermore, the problems with regard to space constraints has led to a majority of the residents of Sikkim to adopt multi storied design for optimum utilization of space. The proposed structure is a state of the art gold standard building which would be a combination of less RCC and more steel in its building design.

125. That the contents of Para 4.8 are devoid of any merit save for what are matters of record. It merits no further response except what has already been averred in the previous paragraphs.

126. That the contents of Para 4.9 are wrong, false and devoid of any merit save for what are matters of record. The Applicant is merely engaging in conjectures and surmises without adducing any scientific evidence. Be that as it may, the said structure will adhere to the highest safety and stability requirements as described in detail in previous paragraphs.

127. That the contents of Par 4.10 and 4.11 the Applicant is merely engaging in conjectures and surmises without adducing any scientific evidence, to prove her claim of the said effect. Be that as it may, the present Respondent has also obtained a membership certificate from the Indian Green Building Council, for the present project on 23.08.2021, and the certificate for green building has been applied for which is pending. That the said steps clearly reflect that the present Respondents have taken abundant precaution in ensuring that the present project has minimal environmental impact. It is pertinent to state that projects certified by the IGBC ensure that there is reduction in water and energy consumption right from day one of occupancy including energy savings ranging from from 20 – 30 % and water savings around 30 – 50%. Furthermore, the intangible benefits of green new buildings include enhanced air quality, excellent daylighting,

health & well-being of the occupants, safety benefits and conservation of scarce national resources. That further, the pre-certificate of ASSOCHAM Green Building Council has already been awarded to the said project with pre-certified Gem 4. That it is humbly submitted that the permission issued by various authorities such has the Cabinet, the SPCB, the GMC, the SEIAA among others have been issued after following due process of law. For the sake of brevity the present respondents reiterates the submissions made in Para 102-104 of the Brief Facts.

128. That the contents of Para 4.12 are wrong false and devoid of any merit save for what are matters or record. It is submitted that the present respondent, not only conducted Environmental Impact Study and prepared a report on 27.12.2021, but have also applied for Environmental Clearance as far back as 27.11.2021, That accordingly, the EC has been granted by Respondent No. 8 (SEIAA) on 25.02.2022. For the sake of brevity the present Respondent reiterates the submissions made in Para 85-93 of the Brief Facts.

129. That the contents of Para 4.13 A merits no response save for what are matters of record.

130. That the contents of Para 4.13 B to 4.13 D merits no response save for what are matters of record. It is submitted that the technology and design to withstand higher magnitude earthquake has been

taken care while planning, in accordance to the report of Respondent No.3 Mines and Geology. For the sake of brevity the present respondents reiterate the submissions made in in Para 43 to 69 of the Brief Facts.

131. That the contents of Para 5 are denied. That it is submitted that there is no cause of action which are arisen in the present case which has only been fabricated by the Applicant to gain publicity by propagating her political agendas and therefore the same may be dismissed with huge costs. There is no substantial question of environment that has been raised.

132. That the contents of Para 6.1 to 6.6 merits no response save for what are matters of record. It is submitted that submits that the Applicant has suppressed the fact that she is the current president of a political Party named “Hamro Sikkim Party” and has vested interests on politicising the matter therein for the sake of playing with the emotions of the general populace of Sikkim. Furthermore, it is pertinent to submit that the Applicant seems to be confused on the project in question by nonchalantly mixing up the present project with the STNM-Kanchenzonga Square project located at a separate location. That this is all the more apparent from the fact, that the Applicant, has carelessly annexed misleading documents pertaining to STNM-Kanchenzonga Square project, at ANNEXURE- 2 of the O.A, while referring it to be pertaining to

the present project. For the sake of brevity the present respondents reiterates the submissions made in Para 2 of this Reply and Para 105-110 of the Brief Facts. Further, the submission made in response to Para 3 of the OA is reiterated in response to the corresponding para.

133. That the contents of Para 6.7 – 6.8 is denied as wrong false, and devoid of any merit save for what are matters of record. The present respondents reiterates the submissions made in Para 32 to 33 & 36-64 of Brief Facts of the Para wise reply.

134. That the contents of Para 6.9 are wrong false, and devoid of any merit. The Applicant is merely engaging in conjectures and surmises. Assuming arguendo that any view was likely to be blocked, the proceedings in this Hon'ble Tribunal and various courts of law are based on legal provisions and principles and not on vague ideas of discomfort that the Applicant is attempting to submit. Be that as it may the it is pertinent to submit that in contrast to the allegations of the original Applicant the Culture Department of the Respondent State in its letter dated 09.02.2022 to the Respondent No. 2 GSCDL has cogently stated that apart from the three monuments in West Sikkim which are monuments of National Importance under administrative control of Archaeological Survey of India and protected under Ancient Monuments, Archaeological Sites and Remains Act, 1958

(AMASR), there is no structure/site which has been declared as historical monument in Sikkim.

135. That the contents of Para 6.10 and 6.11 are wrong, false and devoid of any merit for the sake of brevity the present Respondent reiterates the submissions made in Para 32 to 33 & 36-64 of Brief Facts.

136. That the contents of Para 6.12 are denied as wrong, false and devoid of any merit, save for what are matters of record. The present respondents submits that the said project has been undertaken following all legal procedures, in a detailed manner thereby ensuring complete compliance of any legal mandates therein. For the sake of brevity the present Respondent reiterates the submissions made in the Brief Facts, pertaining to the comprehensive steps undertaken to ensure the project fulfils every legal mandate.

137. That the contents of Para 6.13 are wrong, false and devoid of any merit. It is pertinent to note that in fact, the stoppage of construction has led to several complaints of possible landslides due to stoppage of retaining/ foundation activity. That on 01.02.2022 the public living in the vicinity of the project site made a representation to the local MLA as they were apprehensive of landslides likely to be caused by the lack of drainage in the project site due to stoppage of ongoing constructions and requested the

MLA that raft foundation may be constructed at the work site to ensure drainage system is functional prior to onset of monsoon. Furthermore another complaint was made on 07.02.2022 to the Respondent no. 2 GSCDL by the representatives of a mosque near to the project site of the present Respondent. That the said complaint requested that foundational work be resumed in the site to prevent any landslides that would endanger the mosque due to improper drainage. For the sake of brevity the present Respondent reiterates the submissions made in Para 65 and 69 of the Brief Facts.

138. That the contents of Para 6.14 and 6.15 merits no response save for what are matters of record.

139. That in response to the Grounds, the submission made under the preliminary submission and the para-wise replies are relied upon and are not being repeated for the sake of brevity.

140. That the contents of Para 8 are denied as wrong, false and devoid of any merit. The Original Applicant has failed to disclose any cause of action that would warrant the jurisdiction of this Hon’ble Tribunal under Section 14,16, and 17 of the NGT Act, 2010. It is submitted that the said Original Application lacking any cause of action has been filed purely for publicity interest, with the object of politicising the issue for electoral gain.

141. That the present Respondent humbly submit that the prayers in the present Original Application are wrong, untenable and deserves to be dismissed with exemplary costs

142. That the present Respondent craves leave of this Hon'ble Tribunal to File any additional affidavit/documents if so required

Place: New Delhi
Dated: 28.02.2022

Drawn and Filed by:

Mr. Sanjay Upadhyay and Nitya Tadakmalla
Advocate
29, LGF, Presidential Estate,
Nizamuddin East,
New Delhi -110013
Email: nitya@eldfindia.com +91-8897888686

BEFORE THE NATIONAL GREEN TRIBUNAL
EASTERN ZONE BENCH
IN
OA No. 05/2021

In the matter of:

Dr. Bina Basnett ..... Applicant

V/s

State of Sikkim & Others. ..... Respondents

AFFIDAVIT

I, Mr. Akhil Dalmia, S/o Late Binod Dalmia, aged about 29 years, am the authorized signatory of Mesaso Infrastructure Pvt. Ltd., having its office at Vega Circle Mall, 3rd Floor, 3rd Mile, Sevoke Road, Siliguri, West Bengal, do hereby solemnly affirm and declare as under:-

1. That I am well conversant with the facts and circumstances of the case and duly authorized to sign the present affidavit on behalf of respondent and hence competent to swear this affidavit.

2. That the contents of the accompanying "Reply of Respondent No. 12 to the original application" are true and correct to my knowledge based on the records available and the same has been drafted under my instructions.

MESASO Infrastructure Private Limited
Akhil Dalmia
Chief Financial Officer

DEPONENT

NOTARY DEBASISH CHAKRABORTY SILIGURI DARJEELING GOVT. OF INDIA

VERIFICATION:-

I, the above named deponent do hereby solemnly affirm and verify that the contents of above paras of the affidavit are true and correct to the best of my knowledge and belief, and that nothing has been concealed therefrom.

Verified on 23rd day of February, 2022 at Siliguri.

MESASO Infrastructure Private Limited
Akhil Dalmia
Chief Financial Officer

DEPONENT

AFFIDAVIT
Solemnly Affirmed before me
By... Akhil Dalmia
of...
Identified by...
This The 23rd Feb 2022
at... am/pm

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

23 FEB 2022

131
3/5/19

ANNEXURE R12/1 (COLLY.)

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT AND HOUSING DEPARTMENT
GANGTOK.

No: 613/GOS/JCTP/UD&HD **Dated: 01/05/2019**

NOTICE

This is for information of the general public that no construction involving earth excavation works shall be permitted with effect from 6th May, 2019 till 30th September, 2019 due to the onset of the monsoon. Further, Construction Orders shall not be issued during the aforesaid period.

Anyone found carrying out construction in contravention of the above shall be penalized as per the relevant clause of the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, 1985 as and the Sikkim Building Construction Regulation, 1991 as amended in 2000. Such person shall also be held solely responsible for any loss of life and property, as a result of such unauthorized excavation/construction. Further, any building material found lying on the road setback or over drains henceforth, shall be seized and auctioned without any notice whatsoever, and action shall be taken as per the bye-laws against the defaulters.

BY ORDER

Sd/-
Secretary
Urban Development & Housing Department.

Copy for kind information to:

1. Chief Secretary, Government of Sikkim.
2. Additional Chief Secretary/Pr. Secretary, FRED
3. PCE cum Secretary, Irrigation & Flood Control Department.
4. PCE cum Secretary, PHE Department.
5. PCE cum Secretary, Building & Housing Department.
6. Secretary, RMDD.
7. Secretary, Mines, Minerals and Geology Department.
8. Secretary, LR&DM Department
9. Principal Chief Engineer, Roads & Bridges Department.
10. Principal Chief Engineer, UD&HD
11. Pr. Chief Town Planner, UD&HD.
12. Special Secretary, UD&HD.
13. Municipal Commissioner, GMC.
14. All District Collectors (East, West, North, South)
15. Director, IPR Department for publication in the Sikkim Herald.
16. All Superintendents of Police.
17. Jt. Chief Town Planners, UD&HD & GMC (for compliance)
18. PS to Hon'ble Mayor, GMC
19. All Bazaar Officers, UD&HD.
20. All Assistant Town Planners UD&HD & GMC (for compliance)
21. All MEOs
22. File Copy
23. Guard File.

US (CES) MA
21/5/19

Direct may upload it in the SSDMA website, pl.
20/5/19

JCTP/UD&HD
Jt. Chief Town Planner
U.D. & H.D.
Govt. of Sikkim, Gangtok

URBAN DEVELOPMENT DEPARTMENT
GOVERNMENT OF SIKKIM

No: T (1689) /397

Dated: 26/05/2020

NOTICE

This is for the information of general public that construction involving earth excavation works shall not be allowed with effect from 1st of June, 2020 till 30th of September, 2020 due to the onset of monsoons. Further, Construction Orders will not be issued in the above period. Anyone found carrying out construction in contravention of the above shall be penalized as per the relevant clause of the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) act, 1985 as amended in 2000. Such person shall also be solely responsible for any loss of life and property, as a result of such unauthorized excavation/construction. Moreover, any building materials found lying on the road reserve or over drains henceforth, shall be seized and auctioned without any notice whatsoever, and action shall be taken as per the bye-laws against the defaulters.

BY ORDER

Secretary
Urban Development Department

SECRETARY
Urban Development Deptt
Govt of Sikkim Gangtok

ANNEXURE R12/2

Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area

on

Design, Build, Finance, Operate and Transfer (DBFOT) Basis

VOLUME III- PROJECT INFORMATION MEMORANDUM

Dated [●]

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1 Introduction

Sikkim is a state in northeast India. It borders Tibet in the north and northeast, Bhutan in the east, Nepal in the west, and West Bengal in the south. Sikkim is the least populous and second smallest among the Indian states. A part of the Eastern Himalaya, Sikkim is notable for its biodiversity, including alpine and subtropical climates, as well as being a host to Kanchenjunga, third highest on Earth. A referendum in 1975 led to Sikkim joining India as its 22nd state.

The state's economy is largely agrarian based on the terraced farming of rice and the cultivation of crops such as maize, millet, wheat, barley, oranges, tea, and cardamom.

Tourism in Sikkim has emerged as the new profession of the Sikkimese people with its vast natural potential. Promotion of village tourism, homestay, cultural tourism, trekking tourism, ecotourism, wellness tourism, flori–tourism and adventure tourism has given fillip to the tourism trade in the state where a large of number of people are engaged under different employment opportunities.

Because of its hilly terrain and poor transport infrastructure, Sikkim lacks a large-scale industrial base. Brewing, distilling, tanning, and pharmaceuticals are the main industries

In recent years, the government of Sikkim has extensively promoted tourism.

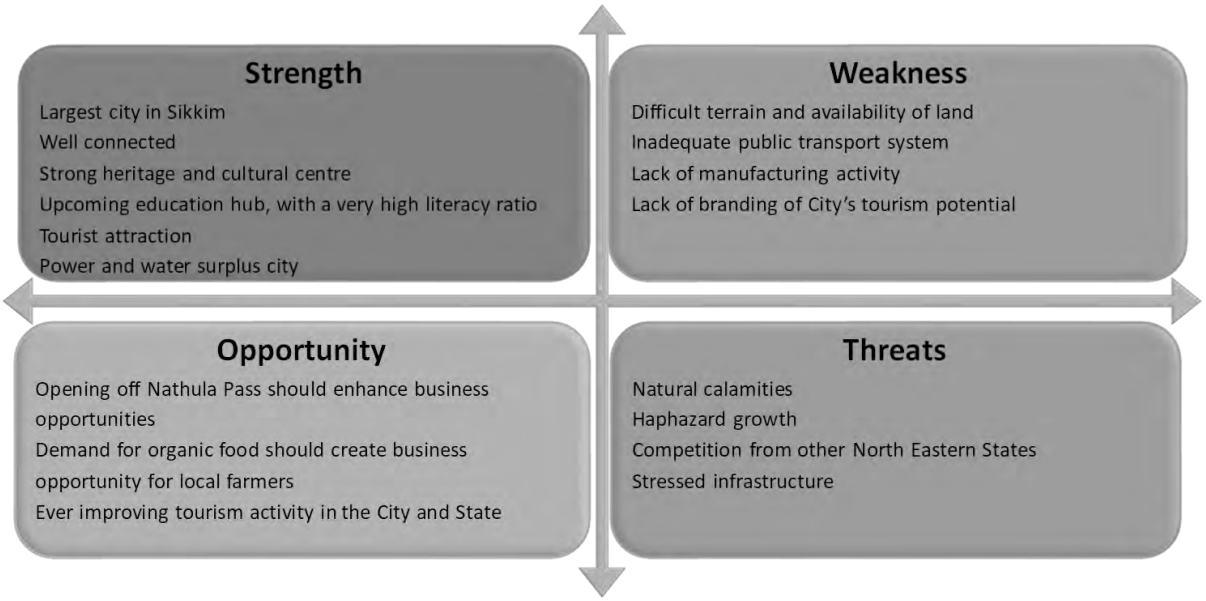
1.1 Gangtok

Gangtok is a city, municipality, the capital, and the largest town of Sikkim. It also is the headquarters 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 the main base for Sikkim tourism. Summer and spring seasons are the most popular tourist seasons. Many of Gangtok's residents are employed directly and indirectly in the tourism industry, with many residents owning and working in hotels and restaurants. M. G. Marg is one of the main shopping and cultural activity streets in Gangtok.

The main market in Gangtok provides many of the state's rural residents a place to offer their produce during the harvest seasons. Following schematic depicts the SWOT analysis of Gangtok:



1.2 Gangtok Civic Administration

Gangtok is administered by the Gangtok Municipal Corporation along with the various departments of the Government of Sikkim, particularly the Urban Development Department (UDD) and the Public Health Engineering Department (PHED). These departments provide municipal functions such as garbage disposal, water supply, tax collection, license allotments, and civic infrastructure.

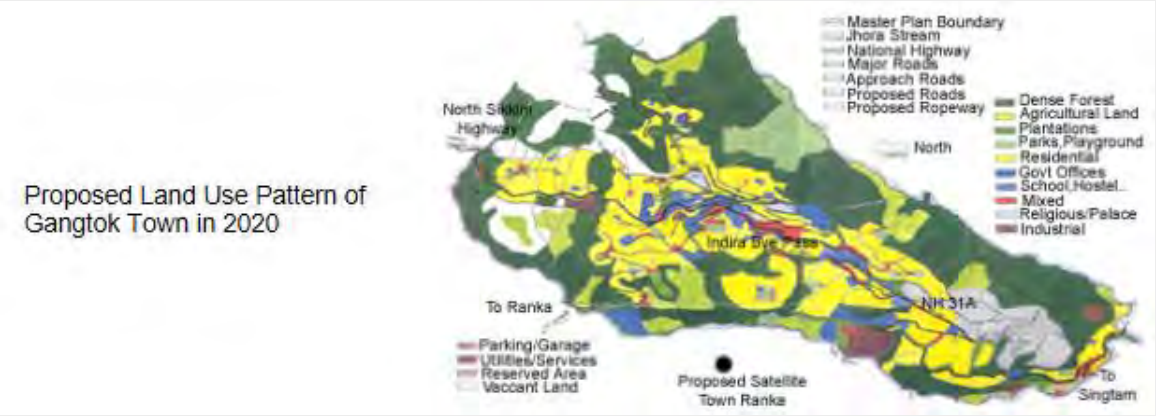
As the headquarters of East Sikkim district, Gangtok houses the offices of the district Magistrate/ District collector. Gangtok is also the seat of the Sikkim High Court, which is India's smallest High Court in terms of area and population of jurisdiction. Gangtok does not have its own police Commissionerate

like other major cities in India. Instead, it comes under the jurisdiction of the state police, which is headed by a Director General of Police.

Urban Development Department

Proposed Land-use Pattern of Gangtok

Keeping in view of the rapid urbanization vis-à-vis the requirement of infrastructures, the Department has prepared the Master Plans for Gangtok town, which envisages perspective planning. These objectives can be achieved through the broad strategies being adopted by the department. Plans are being formulated to develop Gangtok Town as a Model City[1].



1.2.1 Gangtok Smart City Development Limited

The Smart Cities Mission is an initiative by the Government of India to drive economic growth and improve the quality of life of people by enabling local development and harnessing technology as a means to create smart outcomes for citizens.

The Gangtok Smart City Development Limited (GSCDL), the Authority of the Project, has been formed by the Gangtok Municipal Corporation along with Government of Sikkim to implement various area based as well as pan-city level projects under Smart City Mission. The Gangtok Municipal Corporation has entrusted GSCDL to implement the said Project. The GSCDL will plan, appraise, approve, release funds, implement, manage, operate, monitor, and evaluate various Smart City development projects in Gangtok.

[1] Source: Urban Development and Housing Department, Government of Sikkim www.sikkim.nic.in

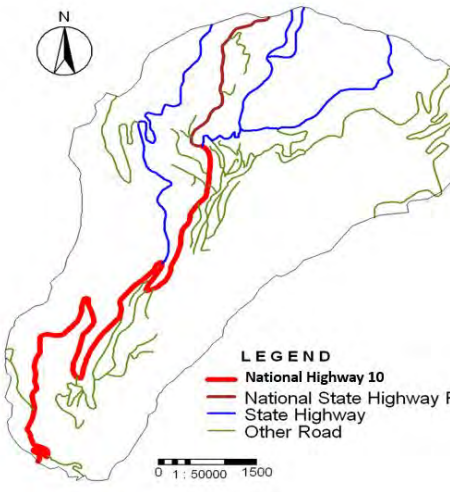
1.3 Gangtok Utility Services

Electricity is supplied by the power department of the Government of Sikkim. Gangtok has a nearly uninterrupted electricity supply. The rural roads around Gangtok are maintained by the Border Roads Organisation, a division of the Indian army. Most households are supplied by the central water system maintained and operated by the PHED. The main source of PHED water supply is the Rateychu River, located about 16 km from the city, at an altitude of 2,621 m (8,599 ft). Its water treatment plant is located at Selep. The river Rateychu is snow-fed and has perennial streams.

Around 40% of the population has access to sewers. However, only the toilet waste is connected to the sewer while sullage is discharged into the drains. Without a proper sanitation system, the practice of disposing sewage through septic tanks The entire city drains into the two rivers, Ranikhola and Roro Chu, through numerous small streams and Jhoras. Ranikhola and Roro Chu rivers confluence with Teesta River, the major source of drinking water to the population downstream. The densely populated urban area of Gangtok does not have a combined drainage system to drain out the storm water and wastewater from the buildings.

1.4 Connectivity

Road: Taxis are the most widely available public transport within Gangtok. Most of the residents stay within a few kilometres of the town centre and many have their own vehicles such as two-wheelers and cars. The share of personal vehicles and taxis combined is 98% of Gangtok's total vehicles, a high percentage when compared to other Indian cities. City buses comprise less than one percent of vehicles. Those travelling longer distances generally make use of share-jeeps, a kind of public taxis. Four-wheel drives are used to easily navigate the steep slopes of the roads.



Gangtok is connected to the rest of India by an all-weather metalled highway, National Highway 10, earlier known as National Highway 31A, which links Gangtok to Siliguri, located 114 km away in the neighbouring state of West Bengal. The highway also provides a link to the neighbouring hill station towns of Darjeeling and Kalimpong, which are the nearest urban areas. Regular jeep, van, and bus services link these towns to Gangtok. Gangtok is a linear city that has developed along the arterial roads, especially National Highway 10. Most of the road length in Gangtok is of two-lane undivided carriageway with footpath on one side of the road and drain on the other. The steep gradient of the different road stretches coupled wan unplanned road configuration constrain the smooth flow of vehicular as well as pedestrian traffic.

Rail: The nearest railhead connected to the rest of India is the station of New Jalpaiguri in Siliguri, situated 124 km away from Gangtok. Work has commenced for a broad-gauge railway link from Sevoke in West Bengal to Rangpo in Sikkim.

Air: Bagdogra Airport, in Siliguri (West Bengal) is about 130 km from Gangtok.

2 The Project Site

2.1 Introduction

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 impending the movement of the traffic stream.

Accordingly, GSCDL, under smart city program has identified various Multi-Level Car Parking projects to be implemented on priority. Under the program, GSCDL has identified an existing MLCP, which will be demolished and upgrade into a state of the art, modern MLCP cum Commercial Development at Old West Point School Area near M.G. Marg.

Figure 1 Location of project Site

The identified Project Site of about 5708 Sqm. of area is an existing MLCP, without any commercial development at Old West Point School area near M.G. Marg, which is in the heart of the city of Gangtok, located adjacent the NH 10 and M.G. Marg market. The

existing MLCP houses majorly taxi parking along with private car parking. The pre-dominant landuse in the vicinity of the Project Site is commercial with limited shops on the ground floor and hotels on upper floors of the buildings. As per stability map prepared by Mines and Geology Department, Gangtok, the site chosen is in Zone 3.

2.2 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 adapdability 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

2.3 Access to the Project Site

The site's has multiple accesses from NH10 in the East and Church Road in 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.

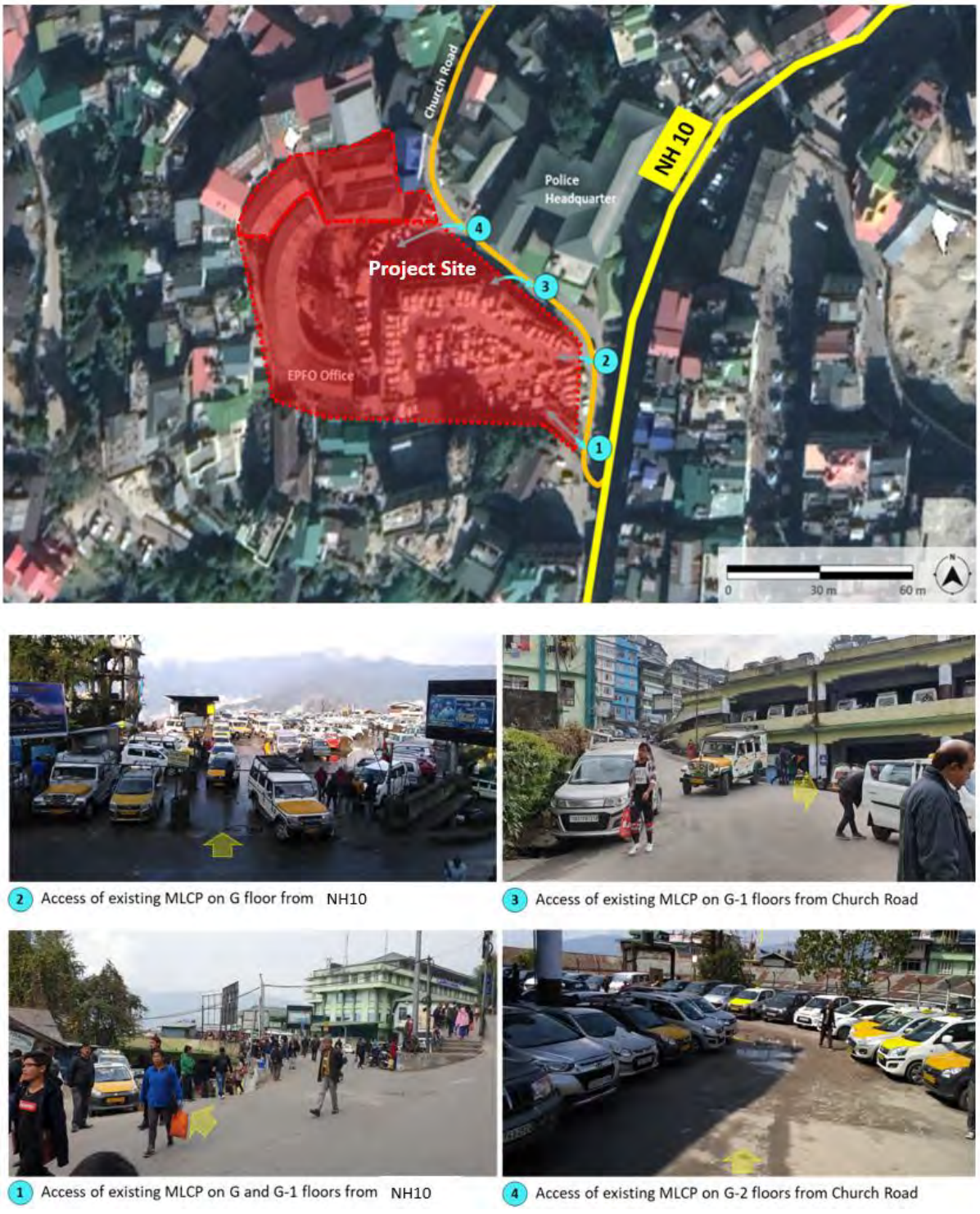


Figure 2 Access to the project site

2.4 Existing Parking Situation at The 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 3: Parking at NH10 Level

Figure 4: Parking at NH10 Level

Figure 5: Parking at Level G-1

Figure 6: Parking at Level G-2

Figure 7: Parking at Level G-2; within Setback Area

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.

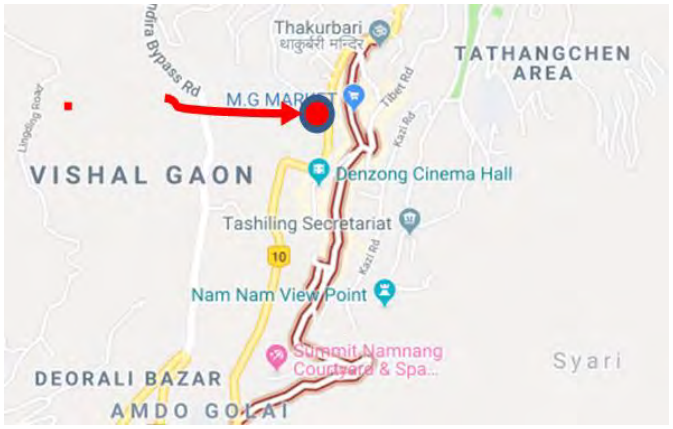
2.5 Passenger Amenities

The Existing MLCP is of considerably 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.

2.6 Commercial Development

2.6.1 PROJECT SITE – VICINITY TO M.G. MARG

M.G. Marg is a 'must visit' place in Gangtok and this is the town centre of the hill town. M.G. Marg is also the main market area of Gangtok. The road and the area around it have transformed over the years. It is now more like a long stretch of open mall or boulevard square where locals and tourists take leisure stroll or just sit and relax on one of the many benches laid along the middle and both sides of the road to soak in the ambience.



The road is lined up with glittering shops, restaurants, cafes & bars on both sides. Many tourists take a table on a roadside restaurant and watch the activities on the street. It is like a carnival-like atmosphere out here. In line with government's green initiative, all buildings on both sides of this road are painted green. The Statue of Unity overlooks MG Marg. The statue comprises of the figures of Bhutia Chieftain Khye Bumsa, the Lepcha leader Thetong Tek and his wife Ngo-Kong-ngol. The statue depicts peace, love, and harmony. About midway is an imposing statue of Mahatma Gandhi. There are Victorian lamps along this road. When lit up after dark, the entire place looks magical. As part of Gangtok Annual Food and Culture Festival that takes place in the month of December, many different food stalls are set up at the Titanic park in MG Road, cultural shows take place here opposite to Sikkim Tourism & Civil Aviation Department where ethnic dance performances and musical shows are organized.

Table 1: Proposed Site Details

S. No	Particulars	Details
1	Site Area (sqm.)	5707.8
2	Commercial floor Coverage (sqm.)	50%
3	Parking floor Coverage	<75%
4	Total no. of floors (Nos.)	11*
5	Lower parking Floors (Nos.)	4; Level 0 to 3
6	Ground and Above (Nos.)	7; Level 4 to 10
7	Commercial Built up Area (sqm.)	13,680#
8	Total Built up Area (Sqm.)	30,780*

**The concessionaire shall perform detailed environmental assessment and geo technical studies and obtain the approvals of the relevant authority. The concessionaire shall further submit to GSCDL the detailed structure design and traffic flow designs characteristics duly vetted by one of the IIT's.*

 # The areas are indicative, and deviation will be allowed up to +/-10% at the DPR stage and subject to approval of GSCDL.

2.6.2 COMMERCIAL DEVELOPMENT

The Concessionaire shall be entitled to construct/ develop such components which it deems appropriate from commercial viability point of view provided however that such component does not fall in the category of prohibitive item as per Authority or GoS or GOI norms or applicable law.

- Shopping Mall
- Multiplex
- Hotel
- Food Courts/Restaurants/ coffee shop
- Commercial (Retail cum Office) Area would include retail shopping, branded showrooms, anchor stores, 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 Authority

2.6.3 RESTRICTED COMMERCIAL DEVELOPMENT

Following functions / products are not permitted for development:

- Industrial activities
- Hostel
- Warehousing (except such warehousing facility which is incidental to the use of the Project)
- Wholesale Activity
- Car Service Garage
- Workshops
- Hospitals or health centres
- Other environmentally incompatible functions

A foot over bridge connection is also proposed to connect the proposed MLCP cum commercial building to the MG Marg.

2.7 POTENTIAL PARKING DEMAND

Redevelopment of Old West Point MLCP will attract following set of parking:

- Existing parking demand at Old West Point: 100% (As the existing facility is being redeveloped, it is assumed that all existing demand will remain intact)
- Potential parking demand to be generated by commercial development at Old West Point: 100%

2.7.1 POTENTIAL PARKING DEMAND .

The maximum demand from the existing Old West point school (Hungry Jack), is estimated at 355 ECS. The demand assessed is including of private cars, taxis, govt. Cars and two wheelers. The LCVs and heavy trucks have not been considered for the proposed parking facility.

2.7.2 POTENTIAL PARKING DEMAND THAT CAN BE GENERATED BY PROPOSED COMMERCIAL DEVELOPMENT AT OLD WEST POINT

It is essential to consider the parking demand that can be generated by commercial built up area planned at Old West Point. It has been estimated that the parking demand could be generated by the commercial area up to **415 ECS.**

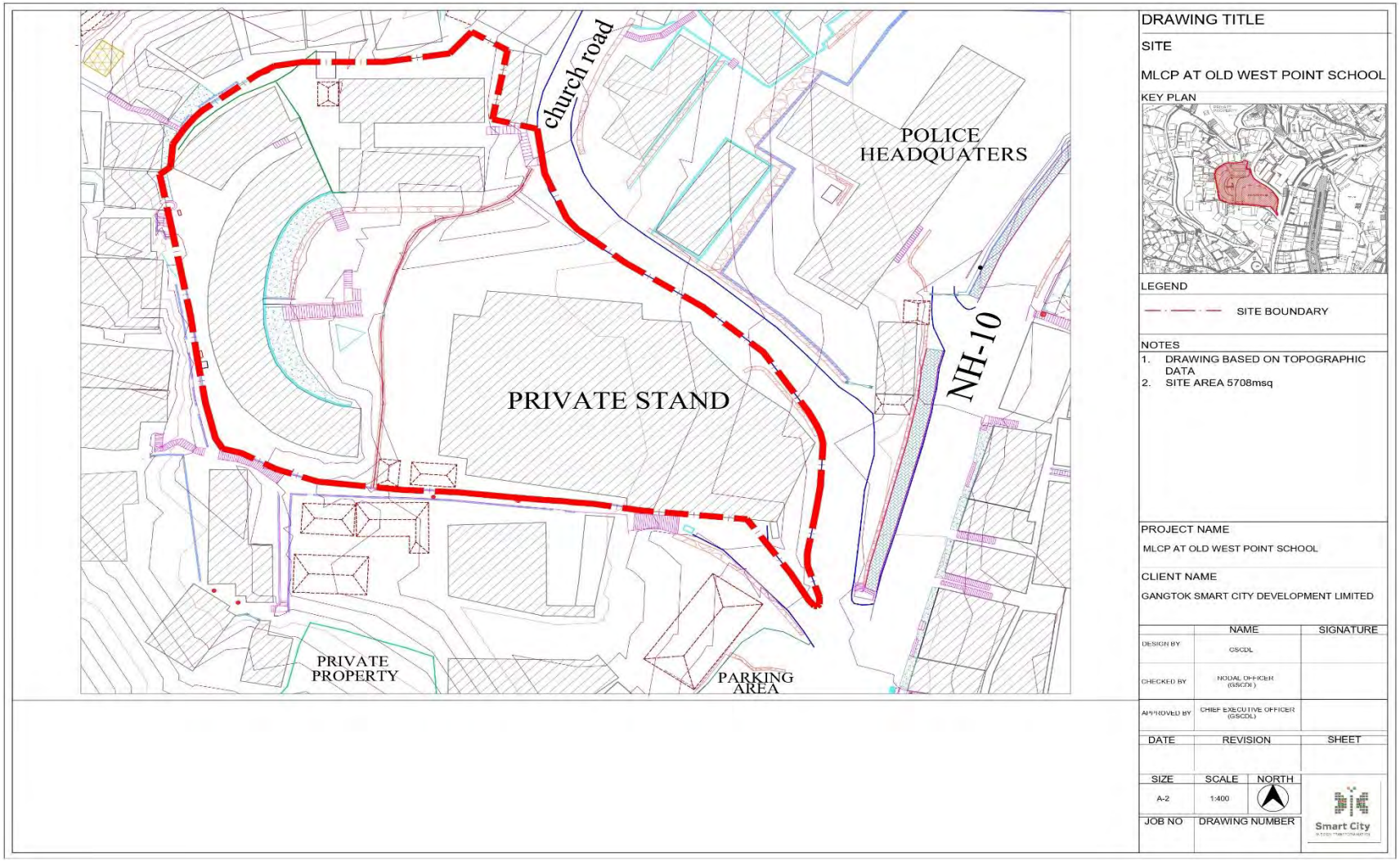
2.8 PARKING SUPPLY

a. The level 0 and level 1 shall be ordinary parking floors, to be handed over to the authority for running the intercity stand.

b. The level 2 and level 3 shall be puzzle / Stack parking within the revenue stream of the concessionaire.

The traffic flowing in or out of the MLCP shall be so designed so as to ensure that the traffic movement in the NH is not delayed due to spillage.

3 PROJECT SITE MAP



ANNEXURE R12/3

GANGTOK SMART CITY DEVELOPMENT LTD

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

Memo No: -137/GSCDL/2020-21 **Dated: - 18/06/2021**

LETTER OF ACCEPTANCE (LOA)

To,

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

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

Sir,

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

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

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

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

Thanking You

Chief Executive Officer
Gangtok Smart City Development Limited, Gangtok
Date: 18/06/2021

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

Annexure A: Financial Proposal of the Preferred Bidder

VEGA CIRCLE

Appendix XI: Financial Proposal

Dated: 05.01.2021

To,
The Chief Executive Officer,
Gangtok Smart City Development Limited
Sokaythang, Below ICAR office,
Gangtok, Sikkim – 737102

Subject: Financial Proposal for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area near M.G. Marg, Gangtok – East Sikkim on Design, Build, Finance, Operate and Transfer (DBFOT) basis"

Dear Sir,

With reference to your RFP Document for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area near M.G. Marg, Gangtok – East Sikkim on Design, Build, Finance, Operate and Transfer (DBFOT) basis", dated 16.09.2020, I/we, having examined the RFP Document and understood its contents, hereby submit my/our Financial Proposal for the aforesaid Project. The Bid is unconditional and unqualified.

1. The Financial Proposal is unconditional and unqualified.

2. I/ We acknowledge that the Authority will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Concessionaire for the aforesaid Project, and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.

3. This statement is made for the express purpose of our selection as Concessionaire for the "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area near M.G. Marg, Gangtok – East Sikkim on Design, Build, Finance, Operate and Transfer (DBFOT) basis" (the "**Project**").

4. I/ We shall make available to the Authority any additional information it may find necessary or require to supplement or to authenticate the Financial Proposal.

5. I/ We acknowledge the right of the Authority to reject our Financial Proposal without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.

6. I/ We certify that in the last three years, we/ any of our Associates have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial Authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public Authority nor have had any contract terminated by any public Authority for breach on our part.

TIRUPATI PLAZA PVT. LTD.

Chief Financial Officer

VEGA CIRCLE

7. I/ We declare that:
   a) I/ We have examined and have no reservations to the Bid Documents, including any Addendum issued by the Authority; and
   b) I/ We do not have any Conflict of Interest in accordance with **Clauses 3.2.5** of the RFP Document; and
   c) I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in **Clause 4.3** of the RFP Document, in respect of any tender or request for proposal issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and
   d) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of **Section 4** of the RFP, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
   e) the undertakings given by us along with the Bid in response to the RFP Document for the Project were true and correct as on the date of making the Bid and are also true and correct as on the Bid Due Date and I/we shall continue to abide by them.

8. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders, in accordance with **Clause 3.9** of the RFP Document.

9. I/ We believe that we satisfy(s) the Net Worth and Average Cash Accrual and meet(s) the requirements as specified in the RFP Document.

10. I/ We declare that we or our Associates are not a part of any other Bidder submitting a Bid for the Project.

11. I/ We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory Authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.

12. I/ We further certify that in regard to matters relating to security and integrity of the country, we or any of our Associates have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.

13. I/ We further certify that no investigation by a regulatory Authority is pending either against us or against our Associates or against our CEO or any of our directors/ managers/employees.

14. I/ We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the guidelines referred to above, we shall intimate Authority of the same immediately.

TIRUPATI PLAZA PVT. LTD.

Chief Financial Officer

VEGA
CIRCLE

15. I/ We understand that the Selected Bidder shall incorporate SPV under the Indian Companies Act, 2013, as the case may be, prior to execution of the Concession Agreement.

16. I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the above-mentioned Project and the terms and implementation thereof.

17. In the event of our company being declared as the Preferred Bidder, I/we agree to enter into a Concession Agreement in accordance with the draft that has been provided to us prior to the Bid Due Date [and Addenda thereof]. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.

18. I/ We have studied all the Bid Documents carefully. We understand that except to the extent as expressly set forth in the Concession Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or relating to the Bidding Process including the award of Contract.

19. I/ We offer a Bid Security of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) to the Authority in accordance with the RFP Document.

20. The Bid Security in the form of a Bank Guarantee is enclosed.

21. I/ We agree and understand that the Financial Proposal is subject to the provisions of the Bid Documents. In no case, I/we shall have any claim or right of whatsoever nature if the Project / Contract is not awarded to me/us or our Bid is not opened or rejected.

22. The Concession Period has been quoted by me/us after taking into consideration all the terms and conditions stated in the RFP, draft Concession Agreement, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the Project cost and implementation of the project.

23. I/ We agree and undertake to abide by all the terms and conditions of the RFP Document.

24. We shall be liable for all the obligations of the Concessionaire under the Concession Agreement.

25. I/ We shall keep this offer valid for 180 (one hundred and eighty) days from the Bid Due Date specified in the RFP.

TIRUPATI PLAZA PVT. LTD.

Chief Financial Officer

VEGA
CIRCLE

26. **I/ We hereby submit our Bid and seek Grant of Rs. 103.98 Crore (Rupees One Hundred Three Crore Ninety-Eight Lakh only), i.e., 35.25% (Thirty-Five Point Two Five Percentage) of Estimated Project Cost to execute the Project in accordance with the provisions of the draft Concession Agreement.**

27. I/ We shall submit our Financial Model in a soft copy, i.e. in MS Excel in support of our Bid, in accordance with the provisions of the RFP Document.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the RFP Document.

TIRUPATI PLAZA PVT. LTD.

Yours faithfully,

Akhil Dalmia

Chief Financial Officer

Date: 05.01.2021

Tirupati Plaza Private Limited
Akhil Dalmia (FCA)
Chief Financial Officer

Place: Siliguri

Annexure B: Letter of Acknowledgement

(to be submitted by the Preferred Bidder on its letter head along with the signed Duplicate Copy of the LoA)

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

Sub: Letter of Acknowledgement of the Letter of Acceptance ("LOA") for "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,

We,....., a company incorporated under the Companies Act, [1956 / 2013] and having its Registered Office at _____, do hereby acknowledge the receipt of the 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**" project in the state of Sikkim on PPP basis (the "**Project**") issued by Gangtok Smart City Development Limited, Sikkim, vide their Letter no._____ dated, and undertake to absolutely and unconditionally comply with the terms and conditions contained therein.

Signature _____ (Authorised Signatory)

Name:

Address:

Place:

Date:

Enclosed: Signed Duplicate Copy of LOA

CC:

ANNEXURE R12/4

Volume II - Concession Agreement

Between

Gangtok Smart City Development Limited

and

MESASO Infrastructure Private Limited

for

Appointment of the Concessionaire 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

Dated 29.06.2021

Chief Executive Officer
Gangtok Sm... Ltd.
Sokaytha...

MESASO Infrastructure Private Limited
Siliguri

Table of Contents

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

MESASO Infrastructure Private Limited
Siliguri

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

MESASO Infrastructure Private Limited Siliguri

Chief Executive Officer
Gangtok Smart City Development. Ltd.
Sokaythang, Sikkim

MESASO Infrastructure Private Limited
Siliguri

FIVE THOUSAND RUPEES

पाँच हजार रुपियाँ

NON-JUDICIAL

Sl. No. F 000518

Agreement No 19/AGMT/GSCDL/2021 dated 29/06/2021.

CONCESSION AGREEMENT

This AGREEMENT is made on this 29th day of June, 2021, at Gangtok, Sikkim, India.

BETWEEN

Gangtok Smart City Development Limited, represented by the Chief Executive Officer, (hereinafter referred to as the "**Authority**", which expression shall, unless the context otherwise requires, include its successors and permitted assigns);

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

MESASO Infrastructure Private Limited
Siliguri

1. Sl. No. of Darbar Paper..... 01

2. Date of issue..21/06/2021.....

3. To whom issued.

(a) Name: Mesaso Infrastructure Pvt Ltd.

(b) Address: Gangtok.

4. Vendor: Raj Kumar Sarda, Gangtok

AND

MESASO Infrastructure Private Limited, represented by **Mr. Akhil Dalmia**, Chief Financial Officer (CFO), a limited liability company incorporated under the Companies Act, 2013 with company registration number U45309WB2021PTC243031 and having its registered office at 3rd Floor, Vega Circle Mall, 3rd Mile, Sevoke Road, Siliguri, Jalpaiguri, West Bengal, India, 734008 (hereinafter referred to as the "**Concessionaire**"), which expression shall, unless the context otherwise requires, include its successors and permitted assigns.

The Authority and the Concessionaire are, collectively, referred to as the '**Parties**' and individually as '**Party**'.

WHEREAS:

A. The Authority is a special purpose vehicle company which came into being under the provisions of the Companies Act, 2013, and formed for the sole purpose of implementation of the smart city mission at the city level in Gangtok, Sikkim. The Authority plan, appraise, approve, release funds, implement, manage, operate, monitor and evaluate the Gangtok smart city development projects.

B. The Authority, in their endeavour to improve the city's transportation system have undertaken concerted efforts to establish a Multi-Level Car Parking and Commercial Development at the Project Site with a modern, smart, aesthetic, sleek, visitor and environment friendly in order to achieve substantial service improvement for the commuters, tourists and vehicle owners.

C. The Authority had issued a Request for Proposal (the "**RFP**") to prospective bidders through its Request for Proposal Notice No.: 004/GSCDL/2020 dated 16.09.2020 for short listing of bidders for further evaluation of their Financial Proposal.

D. In response to the RFP, the Selected Bidder submitted his Bid, in response to the RFP, for the Project and thereafter the Authority short-listed the Selected Bidder to form the Concessionaire along with certain other bidders ("**Qualified Bidders**") for the opening of their Financial Proposals.

E. The Authority, after evaluating the Bid and Financial Proposals from all Qualified Bidders, accepted the Concessionaire's Financial Proposal, submitted as a part of the Bid and issued a Letter of Acceptance dated 18.06.2021 ("**LOA**") to the Concessionaire, a copy whereof is hereto annexed as **Schedule A**.

F. The Board of Directors of the Authority have approved the appointment of the Concessionaire for the Project and have also passed the necessary resolutions.

G. The Authority acknowledges that as on this day, the Concessionaire has submitted the Development Period Performance Security, in the format provided in **Schedule L**.

-TRUE COPY-

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

MESASO Infrastructure Private Limited
Siliguri

Special Purpose Vehicle under UDHD
Government of Sikkim
Gangtok Smart City Development Limited,
Level 5, Kissan Bazaar Building,Lal Market Road,
Gangtok,Sikkim – 737101
E Mail – gangtoksmartcity@gmail.com

ANNEXURE R12/5

Azadi Ka Amrit Mahotsav

Memo no :- 721 /GSCDL/2021-22

Date: 15.11.2021

To

Mesaso Infrastructure Private Ltd.
3rd Floor, Vega Circle Mall
3rd Mile, Sevoke Road
Siliguri,West Bengal-734008

Subject: Concessionaire's obligation to any anticipated damages to private properties in the vicinity of the project site "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area at Gangtok on DBFOT basis".

Sir,

This is to inform you that a stakeholders meeting was held on 13/11/2021 regarding the project **"Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area at Gangtok on DBFOT basis".** During the meeting, the stakeholders had submitted their queries with respect to the cause of action of GSCDL and Concessionaire in case of any future anticipated damages arising to the private buildings (both residential and commercial) in the vicinity of the project site during the construction phase.

With reference to the queries of the stakeholders, the Honourable Minister - Urban Development Department in his address assured that the Government, GSDCL & the Concessionaire shall extend all the support in the form of compensation in case of any damages arising during the construction phase of the afore-mentioned project site. An assurance letter will be served to the stakeholders from the concessionaire as well as GDSCL, very shortly.

In view of the above, you are requested to immediately provide us with an assurance letter as a compliance to the stakeholders meeting held on 13.11.2021.

Your early action in this matter will be highly appreciated for early communication to the stakeholders.

Thanking You.

Yours sincerely,

Chief Executive Officer
Gangtok Smart City Dev. Ltd
Gangtok.

mesaso

Ref. No. MIPL/10/2021-22

Date: 16.11.2021

ANNEXURE R12/6

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

Sub.: Commitment Letter to Stakeholders of Arithang in reference to your letter dated 15.11.2021 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"

Sir,

With reference to the above subject matter, we hereby provide our commitment to the Stakeholders of Arithang through Gangtok Smart City Development Limited and Department of Urban Development that Mesaso Infrastructure Private Limited shall extend all the support in the form of compensation in case of any damages arising to the private buildings (both residential and commercial) due to construction activities for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School Area" during the construction period. The compensation pertaining to any damages shall be paid after due assessment as per the prevailing State Government norms.

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited

MESASO Infrastructure Private Limited

Director

Director

CC: 1. Secretary, Urban Development Department

2. Hon'ble Councilor (9- Arithang – I ward) for information to Stakeholders

3. Hon'ble Councilor (10- Arithang – II ward) for information to Stakeholders

Email:spcbsikkim@gmail.com

ANNEXURE R12/7

STATE POLLUTION CONTROL BOARD-SIKKIM

FOREST & ENVIRONMENT DEPARTMENT
GOVERNMENT OF SIKKIM
DEORALI, GANGTOK – 737102

F. No. 202/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

State Pollution Control Board ★ Forest & Environment Deptt. ★ Govt. of Sikkim

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ANNEXURE R12/8

GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK

No: 255/UDD/Secy. Dated: 21/09/2021

To,

The Chief Executive Officer
Gangtok Smart City Development Limited
Gangtok.

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

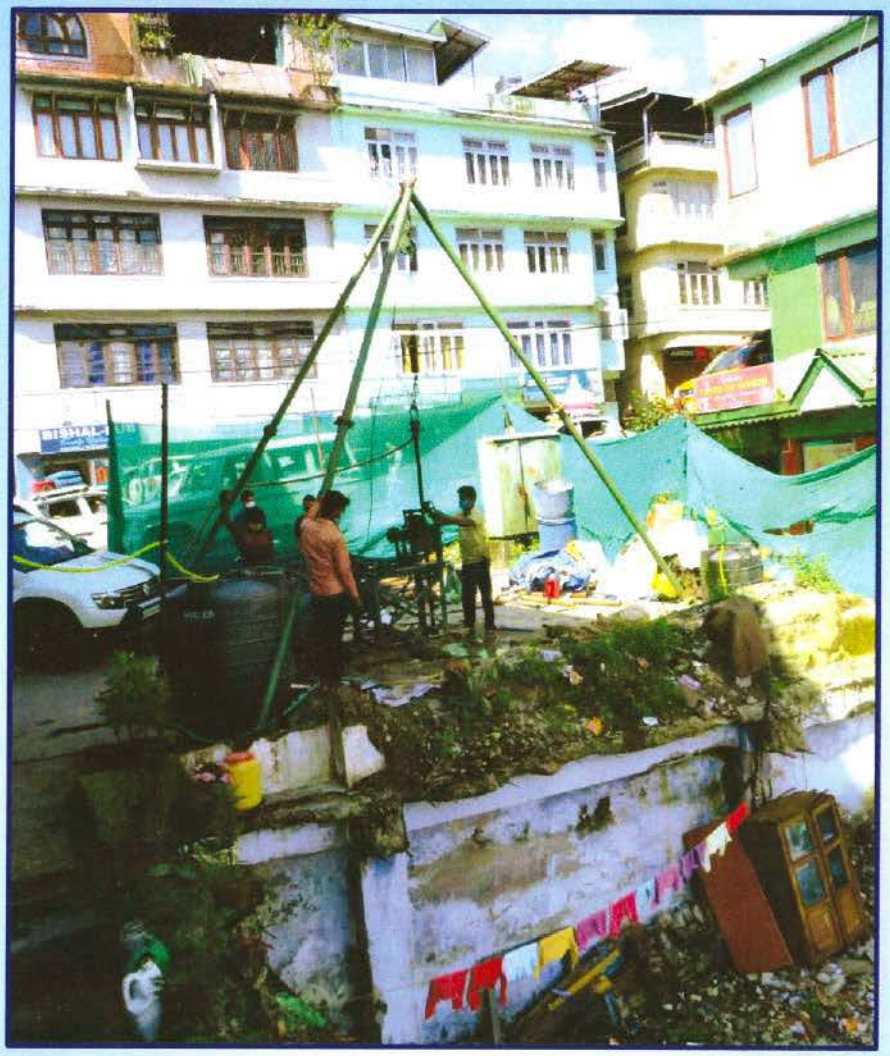
Reference proposal for construction of Multi level Car Parking cum Commercial Complex at Old West Point School complex Gangtok, I am directed to convey the approval to start dismantling of existing structure of Old West Point School for construction of the aforesaid work subject to no objection from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

Special Secretary
Urban Development Department

SPECIAL SECRETARY
Urban Dev. Department
Government of Sikkim
Gangtok

ANNEXURE R12/9

REPORT ON DETAIL GEOLOGICAL, GEO-TECHNICAL & GEO-PHYSICAL INVESTIGATION OF THE LAND PROPOSED FOR CONSTRUCTION OF MULTI-LEVEL CAR PARKING CUM PLAZA AT OLD WEST POINT SCHOOL COMPLEX (PRESENT TAXI STAND) GANGTOK, EAST SIKKIM



WORK CARRIED OUT BY:-

M/S GEO-INFORMATIC CONSULTANCY & SERVICES
TADONG, GANGTOK - 737102, Reg. no.32/DCE

MARCH 2021

CONTENTS

GEOLOGICAL INFORMATION CONSULTANCY & SERVICES
Regd No. 3/2/DCIE

Summary of the report

The area proposed for construction of muiti-level car parking cum plaza is located at Old West Point school Complex, Gangtok, East Sikkim, Geographically the area is located at N 270 20.310' latitude and E 880 36.702' longitude at an elevation of 1609 m above mean sea level and it lies on 10 meters South East of Police Headquater, Gangtok, East Sikkim.

M/S GEO-INFORMATIC CONSULTANCY & SERVICES TADONG, GANGTOK- 737102, Reg. no.32/DCE is entrusted by M/S Trupati Plaza ltd. Gangtok to carry out the detail geological, geo-technical and geo-physical investigation of the land proposed for construction of multi-level car parking cum plaza at Old West Point school Complex, Gangtok, East Sikkim.

Accordingly, Eight (06+02) nos. Boreholes were drilled up to 15m depth in the proposed construction site. The client demarcated the location. As per the samples recovered from drilling, the type of sub-surface strata found are as follows; filling materials, sandy soil mixed with rock fragments were encountered up to depth of 2 meters from existing ground level followed by highly weathered rock garnetiferous mica schist (with and without quartz veins) were encountered in all the locations upto 15meters depth. During conduction of drilling works loss of water has occurred at maximum locations except at BH-06, however core recovery percentage is less due to high degree of weathering in rock mica schist which easily break during rotary drilling, flaky in nature. However at BH-01 the recovery is 47% and at BH-07, 12m-13m highest core recovery is 80%. Few of the recovered core sizes were more than 5cm length, hence testing of

strength in point load test and Brazillian test was done only for seven core samples. The highest point load test strength was found to be 691.20 T/m2. However, the least strength obtained is 192 T/M². The Standard Penetration Test (SPT) was also conducted at the weathered strata and safe bearing pressure was estimated using 25mm settlement and 1.5m bottom of footings. The strata having strength more than 30T/M² is obtained at 3.0 meter depth, however the strength increases with achieving depth.

Geologically the area falls under medium to high-grade metamorphic rock sequence, represented in the area by garnetiferous mica schist with and without quartz veins, amphibolites bands and underlain by lingtse granitic gneiss occurred as per the regional geo-stratigraphic sequence in the area. The degree of weathering in the country rock is moderate to high. The dip of foliation of the rock is N50⁰E direction and the amount of foliation is 15⁰NE. whereas, the slope facing towards West direction makes the area geologically favourable for construction. The proposed area has uniform and highly weathered rock strata, during drilling no geological anomaly was observed except high degree of weathering.

The thickness of soil in the area is less than 2m depth followed by highly weathered rock GMS/ biotite schist from 2m depth onwards. The area has medium ground water circulation zone leading to high degree of weathering in the underlain country rock mica schist. Country rock is not exposed at proposed location, however at downslope of the area granitic gneiss having horizontal foliation exist.

The soil samples collected from the two different locations were tested by direct shear test method. The soil samples have least cohesion and maximum angle of frictional resistance which is more than 30^0. The safe bearing capacity of the soil has been estimated and found to be more than $45T/M^2$ at 3.0m depth, which is higher than the safe bearing capacity of soil as per IS CODE recommended ($35T/M^2$) in hilly terrain (detail soil parameters are enclosed).

One electrical resistivity profiling has been conducted along the profile section perpendicular to slope direction. The profile runs from SE to NW thus, reveals that uniform strata exist along the profile section. However, a high-water circulation zone is suspected in the NW boundary of the plot this is due to seepage of household waste water in the area.

Sikkim Himalayas located over young fold mountain and occurrence of seismic event in the region is frequent. The Sikkim state is placed as seismic zone IV –V by Seismic hazard map of India published by Government of India, hence suitable measures to be incorporated to design of the proposed structures.

The BH-07 and BH-08 was drilled by the department of Mines and Geology, government of Sikkim, Gangtok during January 2020 and the drill log data is enclosed in this report for reference only.

Detail report on Geological, Geo-technical & geo-physical investigation of the land proposed for construction of multi-level Car parking cum Plaza Gangtok, East Sikkim

Introduction

M/S GEO-INFORMATIC CONSULTANCY & SERVICES TADONG, GANGTOK-737102, Reg. no.32/DCE is entrusted by M/S Trupati Plaza ltd. Gangtok to carry out the detail geological, geo-technical and geo-physical investigation of the land proposed for construction of multi-level car parking cum plaza at Old West Point school Complex, Gangtok, East Sikkim.

Geographically the area is located at N 27^0 20.310' latitude and E 88^0 36.702' longitude at an elevation of 1609 m above mean sea level and it lies on 10 meters South East of Police Headquater, Gangtok, East Sikkim.

Scope of the work

The main objective of the work is to carry out the 90 meters drilling at 06 numbers of boreholes vertically down up to 15 meters depth or 60% core recovery whichever is earlier. The location of the drilling point was demarcated by the client. The following are the work components.

1. To carry out detail geological mapping of the area.
2. To conduct 90 meters drilling in 06 different locations (vertically down upto 15 meters depth or 60% core recovery) and logging all complete.
3. To conduct one electrical resistivity survey by geo-physical technique along perpendicular to slope direction.
4. Collection of soil samples from two different locations and estimation of soil bearing capacity.

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 classified as follows:

i. Foot hill belt

ii. Inner Belt

iii. Axial Belt

iv. Trans-Axial Belt.

The state is mostly covered by Precambrian metamorphic rocks of low to medium grade (Daling Group), high grade gneisses (Darjeeling Gneiss and Kanchendzonga Gneiss), Chungthang Formation (quartzite, calc-silicate rocks, marbles, graphite schists and occasionally amphibolites) with intrusive granites (Lingtse granite gneiss) and Phanerezoic rocks including Gondwana and Tethyan sedimentary. The Paleozoic and Mesozoic (Tethyan) sequence in the northern and north-western part of Sikkim are fossiliferous. The Gondwana super Group consists of sandstone, shale and carbonaceous shale with occasional thin bands of coal and pebbly shale horizon.

Daling group of rocks can be classified into three formations:

a. Gorubathan Formation: characterized by quartz-chloride-sericite-schists, phyllite and quartzites.

b. Reyang Formation: characterized by quartzites (occasionally calcareous), phylliteinterbanded with carbonaceous slate.

c. Buxa Formation: characterized by presence of dolomitic limestone, occasionally interbanded with phyllite and development of organo sedimentary structure (stromatolites).

The Kanchendzonga Gneiss comprises mainly of high-grade gneisses. The Chungthang gneiss is a quartz-biotite-gneiss. A streaky sheared granite gneiss known as "Lingtse Gneiss" occur as a NE-SW to N-S trending strip of rocks and forms a general line of separation between the Daling and high grade Kanchendzonga Gneiss. The Tethyan sedimentaries; exposed in the northern part of Sikkim represent Everest Phyllite series (shales/phyllite),

Mount Everest Limestone series, Lachi Formation (conglomerate with thick diamictite base) and Tso-Lhamo Formation (calcareous shale, limestone band, calcareous sandstone).

Site geology of the area:

Geologically, the proposed area falls within medium to high grade metamorphic rock formation represented in the area by Garnetiferrous Mica Schist and mica schist with quartzite intercalations underlain by a streaky sheared Lingtse Granitic Gneiss/amphibolites bands (black colour). The foliation of the rock strikes NW-SE and dip gently towards North East. The area has moderate to gentle slope gradient with westerly facing slope aspect. The area in consideration has medium to thin soil overburden (upto 2 meters depth maximum) with low groundwater activity.

GEO-TECHNICAL INVESTIGATION

i. Diamond Core Drilling

Diamond drilling is a form of core drilling which uses a rotary drill with a diamond drill bit mounted to a core barrel which is then connected to the drill stem with barrels of various lengths. In this method, the movement of drilling is vertically down, the drill bit cuts the rock in a rotatory manner and accordingly rock cores are retrieved in the core barrel from various depths in the area.

Accordingly, six numbers of boreholes was drilled at the area on the proposed construction site. The location was demarcated by the client. The Bore hole upto 15m depth was drilled. The following type of sub-surface strata is present as per the samples recovered during the drilling i.e. filling materials sandy soil mixed with rock fragments can be encountered up to depth of 2 meters from existing ground level followed by highly weathered rock garnetiferous mica schist with or without quartz veins encountered in all the locations. The maximum core recovery is along BH-01 depth 8.00m to 9.50meters where 47% of core recovery was obtained. The photo of the core box containing rock samples from various depth in given below in Photo 01.

Photo 01: core box showing recovered core samples from various depth of Bore hole no.01.

Accordingly, Standard Penetration Test (SPT) was also carried out simultaneously along with drilling in the area and the safe bearing capacity of the soil samples is as under (details provided in below).

SITE : Old West Point School Complex, Gangtok, East Sikkim										**JOB NO 01**		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			**DRILLING DIAMETER BX,NX Size**							**CASING DIAMTER** NX Size		
DRILL HOLE NO: 01(BH-01)										**R.L.(m): 1605m**		
ORIENTATION: Vertical down										**Co-ordinates: N27° 19.793',E 88° 36.654'**		
Date	**From (in m)**	**To (in m)**	**Run**	**Core**	**Core %**	**Water loss**	**Water colour**	**SPT N60-Value**	**SBC/strength**	**Formation**		**Log**
										Remarks	**lithology**	
26/02/2021	**0.00**	**0.50**	**0.50**	**Slush**	**10%**	NO LOSS	**Dark Brown**			**NX Casing**	Dark brown colored silty clayey soil overburden.	
27/02/2021	**0.50**	**2.00**	**1.50**	**10cm**	**15%-**	LOSS	**White**			**NX Casing**	Rock boulders intermixed with soil cover	
	2.00	**3.50**	**1.50**	**33cm**	**22%**	NO LOSS	**Brown**			**NX Casing**	Moderately weathered Garnetiferous mica schist	
28/02/2021	**3.50**	**5.00**	**1.50**	**32cm**	**21%**	LOSS	**White**			**NX Casing**	Moderately weathered Garnetiferous mica schist	
	5.00	**6.50**	**1.50**	**93cm**	**25%**	LOSS	**White**			**NX Barrel**	Moderately weathered Garnetiferous mica schist	
01/03/2021	**6.50**	**8.00**	**1.50**	**65cm**	**43%**	LOSS	**White**		**192 T/m²**	**Casing Rib**	Moderately weathered Garnetiferous mica schist	
02/03/2021	**8.00**	**9.50**	**1.50**	**70cm**	**47%**	LOSS	**White**			**NX Barrel**	Moderately weathered Garnetiferous mica schist with quartz veins	
03/03/2021	**9.50**	**11.00**	**1.50**	**50cm**	**33%**	LOSS	**White**			**NX Barrel**		
	11.00	**12.50**	**1.50**	**Slush (28cm)**		LOSS	**White**	**30**	**86T/M²**	**NX Barrel**		
04/03/2021	**12.50**	**14.00**	**1.50**	**15cm**	**21%**	NO LOSS	**White**			**NX Barrel**	highly weathered Garnetiferous mica schist with quartz veins	
	14.00	**15.00**	**1.00**	**11cm**	**18%**	NO LOSS	**White**			**NX Barrel**		

SITE : Old West Point School Complex, Gangtok, East Sikkim										**JOB NO 02**		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			**DRILLING DIAMETER BX,NX Size**							**CASING DIAMTER** NX Size		
DRILL HOLE NO: 02(BH-02)										**R.L.(m): 1609m**		
ORIENTATION: Vertical down			**Co-ordinates: N27° 19.701',E 88° 36.665'**									
Date	**From (in m)**	**To (in m)**	**Run**	**Sample type**	**Sample length(SPT)**	**Water loss**	**Water colour**	**SPT N60 Value**	**SBC/strength**	**Formation**		**Log**
										Remarks	**Lithology**	
05/03/2021	**0.00**	**0.50**	**0.50**	**Slush**	**21cm**	NO LOSS	**Dark Brown**	**8**	**7.7T/M²**	**NX Casing**	Dark brown colored silty clayey soil overburden.	
	0.50	**2.00**	**1.50**	**Slush**	**30cm**	NO LOSS	**White**	**9**	**9.5T/M²**	**NX Casing**	Rock boulders intermixed with soil cover	
	2.00	**3.50**	**1.50**	**Slush**	**18cm**	NO LOSS	**Brown**	**12**	**14.9T/M²**	**NX Casing**	Moderately weathered Garnetiferous mica schist	
	3.50	**5.00**	**1.50**	**Slush**	**12cm**	NO LOSS	**Brown**	**29**	**44.5T/M²**	**NX Casing**	Moderately weathered Garnetiferous mica schist	
	5.00	**6.50**	**1.50**	**Slush**	**13cm**	LOSS	**Brown**	**26**	**47.3T/M²**	**NX Barrel**	Moderately weathered Garnetiferous mica schist	
06/03/2021	**6.50**	**8.00**	**1.50**	**Slush /core**	**15cm**	NO LOSS	**Brown**	**22**	**48.2T/M²**	**Casing Rib**	Moderately weathered Garnetiferous mica schist	
06/03/2021	**8.00**	**9.50**	**1.50**	**Slush**	**27cm**	NO LOSS	**Brown**	**30**	**71.8T/M²**	**NX Barrel**	Moderately weathered Garnetiferous mica schist with quartz veins	
07/03/2021	**9.50**	**11.00**	**1.50**	**Slush**	**24cm**	NO LOSS	**Brown**	**30**	**83.2T/M²**	**NX Barrel**	Moderately weathered Garnetiferous mica schist with quartz veins	
	11.00	**12.50**	**1.50**	**Slush**	**12cm**	NO LOSS	**Brown**	**29**	**86.0T/M²**	**NX Barrel**		
08/03/2021	**12.50**	**14.00**	**1.50**	**Slush**	**17cm**	NO LOSS	**Brown**	**36**	**120.5T/M²**	**NX Barrel**	Weathered Garnetiferous mica schist with quartz veins	
	14.00	**15.00**	**1.00**	**Slush**	**15cm**	NO LOSS	**Brown**	**40**	**141.5T/M²**	**NX Barrel**		

SITE : Old West Point School Complex, Gangtok, East Sikkim										**JOB NO 03**		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			**DRILLING DIAMETER BX,NX Size**							**CASING DIAMTER** NX Size		
DRILL HOLE NO: 03(BH-03)										**R.L.(m): 1609m**		
ORIENTATION: Vertical down										**Co-ordinates: N27° 19.800',E 88° 36.672'**		
Date	**From (in m)**	**To (in m)**	**Run**	**Core**	**Sample length**	**Water loss**	**Water colour**	**SPT N60-Value**	**SBC/strength**	**Formation**		**Log**
										Remarks	**Lithology**	
09/03/2021	**0.00**	**0.50**	**0.50**	**Slush**	**21cm**	NO LOSS	**Dark Brown**	-		**NX Casing**	Dark brown colored silty clayey soil overburden.	
	0.50	**2.00**	**1.50**	**Slush**	**18cm**	NO LOSS	**Brown**	**23**	**22.1T/M²**	**NX Casing**	Highly weathered mica schist	
	2.00	**3.50**	**1.50**	**Slush**	**30cm**	NO LOSS	**Brown**	**15**	**18.7T/M²**	**NX Casing**	Highly weathered mica schist	
	3.50	**5.00**	**1.50**	**Slush**	**16cm**	NO LOSS	**Brown**	**24**	**36.8T/M²**	**NX Casing**	Highly weathered mica schist	
10/03/2021	**5.00**	**6.50**	**1.50**	**Slush**	**20cm**	NO LOSS	**Brown**	**30**	**54.6T/M²**	**NX Barrel**	Highly weathered Garnetiferous mica schist	
	6.50	**8.00**	**1.50**	**Slush**	**32cm**	LOSS	**Brown**	**16**	**33.7T/M²**	**Casing Rib**	Highly weathered Garnetiferous mica schist	
	8.00	**9.50**	**1.50**	**Slush**	**26cm**	LOSS	**Brown**	**15**	**35.9T/M²**	**NX Barrel**	Highly weathered Garnetiferous mica schist with quartz veins	
11/03/2021	**9.50**	**11.00**	**1.50**	**Slush**	**19cm**	LOSS	**Brown**	**25**	**66.9T/M²**	**NX Barrel**	Moderately weathered Biotite schist	
	11.00	**12.50**	**1.50**	**core**	**14cm**	LOSS	**Brown**	-		**NX Barrel**	Fresh rock Biotite schist	
12/03/2021	**12.50**	**14.00**	**1.50**	**Slush**	**22cm**	LOSS	**Brown**	**30**	**97.5T/M²**	**NX Barrel**	Highly weathered mica schist	
	14.00	**15.00**	**1.00**	**Slush**	**23cm**	LOSS	**Brown**	**24**	**84.9T/M²**	**NX Barrel**		

SITE : Old West Point school complex, Gangtok, East Sikkim										**JOB NO 04**		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			**DRILLING DIAMETER BX,NX Size**							**CASING DIAMTER** NX Size		
DRILL HOLE NO: 04(Bh-04)										**R.L.(m): 1609m**		
ORIENTATION: Vertical down										**Co-ordinates: N27° 19.790',E 88° 36.684'**		
Date	**From (in m)**	**To (in m)**	**Run**	**Sample type**	**Sample length**	**Water loss**	**Water colour**	**SPT N60-Value**	**SBC/strength**	**Formation**		**Log**
										Remarks	**Lithology**	
14/03/2021	**0.00**	**0.50**	**0.50**	**Slush**	**21cm**	NO LOSS	**Dark Brown**	**24**	**23.1T/M²**	**NX Barrel**	Dark brown colored silty clayey soil overburden.	
	0.50	**2.00**	**1.50**	**Slush**	**42cm**	NO LOSS	**Brown**	**17**	**17.9T/M²**	**NX Barrel**	Light brown colour Parent soil.	
	2.00	**3.50**	**1.50**	**Slush**	**26cm**	NO LOSS	**Brown**	**18**	**22.4T/M²**	**NX Barrel**	Highly weathered Mica Schist	
	3.50	**5.00**	**1.50**	**Slush**	**32cm**	NO LOSS	**Brown**	**20**	**30.7T/M²**	**NX Barrel**	Highly weathered Mica Schist	
15/03/2021	**5.00**	**6.50**	**1.50**	**core**	**14%**	LOSS	**Brown**			**NX Barrel**	Highly weathered Garnetiferous Mica Schist with quartz veins	
	6.50	**8.00**	**1.50**	**core**	**08%**	LOSS	**Brown**			**Casing Rib**	Highly weathered Garnetiferous Mica Schist with quartz veins	
	8.00	**9.50**	**1.50**	**core**	**07%**	LOSS	**Brown**			**NX Barrel**	Moderately weathered Mica Schist with quartz veins	
16/03/2021	**9.50**	**11.00**	**1.50**	**core**	**07%**	LOSS	**Brown**			**NX Barrel**	Highly weathered Garnetiferous mica schist	
17/03/2021	**11.00**	**12.50**	**1.50**	**Slush**	-	LOSS	**Brown**	**32**	**94.9T/M²**	**NX Barrel**	Highly weathered Mica schist	
	12.50	**14.00**	**1.50**	**Slush**	-	LOSS	**Brown**	**24**	**78.0T/M²**	**NX Barrel**	Highly weathered Mica schist	
	14.00	**15.00**	**1.00**	**Slush**	-	LOSS	**Brown**	**30**	**106.1T/M²**	**NX Barrel**	Highly weathered Mica schist	

SITE : Old West Point school complex, Gangtok, East Sikkim										**JOB NO 05**		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			**DRILLING DIAMETER BX,NX Size**							**CASING DIAMTER** NX Size		
DRILL HOLE NO: 05(Bh-05)										**R.L.(m): 16012m**		
ORIENTATION: Vertical down										**Co-ordinates: N27° 19.792',E 88° 36.685'**		
Date	**From (in m)**	**To (in m)**	**Run**	**Sample type**	**Sample length**	**Water loss**	**Core recy. %**	**SPT N60-Value**	**SBC/strength**	**Formation**		**Log**
										Remarks	**Lithology**	
21/03/2021	0.00	0.50	0.50	Core	25cm	LOSS	18%			NX Barrel	Rock fragments/boulders	
22/03/2021	0.50	2.00	1.50	Slush	42cm	LOSS		14	17.48T/M²	NX Barrel	Highly weathered rock mica schist	
	2.00	3.50	1.50	Slush	26cm	LOSS		23	33.11T/M²	NX Barrel	Highly weathered Mica Schist	
	3.50	5.00	1.50	core	40cm	LOSS	22%		422.4T/M²	NX Barrel	Highly weathered Garnetiferous Mica Schist	
23/03/2021	5.00	6.50	1.50	core	50cm	LOSS	31%			NX Barrel	Highly weathered Garnetiferous Mica Schist	
	6.50	8.00	1.50	core	41cm	LOSS	23%			NX Barrel	Highly weathered Mica Schist with quartz veins	
24/03/2021	8.00	9.50	1.50	core	20cm	LOSS	18%			NX Barrel	Highly weathered Mica Schist with quartz veins	
	9.50	11.00	1.50	core	35cm	LOSS	24%			NX Barrel	moderately weathered Mica Schist (muscovite)	
25/03/2021	11.00	12.00	1.00	Slush	38cm	LOSS	33%			NX Barrel	Cashing Jam onwards depth	

SITE : Old West Point school complex, Gangtok, East Sikkim										JOB NO 06		
DRILLING EQUIPMENT: Diamond core drilling with single tube barrel												
DRILLING METHOD: Rotary			DRILLING DIAMETER BX,NX Size							CASING DIAMTER NX Size		
DRILL HOLE NO: 06(Bh-06)										R.L.(m): 1615m		
ORIENTATION: Vertical down										Co-ordinates: N27° 19.793',E 88° 36.686'		
Date	From (in m)	To (in m)	Run	Sample type	Sample length	Water loss	Water colour	SPT N60-Value	SBC/strength	Formation		Log
										Remarks	Lithology	
28/03/2021	0.00	0.50	0.50	core	27%	LOSS				NX Barrel	Rock fragments/boulders	
	0.50	2.00	1.50	core	29%	LOSS				NX Barrel	Rock fragments/boulders .	
29/03/2021	2.00	3.50	1.50	Slush	27cm	NO LOSS	Brown	15	15.83T/M²	NX Barrel	Highly weathered rock GMS	
	3.50	5.00	1.50	Slush	22cm	NO LOSS	Brown	29	35.86T/M²	NX Barrel	Highly weathered rock GMS	
29/03/2021	5.00	6.50	1.50	Slush	27cm	NO LOSS	Brown	29	56.33T/M²	NX Barrel	Highly weathered rock GMS	
	6.50	8.00	1.50	Slush	30cm	NO LOSS	Brown	26	55.06T/M²	Casing Rib	Highly weathered rock GMS	
	8.00	9.50	1.50	Slush	19cm	NO LOSS	Brown	18	43.93T/M²	NX Barrel	Highly weathered rock GMS	
30/03/2021	9.50	11.00	1.50	Slush	18cm	NO LOSS	Brown	28	74.92T/M²	NX Barrel	Highly weathered rock GMS	
30/03/2021	11.00	12.50	1.50	Slush	22cm	NO LOSS	Brown	21	66.29T/M²	NX Barrel	Highly weathered rock GMS	
	12.50	14.00	1.50	core	12%	NO LOSS	Brown			NX Barrel	Amphibolites band black colour	
	14.00	15.00	1.00	Slush	15cm	NO LOSS	Brown	19	67.28T/M²	NX Barrel	Highly weathered rock GMS	

SITE : Old West Point School Complex, Gangtok, East Sikkim (Front of the school building)(BH-07)												
DRILLING EQUIPMENT: Diamond core drilling with doubl					Co-ordinates: E 27° 19'47.96" latitude N 88° 36'39.77" longitude							
DRILLING METHOD: Rotary					DRILLING DIAMETER/ CASING DIAMTER NX Size BX,NX Size						R.L.(m): 1606m	
DRILL HOLE NO: 07					ORIENTATION: Vertical down						LITHOLOGY	
Date	From (in m)	To (in m)	Total Run	Drillin g log	Core recovery length(m)	Core recover y %	Water loss		RQD	Strength(T/M²)	SPT N-Value	
31/01/2020	0.00	1.50	1.50		0	0%	No loss		-	13.84	16	Light brown clayey soil.
1/02/2020	1.50	3.00	1.50		0	0%	No loss		-	20.15	18	Light brown silty soil.
1/02/2020	3.00	4.50	1.50		0.10	6%	No loss		<25%	-	core	Garnetiferrous Mica Schist with quartz viens.
2/02/2020	4.50	6.00	1.50		0.15	10%	No loss		<25%	-	core	
2/02/2020	6.00	7.50	1.50		0.10	6%	No loss		<25%	-	core	
3/02/2020	7.50	9.00	1.50		0.40	26%	No loss		>50%	-	core	
3/02/2020	9.00	10.50	1.50		1.10	73%	100%		>50%	70.10T/m² & 115.20T/m²	core	Moderately weathered Garnetiferrous Mica Schist.
4/02/2020	10.50	12.00	1.50		0.77	51%	100%		>50%	121.00T/m² & 96.00 /m²	core	
5/02/2020	12.00	13.00	1.00		0.80	80%	100%		<25%	-	core	
7/02/2020	13.00	14.00	1.00		0.50	50%	100%		<25%	-	core	Highly weathered Garnetiferrous Mica Schist
7/02/2020	14.00	15.00	1.00		0.55	55%	100%		<25%	-	core	

Data Source : Mines & Geology Report.

SITE : Old West Point School Complex, Gangtok, East Sikkim. (Behind School Building)(BH-08)											
DRILLING EQUIPMENT: Diamond core drilling with double tube barrel					**Co-ordinates: E 27° 19'48.19" latitude N 88° 36'38.92" longitude,**						
DRILLING METHOD: Rotary					**DRILLING DIAMETER/ CASING DIAMTER** NX Size **BX,NX Size**						**R.L.(m): elevation 1604m**
DRILL HOLE NO: 08					**ORIENTATION: Vertical down**						**LITHOLOGY**
Date	From (in m)	To (in m)	Total Run	Drilling log	Core recovery length(m)	Core recovery %	Water loss		RQD	Strength(T/M ^{2})	SPT N-Value	
10/02/2020	0.00	1.50	1.50		0	0%	No loss		-	6.92	8	Micaceous silty soil.
11/02/2020	1.50	3.00	1.50		0	0%	No loss		-	11.51	10	Micaceous silty soil.
11/02/2020	3.00	4.50	1.50		0	0%	No loss		<25%	46.50	28	Highly weathered Garnetiferrous Mica Schist.
11/02/2020	4.50	6.00	1.50		0	0%	No loss		<25%	22.13	12	Highly weathered Garnetiferrous Mica Schist.
12/02/2020	6.00	7.50	1.50		0	0%	100%		<25%	-	core	Garnetiferrous Mica schist with quartz veins.
13/02/2020	7.50	9.00	1.50		0.60	40%	100%		<25%	331.20T/m ^{2} & 345.60 T /m^2	core	
13/02/2020	9.00	10.50	1.50		0.80	53%	100%		>50%	-	core	Fresh Garnetiferrous Mica Schist with quartz veins.
14/02/2020	10.50	12.00	1.50		0.43	28%	100%		>50%	-	core	
15/02/2020	12.00	13.50	1.50		0.50	33%	100%		<50%	-	core	Moderately weathered Garnetiferrous mica schist.
16/02/2020	13.50	15.00	1.50		0.40	26%	100%		>50%	-	core	Moderately weathered Garnetiferrous mica schist underlain by fresh Garnetiferrous mica schist.

Data source : Mines & Geology report.

ESTIMATION OF SAFE BEARING PRESSURE (N value obtained during drilling)

N-value observed in the field is corrected according to the following relation

$N_{60} = N*C_s*C_R*C_b*E_m/60$

Where:

N_{60}= Standard penetration number corrected for field conditions to an average energy ratio 60%.

N= measured penetration number

C_s= correction for sampler

C_R= Correction for rod length

C_b = correction for borehole diameter

E_m= hammer efficiency in percent

N_{60} obtained in this manner is corrected again for overburden pressure as given below:

$(N_1)_{60} = [100/p'_0]^{0.5}N_{60}$

$(N_1)_{60}$=N value corrected for both field testing procedures and overburden pressure.

P'_0=effective overburden pressure, kN/m^2

Corrected values of N are given in Table -1.

Net allowable bearing pressure of a footing of width 3m, placed at 3m below the ground level, is calculated from the following relation:

$q_a = 11.98N_{60}((3.28B + 1)/3.28B)^2 K_d R_w(S_e/25)$

Where:

$K_d = (1+0.33d_f/B) \leq 1.33$

d_f=depth of foundation, m

B= width of foundation, m

R_w= correction factor

S_e= settlement, mm

q_a= net allowable bearing pressure, T/m^2

The value of R_w equals to 0.5 is considered.

$q_{net\ allowable}$ for 1.50m sizes of footings are calculated for 25 mm settlement and placed in table 2., the allowable bearing pressure is calculated from N60 i.e corrected penetration value from field, further considering overburden pressure the N 1(60) is also obtained and can be calculated from above relations.

If the tolerable settlement is other than 25 mm, say S_a (mm),the $q'_{net\ allowable}$ can be obtained from

$$q'_{net\ allowable} = q_{net\ allowable} * S_a/25$$

BH-No.	Depth in meters		Allowable bearing pressure with 1.5mX 1.5 bottom of footing having settlement 25mm
BH-01	**11.00M-12.50M**		**86.00T/M²**
BH-02	**0.00m**	**0.50m**	**7.7T/M²**
BH-02	**0.50m**	**2.00m**	**9.5T/M²**
BH-02	**2.00m**	**3.50m**	**14.9T/M²**
BH-02	**3.50m**	**5.00m**	**44.5T/M²**
BH-02	**5.00m**	**6.50m**	**47.3T/M²**
BH-02	**6.50m**	**8.00m**	**48.2T/M²**
BH-02	**8.00m**	**9.50m**	**71.8T/M²**
BH-02	**9.50m**	**11.00m**	**83.2T/M²**
BH-02	**11.00m**	**12.50m**	**86.0T/M²**
BH-02	**12.50m**	**14.00m**	**120.5T/M²**
BH-02	**14.00m**	**15.00m**	**141.5T/M²**
BH-03	**0.00m**	**0.50m**	**22.1T/M²**
BH-03	**0.50m**	**2.00m**	**18.7T/M²**
BH-03	**2.00m**	**3.50m**	**36.8T/M²**
BH-03	**3.50m**	**5.00m**	**54.6T/M²**
BH-03	**5.00m**	**6.50m**	**33.7T/M²**

BH-03	6.50m	8.00m	35.9T/M²
BH-03	8.00m	9.50m	66.9T/M²
BH-03	11.00m	12.50m	97.5T/M²
BH-03	12.50m	14.00m	84.9T/M²
BH-03	14.00m	15.00m	22.1T/M²
BH-04	0.00m	0.50m	23.1T/M²
BH-04	0.50m	2.00m	17.9T/M²
BH-04	2.00m	3.50m	22.4T/M²
BH-04	3.50m	5.00m	30.7T/M²
BH-04	12.50m	14.00m	94.9T/M²
BH-04	14.00m	15.00m	78.0T/M²
BH-05	1.50m	2.00m	17.48T/M²
BH-05	3.50m	5.00m	33.11T/M²
BH-06	2.00m	3.50m	15.83T/M²
BH-06	3.50m	5.00m	35.86T/M²
BH-06	5.00m	6.50m	56.33T/M²
BH-06	6.50m	8.00m	55.06T/M²
BH-06	8.00m	9.50m	43.93T/M²
BH-06	9.50m	11.00m	74.92T/M²
BH-06	11.00m	12.50m	66.29T/M²
BH-06	14.00m	15.00m	67.28T/M²

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

Electrical resistivity determination is usually made by injecting a specified amount of electric current through a pair of 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. 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 **Res2Divin 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.

one number of resistivity tomography profile were carried out in the area, PS 01 – PS 01' was carried along SE-NW direction perpendicular to the slope direction (marked slope forming materials map). 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 resistivity versus sub-surface depth is 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 sub-surface strata and tomography are described in details which are given below.

Profile section (PS01-PS01'):

Site Geology: Medium thick soil overburden underlain by highly weathered mica schist rock and its variants 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 N27^0 19.789' latitude E88^0 36.660' at an elevation of 1609 m amsl). The direction of the profile section runs SE-NW from the first electrode. The last electrode was placed at a distance at 70 meters, geographically it is located at N27^0 19.822' latitude to E88^0 36.649' longitude at an elevation of 1604 m amsl) (profile section01-01'), to delineate probable sub-surface geology. Observation from 2D-inversion resistivity in the profile section 01-01' shows that the top layer consists of highly weathered mica schist rock followed by moderately weathered mica schist rock. Groundwater circulation zone exists between 34-67m horizontal distance with depth between 2m to 16 m(average) as seen in the tomography.


ELECTRICAL RESISTIVITY SURVEY PROFILE-01 AT OLD WEST POINT SCHOOL COMPLEX, GANSTON
Elev.
1615
1610
1605
1600
1595
1590
Model resistivity with topography
Iteration 7 Abs. error = 4.7
0.0
20.0
40.0
60.0
SUSPECTED GROUNWATER CIRCULATION ZONE
MICA SCHIST ROCK
19.8
46.1
107
250
583
1359
3168
7389
Resistivity in ohm.m
Horizontal scale is 126.00 pixels per unit spacing
Vertical exaggeration in model section display = 1.05
First electrode is located at 0.0 m.
Last electrode is located at 70.0 m.
Unit Electrode Spacing = 5.00 m.

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

Sl. No.	PS01-PS01' (0.0mts.– 70mts.)	Depth (m)	Resistivity(ohm-meter)	Inferred geology/type of materials Present
1	0m - 3m	-	-	*Field Data Gap(no information)*
2	3m - 5m	0m –16m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
3	5m – 8m	0m – 3m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
		3m – 16m	900 Ωm-1200 Ωm	*Highly weathered mica schist rock.*
4	8m - 15m	0m – 2.5m	300 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		2.5m – 3m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
		3m – 4m	900 Ωm-1200 Ωm	*Highly weathered mica schist rock.*
		4m – 7.5m	1500 Ωm-3000 Ωm	*Moderately weathered mica schist rock.*
		7.5m-16m	900 Ωm-1200 Ωm	*Highly weathered mica schist rock.*
5	15m - 16m	0m – 2.5m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
		2.5m – 16m	900 Ωm-1200 Ωm	*Highly weathered mica schist rock.*
6	16m – 19m	0m-16m	900 Ωm-1200 Ωm	*Highly weathered mica schist rock.*
7	19m – 23m	0m -16m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
8	23m – 25m	0m-2.5m	300 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		2.5m – 16m	500 Ωm-600 Ωm	*Moderately saturated mica schist rock.*
9	25m - 30m	0m - 2m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		2m-3m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
		3m-7m	1500 Ωm-3000 Ωm	*Moderately weathered mica schist*
		7m-16m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
7	30m - 32m	0m –3m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
		3m – 7m	1500 Ωm-3000 Ωm	*Moderately weathered mica schist*
		7m-16m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
8	32m – 34m	0m –1m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
		1m-2.5m	1500 Ωm-3000 Ωm	*Moderately weathered mica schist*
		2.5m – 16m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
9	34m - 41m	0m – 2m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		2m-16m	**20 Ωm-200 Ωm**	***Groundwater circulation zone between 2m-7m depth surrounded by highly saturated weathered flaky materials composed of micaceous rock.***
10.	41m -46m	0m-16m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*

11.	46m-50m	0m-2.5m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		2.5m-6m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		6m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
12.	50m-52m	0m-5m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		5m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
13.	52m-56m	0m-3m	200 Ωm-300 Ωm	*Highly saturated weathered silty soil.*
		3m-6m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		6m-7.5m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		7.5m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
14.	56m-60m	0m-2.5m	200 Ωm-300 Ωm	*Highly saturated weathered silty soil.*
		2.5m-3m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		3m-5m	900 Ωm-3000 Ωm	*Highly weathered mica schist rock intermixed with moderately weathered rock.*
		5m-7m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		7m-8m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		8m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
14.	60m-63m	0m-3m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		3m-5m	900 Ωm-3000 Ωm	*Highly weathered mica schist rock intermixed with moderately weathered rock.*
		5m-6m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		6m-8m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		8m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
15.	63m-65m	0m-4m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		4m-5m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
		5m-6m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		6m-9m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		9m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
'16.	65m-67m	0m-3m	7000 Ωm-8000 Ωm	*Mica schist with low density of quartz veins.*
		3m-4m	200 Ωm-500 Ωm	*Highly saturated mica schist rock.*
		4m-5m	1000 Ωm-1500 Ωm	*Highly weathered mica schist rock.*
		5m-7m	1500 Ωm-3000 Ωm	*Moderately weathered mica schist rock.*
		7m-9m	200 Ωm-300 Ωm	*Highly saturated weathered flaky mica schist.*
		9m-16m	**20 Ωm-100 Ωm**	***Highly saturated micaceous rock***
17.	67m-70m	-	-	*Field Data Gap(no information*

PHOTO;- DRILLING UNDER PROGRESS AT LOCATION BH-05.

PHOTO;- CORE RECOVERY AT BH-01 LOCATION.

PHOTO; - CORE RECOVERY AT LOCATION BH-02.

FIG;- CORE RECOVERY AT LOCATION BH-03.

FIG;- CORE RECOVERY AT LOCATION BH-04.

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FIG;- CORE RECOVERY AT LOCATION BH-05.

Photo;- Selec on of core recovery samples for laboratory tes ng.

Photo: - Iden ed/selected core samples for tes ng of its strength.

Photo:-Electrical resis vity Pro ling Survey is at progress along, N20^{0}W-S20^{0}E direc on at site.

Excavation of pits and soil profile in the area

Two pits were excavated in the area and four soil samples were collected from the site (1.5m depth and 3.0m depth from each location). The samples were packs in moisture tight polythene bags and sent for analysis at Kolkata (NABL accredited laboratory) for analysis. The soil is characterised by sandy silty in nature where high percentage of sand fallowed by silt and gravels, clay is the least percentage present in the area. The soil bearing capacity of the soil was calculated as per IS code: 6403:1981 considering squire type of footing with 04 as factor of safety. The soil gave more than 45 T/M^2 which is more than the recommended soil bearing capacity as per IS Code in hilly terrain ($35T/M^2$). The details of soil profile along with photographs and soil bearing capacity are as fallows.

Fig;- Soil pro le of the Pit-01 at old west point school complex, Gangtok.

Fig:- Soil pro le of pit-02 at old west point school complex, Gangtok.

DETAILS OF LABORATORY TESTING OF SOIL SAMPLES.

MOISTURE CONTENT

The water content of samples has been evaluated after drying each sample in an oven at 100°C – 110°C for 24 hours as per procedure laid down in the Indian Standard 2720(Part II).

GRAIN SIZE DISTRIBUTION

To obtain the information concerning the soil found at various depths and to classify each strata of soil, it was necessary to conduct grain size distribution analysis. This has been done by passing dried samples over a net of sieves. The grain size distribution was evaluated and the percentage of gravel, coarse sand, medium sand, fine sand, silt and clay, fractions are calculated. These percentages are indicated in annexure and represented in graph at annexure. The overall grain size distribution in the soil gave highest percentage of sands

followed by silt, gravels and least percentage of clay. The uniformity coefficient of the soil gives the uniformly graded in nature. Hence, the chances of differential settlement in future are minimum.

BULK DENSITY

Bulk density was determined by measuring the weight and dimension of the undisturbed samples.

DIRECT SHEAR TEST:

Direct shear test of soil samples was conducted in laboratory as per IS code: 72720 and soil parameters were obtained and placed in annexure. The graph between shear stress and Normal stress is also plotted and placed as annexure II. Only four graphs are shown in annexure and cohesion value is obtained from the graph, angle of frictional resistance.

ESTIMATION OF NET ULTIMATE BEARING CAPACITY (NUBC) and soil bearing capacity.

The Net Ultimate Bearing capacity of soil is calculated considering the shear failure as per IS:6403-1981.the result is placed in annexure I.

The ultimate net bearing capacity obtained and modified to take into account, the shape of the footing, inclination of loading, depth of embedment and effect of water table. The modified bearing capacity formulas are given as under:

a) In case of general shear failure **(Qd) = $cN_cS_cd_ci_c+q(Nq-1)S_qd_qi_q + \frac{1}{2} B\gamma N_\gamma S_\gamma d_\gamma i_\gamma W'$.**

b) In case of local shear failure (Qd) = 2/3 **$cN_cS_cd_ci_c+q(Nq-1)S_qd_qi_q + \frac{1}{2} B\gamma N_\gamma S_\gamma d_\gamma i_\gamma W'$.**

Symbols used for calculation of Net Ultimate Bearing Capacity of soil.

B = Width of strip footing, width of footing, side of square footing, diameter of circular footing in cm

c = Cohesion in kgf/cm²

d_c, d_q, $d\gamma$ = Depth factors

i_c, i_q, $i\gamma$ = Inclination factors

N_c, N'_c, N_q, N'_q, $N\gamma$, $N'\gamma$ = Bearing capacity factors

q = Effective surcharge at the base level of foundation in kgf/cm²

q_d = Net ultimate bearing capacity based on general shear failure in kgf/cm²

W' = Correction factor for location of water table

s_c, s_q, $s\gamma$ = Shape factors

α = Inclination of the load to the vertical in degrees

ϕ = Angle of shearing resistance of soil in degrees

γ = Bulk unit weight of foundation soil kgf/cm³

Regd No.: CC/E

Table: Safe bearing capacity of soil at various depth below ground level as per IS code: 6403-1981

Location	Depth, (m)	Surcharge q,(kN/m^2)	Bulk density(kN/m^3)	Width of foundation(m)/ bottom of footing	Factor of safety	SBC(T/M^2)
PIT -01	1.50m	26.34	17.56	1.50 X1.50	4	25.89 T/M^2
				2.00 X 2.00		26.88 T/M^2
				2.50 X 2.50		28.00 T/M^2
				3.00 X 3.00		29.22 T/M^2
PIT-01	3.00m	52.38	17.46	1.50 X1.50	4	45.04 T/M^2
				2.00 X 2.00		44.75 T/M^2
				2.50 X 2.50		45.05 T/M^2
				3.00 X 3.00		45.65 T/M^2
PIT -02	1.50m	37.00	17.76	1.50 X1.50	4	33.59 T/M^2
				2.00 X 2.00		34.97 T/M^2
				2.50 X 2.50		36.58 T/M^2
				3.00 X 3.00		38.30 T/M^2
PIT-02	3.00m	52.38	17.46	1.50 X1.50	4	44.99 T/M^2
				2.00 X 2.00		44.70 T/M^2
				2.50 X 2.50		45.00 T/M^2
				3.00 X 3.00		44.68 T/M^2

SBC **Safe Bearing Capacity**

Note: The above soil samples and soil parameters were collected & determine during absolute dry condition

Conclusion and suggestions

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/amphibolites band. 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. The thickness of soil in the area is less than 2m depth fallowed by highly weathered rock GMS from 2m depth onwards. The area has medium to high ground water circulation zone leading to high degree of weathering in the underlain country rock mica schist. Country rock is not exposed at present location, however in surrounding areas the rock shows no joint spacing but degree of weathering is high.
3. During conduction of drilling works loss of water has occurred at maximum locations except at BH-06, however core recovery percentage is less due to highly degree of weathering in rock mica schist which easily break during rotary drilling, flaky in nature. However at bh-01 the recovery at 47% and at BH-07 12m-13m highest core recovery percentage is 80%.
4. The recovered core size few having more than 5cm length hence testing of strength in point load and Brazillian in was done only for five core samples. The highest point load strength is **691.20 T/m^2 however least strength is 192 T/M^2.**
5. The SPT conducted during weathered strata has been noted and safe bearing pressure is estimated using 25mm settlement and 1.5m bottom of footings. The calculation gives the strata having more than 30T/M^2 at 3.0m depth however at greater depth the strength is continuously increasing.

6. The soil samples collected from the two different location was tested by direct shear test method and the soil are least cohesion and maximum angle of frictional resistance which is more than 30^0. The safe bearing capacity of the soil has been estimated and soil gave more than $45T/M^2$ at 3.0m depth, which is higher than safe bearing capacity of soil as per IS CODE recommended in hilly terrain.(detail soil parameters are enclosed).
7. One electrical resistivity profiling has been conducted along the profile section diagonal to slope direction. The profile runs from SE to NW reveals that uniform strata exist along the profile section. However high water circulation zone suspected at the towards North West boundary of the plot. The water activity is due to high moisture retention capacity and nature of rock Garnetiferous mica schist exist in the area.
8. Sikkim Himalayas located over young fold mountain and occurrence of seismic event in the region is frequent. The Sikkim is placed as seismic zone IV –V by Seismic hazard map of India published by Government of India hence suitable measures to be incorporated to design of the proposed structures.
9. The BH-07 and BH-08 was drilled by the department of Mines and Geology, government of Sikkim, Gangtok during January 2020 and the drill log data is enclosed in this report for reference only.

Point Load Test

Location of sample: **Old West Point School Complex, Gangtok**

Date of Test: 30/03/2021

Rock type – Garnetiferous mica schist (GMS) with or without quartz veins

Point Load = $q_t = 0.96 \times p/D^2$ **IS:8764-1978**

Bore Hole No.	Depth (in m)	D, Diameter	Load (P)	q_t (T/m^2)
01	6.5 m	5 cm	5 KN	192 T/m^2
02	6.5 m	5 cm	18 KN	691.20 T/m^2
03	10 m	5cm	13 KN	499.20 T/m^2
04	9m	5cm	8 KN	307 T/m^2
05	4.5m	5cm	11 KN	422.4 T/m^2

P= Load (KN) D= Minimum Dia sample (cm)

Brazillian Test

Location of sample – **Old West Point School Complex, Gangtok**
Date of test – 30/03/2021
Rock type - Garnetiferous mica schist(GMS) with or without quartz veins

Tensile Strength = q_t = $2p/\pi DL$

P = Load (Kn)
D = Diameter of core sample (cm)
L = Length of core sample(cm)

IS:10082- 1981

Bore Hole No.	Depth (in m)	D= Diameter (cm)	L=Length(cm)	P=Pressure (Kn)	T/m^2
01	5.5m	5cm	10cm	22KN	280.25 T/m^2
05	4.5m	5cm	10cm	50.5KN	643.31 T/m^2

COMPUTATION OF SOIL BEARING CAPACITY AS PER IS CODE 6403-1981 AT PIT-01,DEPTH 1.50M WITH 1.5 X1.5 M SIZE OF FOOTING AT OLD WEST POINT SCHOOL COMPLEX, GANGTOK

Cohesion, c	0.10
Bulk density(kN/m3)	17.56
Depth(df)	1.50
Surcharge q,kN/m2	26.34
Phi	34.00
Water table w'	0.50
width B (m)	1.50
Shape factor	
sc	1.30
Sq	1.20
Sr	0.80
Depth factor	
dc	1.33
dq	1.10
dr	1.10
inclination factor	
Ic	1.00
Iq	1.00
Ir	1.00
Bearing capacity factor	
Nc	46.12
Nq	33.30
Nr	48.03
	out put
c*Nc*Sc*Dc*Ic	7.97
Q(Nq-1)*Sq*dq*Iq	1123.03
0.5*B*r*Nr*Sr*dr*Ir*W'	278.32
UBC in kN/m2	1409.32
UBC in T/m2	140.93
FOS	4.00
NUBC Ton/m2	35.23
SBC	NUBC(LOCAL/GENERAL)+ Q
Safe Bearing Capacity(SBC)	25.89 T/m²

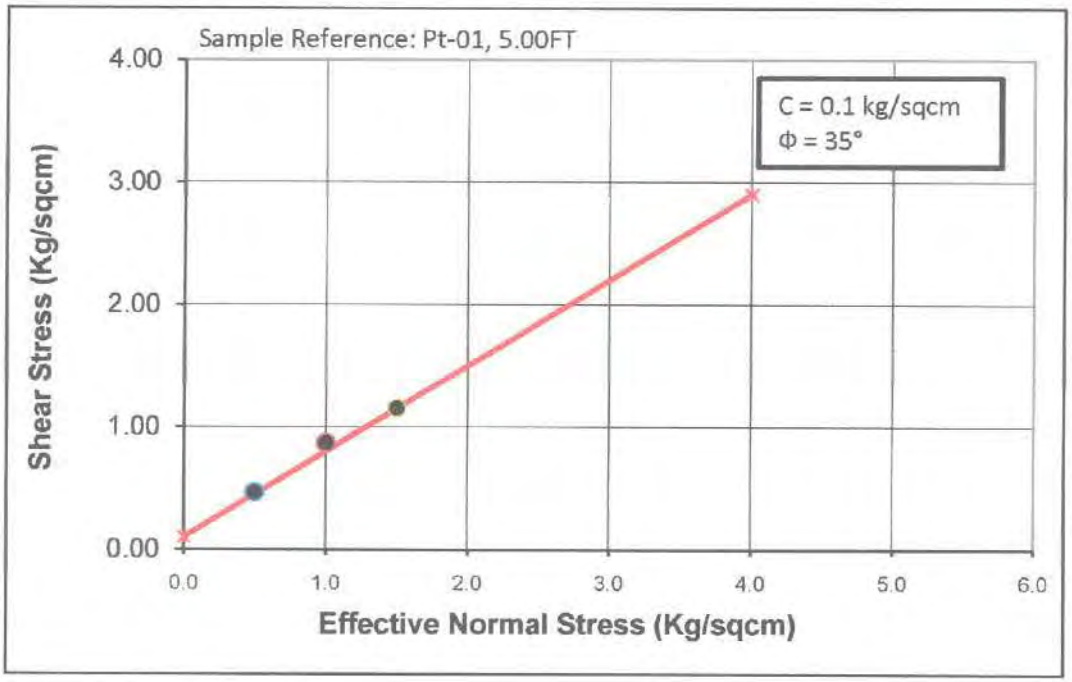
Centre for Advanced Engineering

SUMMARY OF LABORATORY TEST RESULTS

SL No	Sample ID	Location	Depth	NMC (%)	Density (gm/cc)	Grain Size Analysis (%)			Direct Shear Test	
						Gravel	Sand	Silt + Clay	C (Kg/sqcm)	Φ (Degree)
1	Pt-01	Old West Point Complex, Gangtok	5 Ft	13.30	1.79	24	60	16	0.10	35
2	Pt-01		10 Ft	6.70	1.78	10	61	29	0.12	34
3	Pt-02		5 Ft	6.30	1.81	39	49	12	0.13	37
4	Pt-02		10 Ft	9.80	1.78	19	62	19	0.08	34

59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
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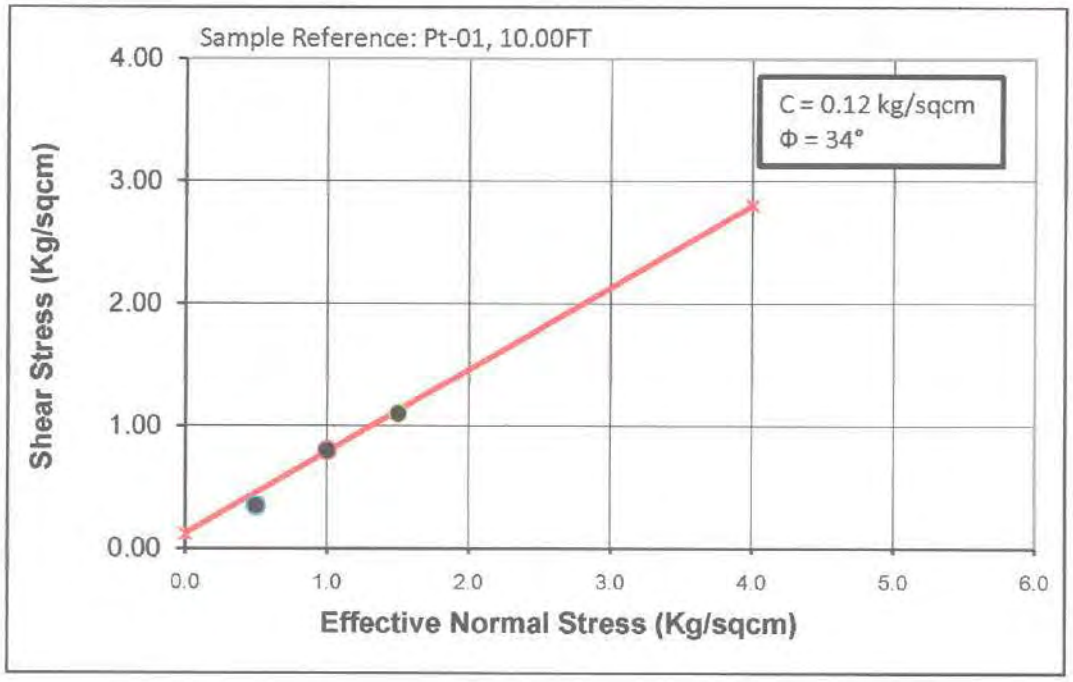
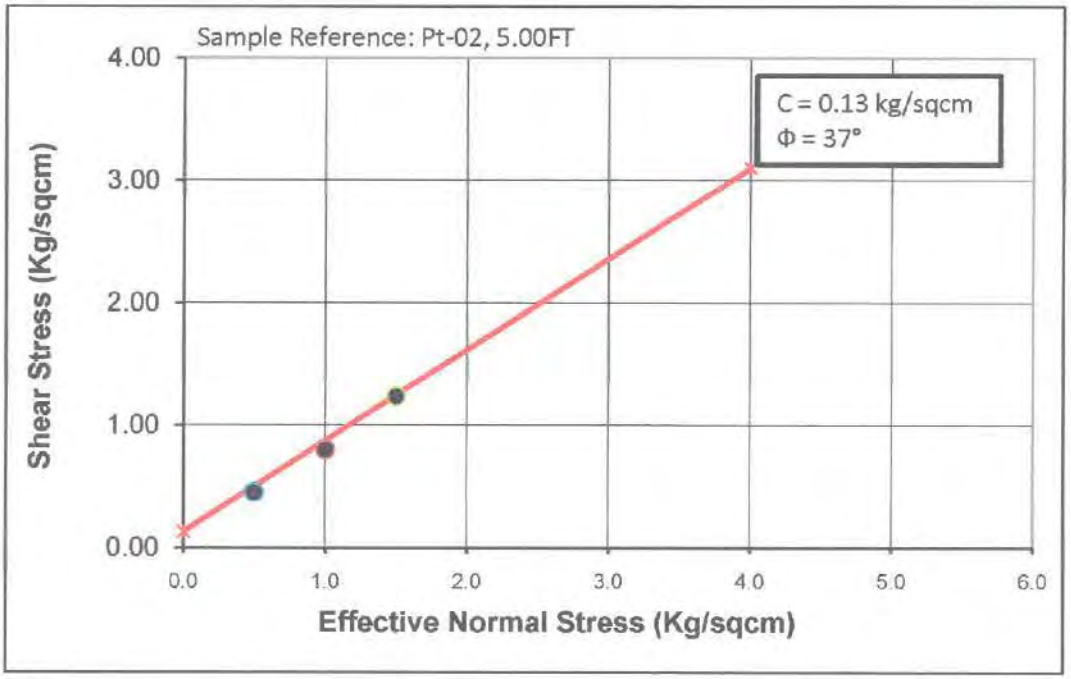
Centre for Advanced Engineering



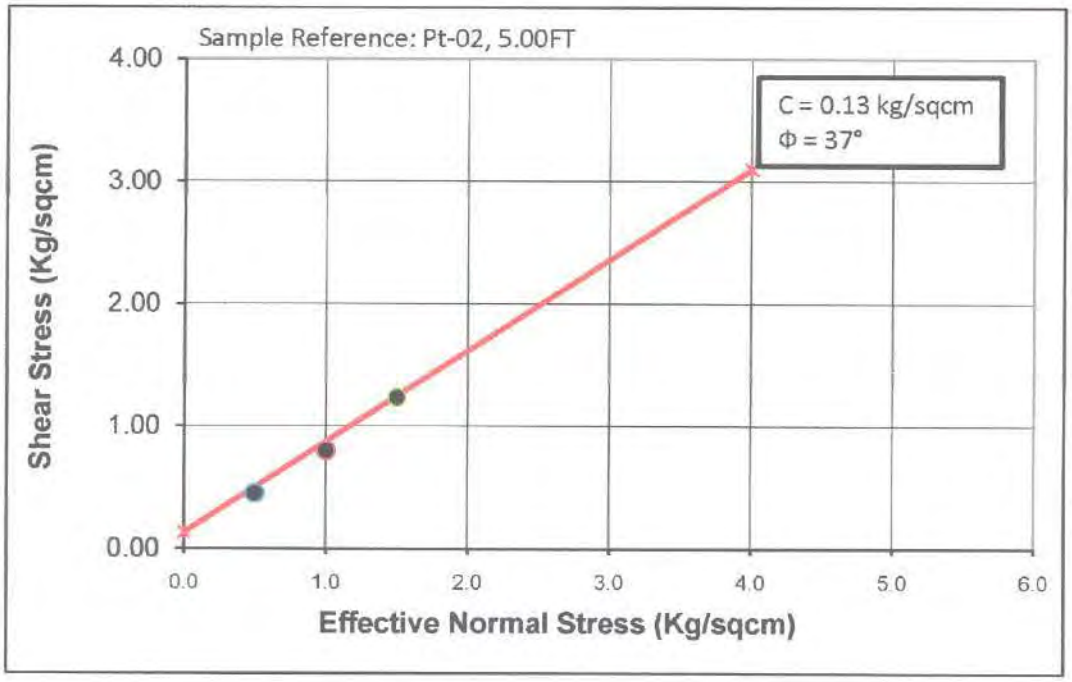
59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



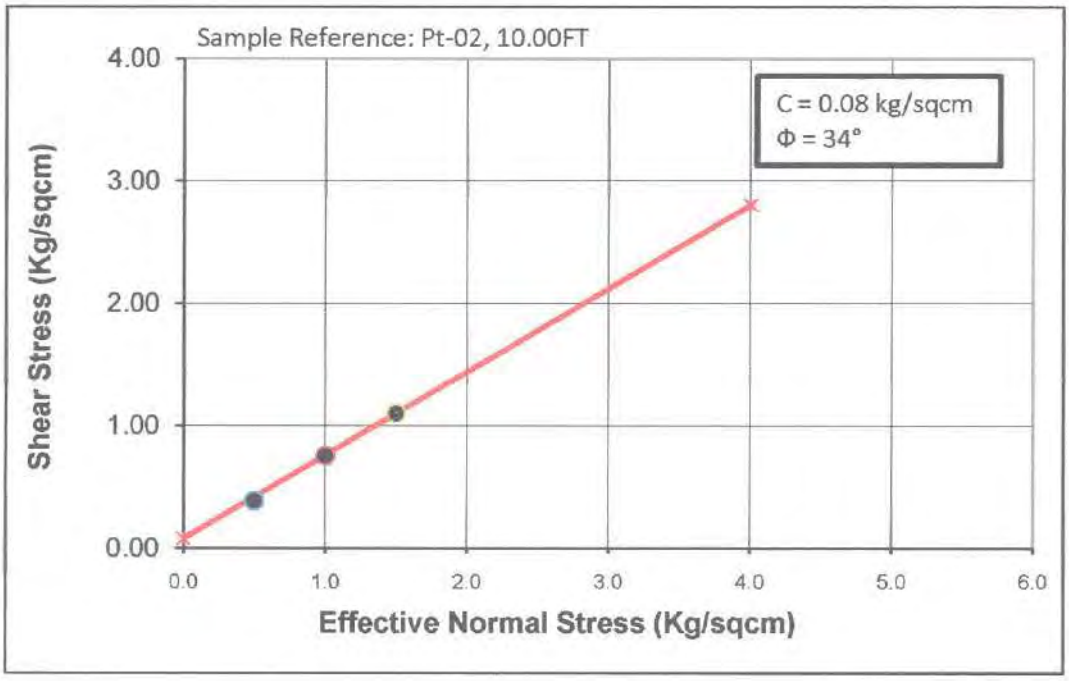
59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



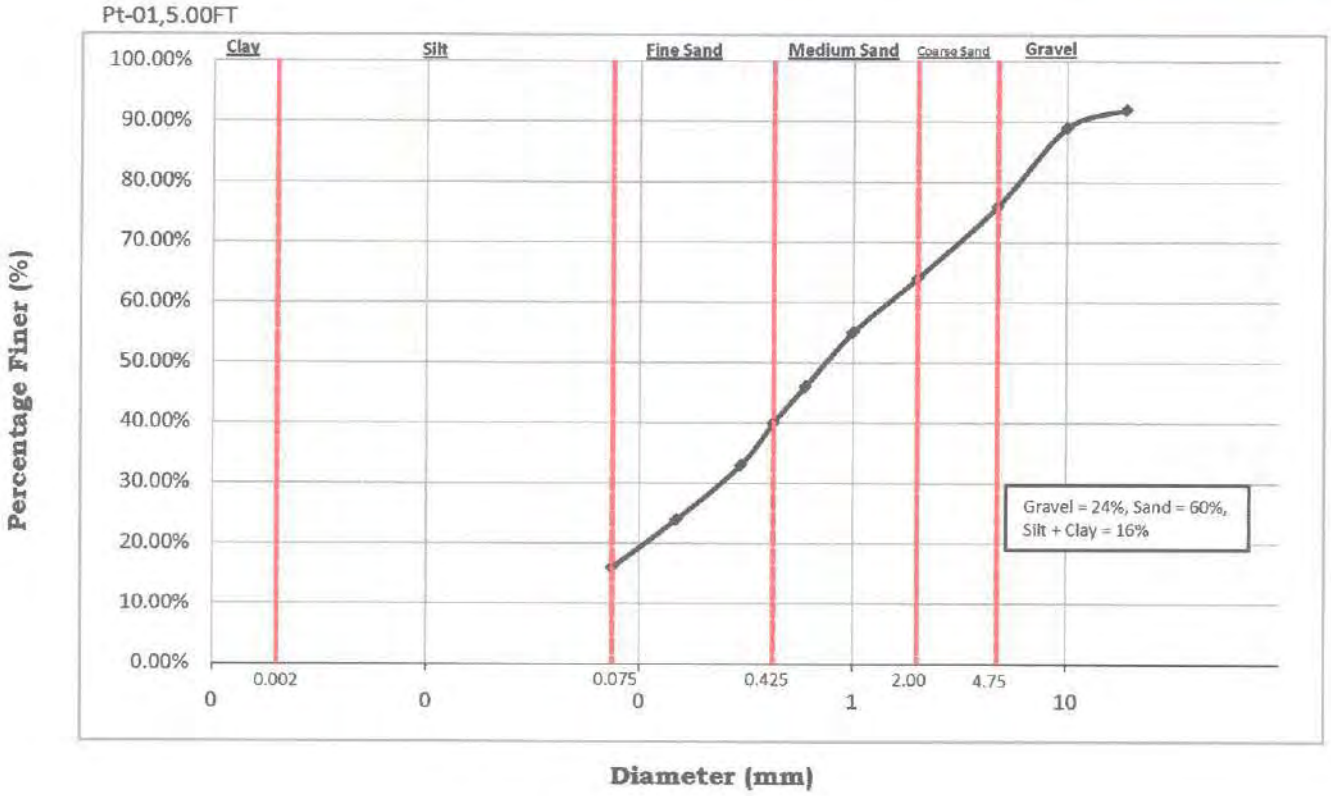
59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



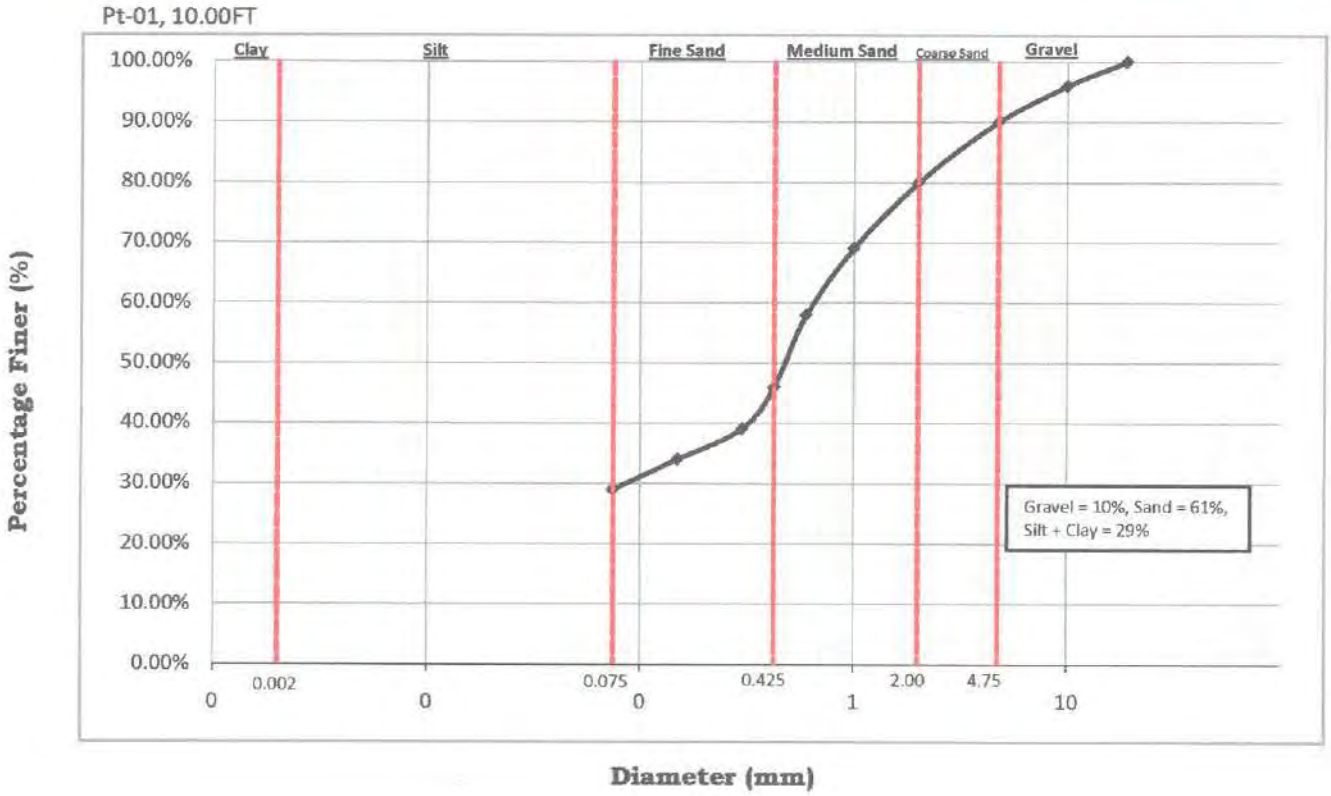
59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



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Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

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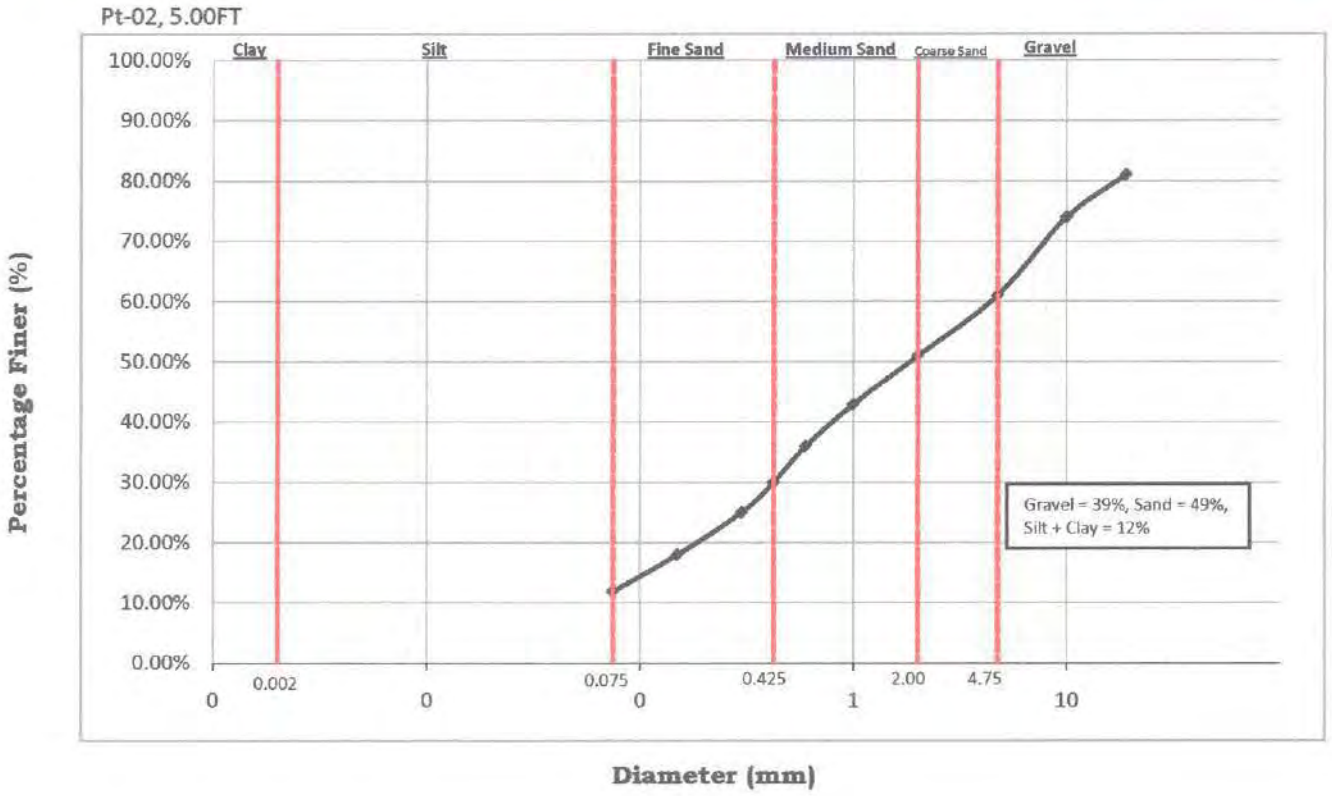
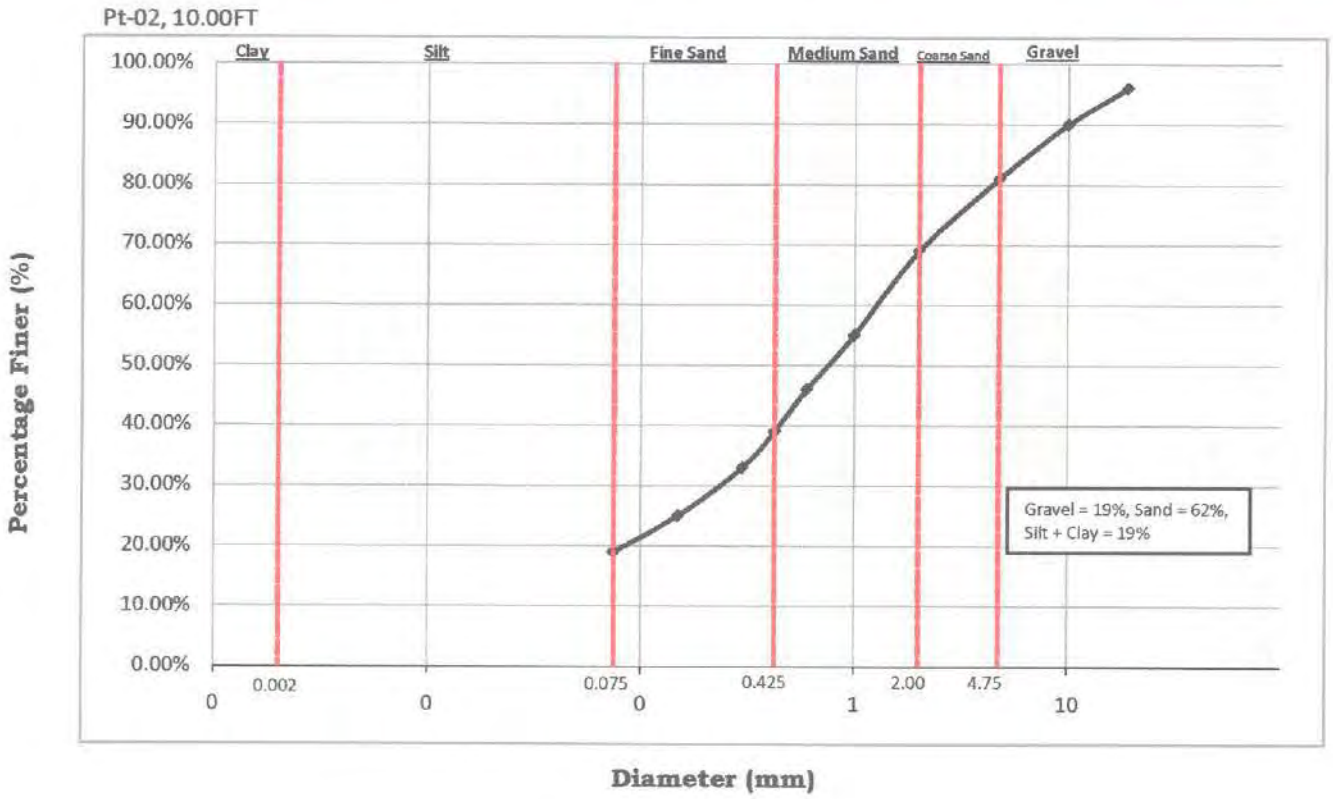


Regd No: 3[illegible]

59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering



59/2, BANGUR AVENUE, BLOCK-C, KOLKATA - 700 055
Phone :(033) 2574 2130, 4067 6109, Email : cae.india@gmail.com

Centre for Advanced Engineering

Date :20/03/2021

TO WHOM IT MAY CONCERN

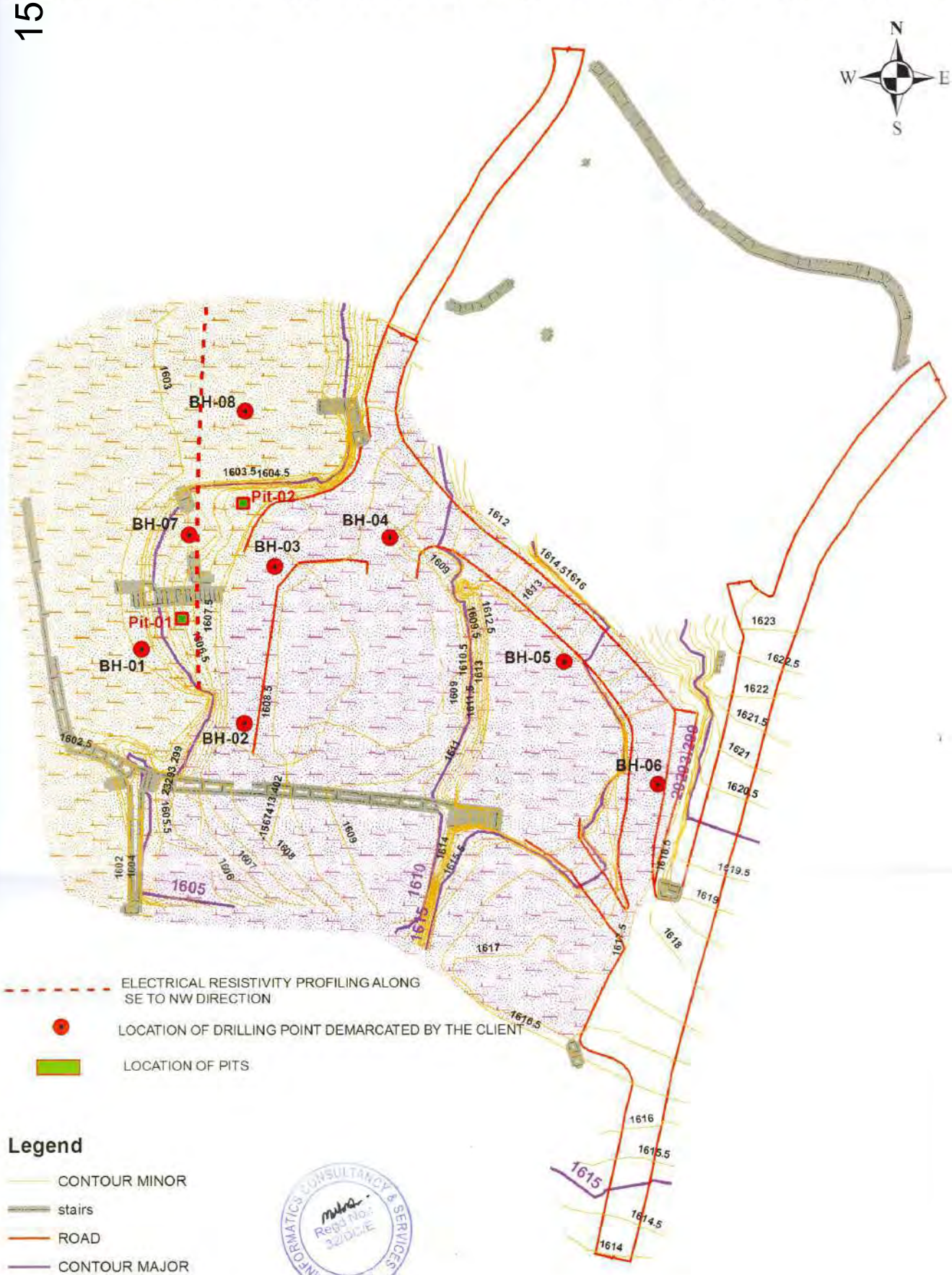
This is to certify that the soil samples send by M/s Geo-Informatics Consultancy & Services, Gangtok is tested in our laboratory (NABL Accredited) using the specification prescribed in IS Codes and manuals.

CENTRE FOR ADVANCED ENGINEERING
KOLKATA
700055

Authorized Signatory

153

SLOPE FORMING MATERIALS MAP OF THE AREA AT OLD WEST POINT SCHOOL COMPLEX, GANGTOK, EAST SIKKIM.



SLOPE FORMING MATERIALS

Medium thick to thin Soil Cover underlain by highly weathered rock Garnetiferous mica schist

Medium thick to thin Soil Cover underlain by moderately weathered rock Garnetiferous mica schist

ANNEXURE R12/10

GEOTECHNICAL INVESTIGATION REPORT

FOR

PROPOSED MULTISTORIED BUILDING

AT

GANGTOK, SIKKIM

JOB ENTRUSTED BY

M/S MESASO INFRASTRUCTURES PRIVATE LIMITED
OLD WEST POINT SCHOOL, M.G.MARG
GANGTOK, EAST SIKKIM

Vetted
Manoj Kumar Sahis
BE, ME(Geotechnical Engineering), MIGS, MIE, MICI, Chartered Engineer
Associate Professor
Department of Construction Engineering
Jadavpur University

JOB CONDUCTED BY

JP GEO CONSULTANTS
AN ISO 9001:2015 CERTIFIED ORGANISATION

REG. OFFICE- 66, ANDUL ROAD, HOWRAH – 711 109
CORPORATE OFFICE & LABORATORY
AC–73, PRAFULLA KANON, KESTOPUR, KOLKATA – 101
EMAIL: jpgeoconsultants@gmail.com, Mob: 9830813308

PREFACE

A detailed geotechnical investigation including laboratory testing was carried out for the **proposed Multi-Storied Building at Gangtok, Sikkim.** The objective of this investigation was to evaluate the soil parameters for design of foundation for proposed structure with particular reference to safe bearing capacity and anticipated settlement.

The Geo-technical investigation work was awarded by **M/s Mesaso Infrastructures Private Limited, Old West Point School, M.G.Marg, Gangtok, East Sikkim.** The investigation work for this project was commenced on **22nd September 2021** and completed on **28th September 2021.**

The report has been prepared after careful study of all data collected during fieldwork and laboratory testing and it deals with geotechnical properties of the sub-soil. **Section – I** of this report covers the fieldwork while **Section – II** contains the results of all the laboratory test and discussions thereon. **Section – III** deals with the engineering appraisal and recommendations.

SECTION – I

1.0 INTRODUCTION

M/s Mesaso Infrastructures Private Limited, Old West Point School, M.G.Marg, Gangtok, East Sikkim, entrusted the soil investigation work for the **proposed Multi-Storied Building at Gangtok, Sikkim**. At the onset of the work, four (04) no. of PLT have been envisaged.

2.0 AIMS AND OBJECTIVES

The aim of the present study was to determine the Safe Bearing Capacity of the subsoil based upon physical test at site.

3.0 INVESTIGATION SCHEME AND LOCATION OF TESTS

The scheme of investigation was formulated by the Consultants, which involved carrying out four (04) nos of Plate Load Tests at suitable depth below the existing ground level, at the locations finalized by clients.

4.0 FIELD EXPLORATION

Routine plate load test (PLT) was conducted at specified location and depth in accordance with IS: 1888. Size of test plate was 45 cm x 45 cm. Load on test plate was applied by hydraulic jack through ball & socket joint reacting against a gravity type kentledge made of R.S. joists, drum sheets and earth filled bags. At first a seating load was applied. Subsequent load increments were applied in stages up to required intensity. Settlement of plate with elapsed time was recorded through multiple dial gauges for every stage of loading and unloading. After reaching final settlement/load, load was released in stages and settlements were recorded with time. Net settlement of plate sufficiently after completion of unloading was recorded.

The test pit log, load – settlement have been drawn and enclosed in Appendix-I of this report.

5.0 PLATE LOAD TESTS

Bearing Capacity from Plate Load Tests:

Safe Bearing Capacity (SBC) and settlement of foundation given in the table have been determined using the following formula given below:

$Sf = Sp \times [\{B(bp + 0.3)\}/\{bp(B + 0.3)\}]2$

Where, B = size of footing in metre
bp = size of test plate in metre
Sf = Settlement of footing in mm
Sp = settlement of test plate in mm

PLT No.	Soil Type	Max Load	Settlement '(mm)	
		(T/m^2)	Gross	Net
PLT-01	Yellowish brown decomposed mica-schist	54.3	6.025	3.53
PLT-02	Yellowish brown decomposed mica-schist	54.3	6.23	3.66
PLT-03	Yellowish brown decomposed mica-schist	54.3	5.785	3.29
PLT-04	Yellowish brown decomposed mica-schist	54.3	6.45	3.89

PLT No.	Safe Bearing Capacity (T/m^2)	Settlement of plate under imposed loading (mm)	Settlement of prototype footing having width 3.0m under the imposed loading
PLT-01	36.21	4.20	**8.45**
PLT-02	36.21	4.24	**8.54**
PLT-03	36.21	4.00	**8.06**
PLT-04	36.21	4.40	**8.88**

Conclusion: Depending upon the load test done, it can be observed from the graphs that no specific yield load is obtained up to the ultimate load applied and even the settlement occurring under the imposed loading is well within the acceptable limit hence the design load may be selected by applying a factor of safety of 1.50 over the ultimate load.

Vetted

Manoj Kumar Sahis
BE, ME(Geotechn... ... Chartered Engineer
Associate Professor
Department of Construction Engineering
Jadavpur University

JP GEO CONSULTANTS * HOWRAH 711 109 * 98, ANDUL ROAD *

FOR JP Geo Consultants

Jishnu Pal
B.Tech(Civil), M.E(Geo-tech)

PLATE LOAD TEST

Test No. : 1 **Location:** Gangtok

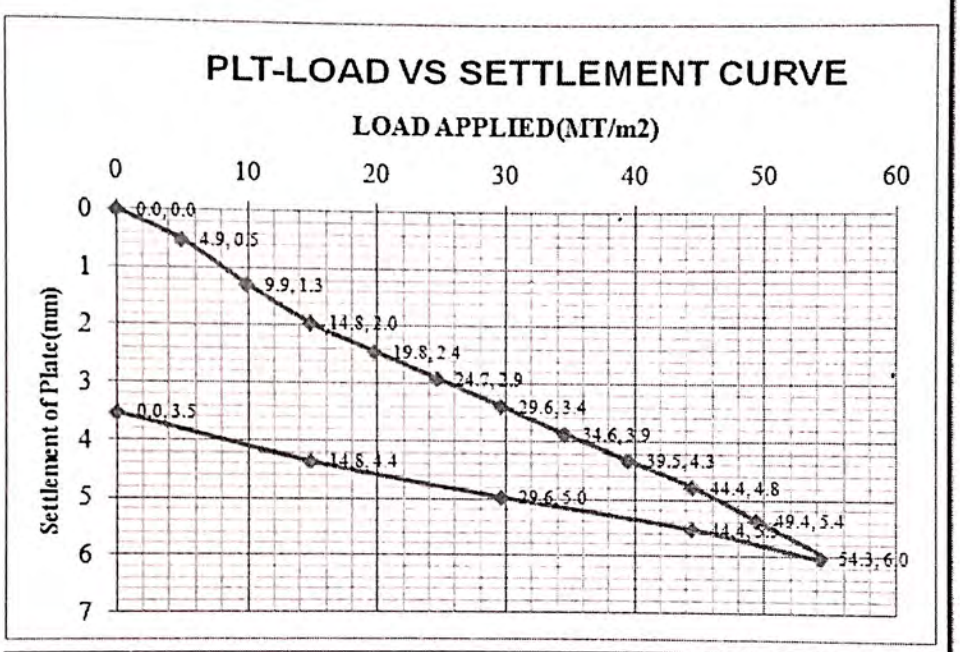
Soil Type: Yellowish brown decomposed micaschist

Dial Gauge Constant: 0.01mm

Plate Size: 450mm x 450mm

Standing Water Level: Nil **Ram diameter of jack:** 7cm

Date of Test: 22.09.2021



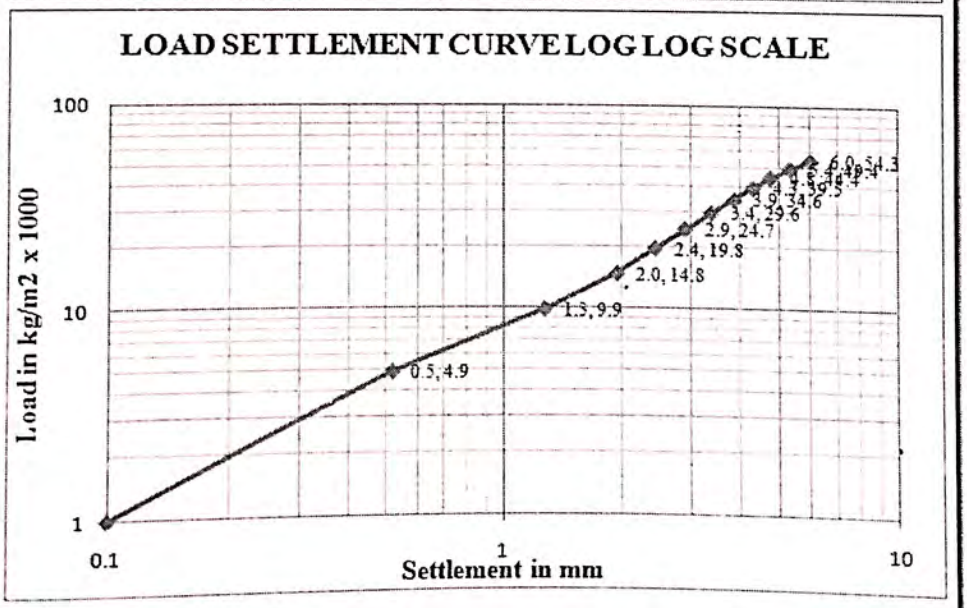


PLATE LOAD TEST

Test No. : 2 **Location:** Gangtok

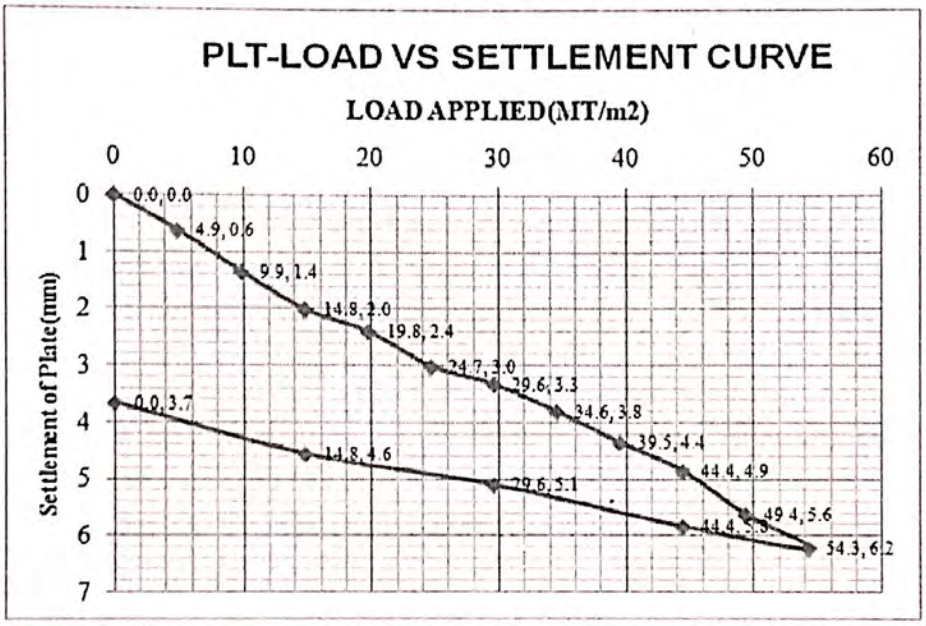
Soil Type: Yellowish brown decomposed micaschist

Dial Gauge Constant: 0 01mm

Plate Size: 450mm x 450mm

Standing Water Level: Nil **Ram diameter of jack:** 7cm

Date of Test: 24.09.21



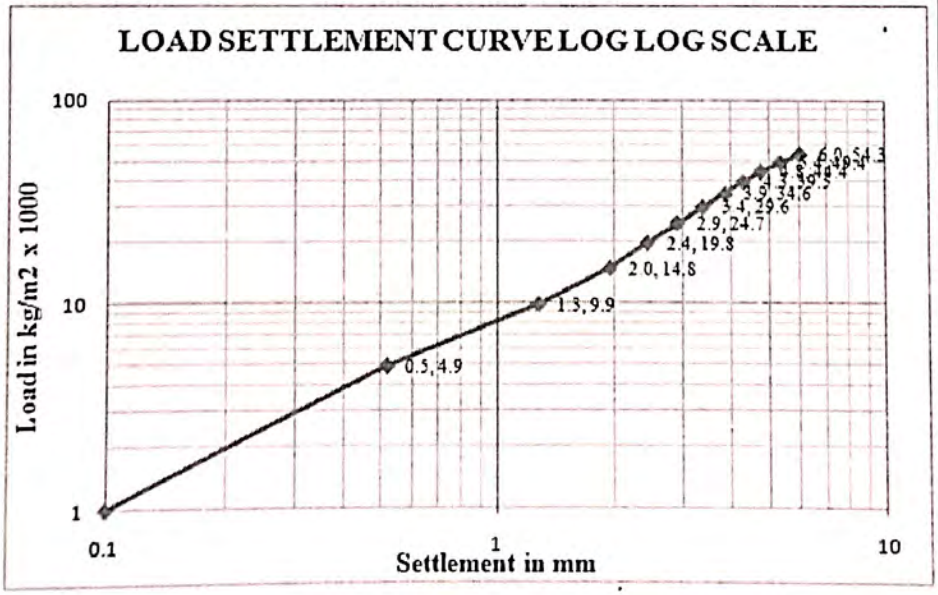


PLATE LOAD TEST

Test No. : 3 **Location:** Gangtok

Soil Type: Yellowish brown decomposed micaschist

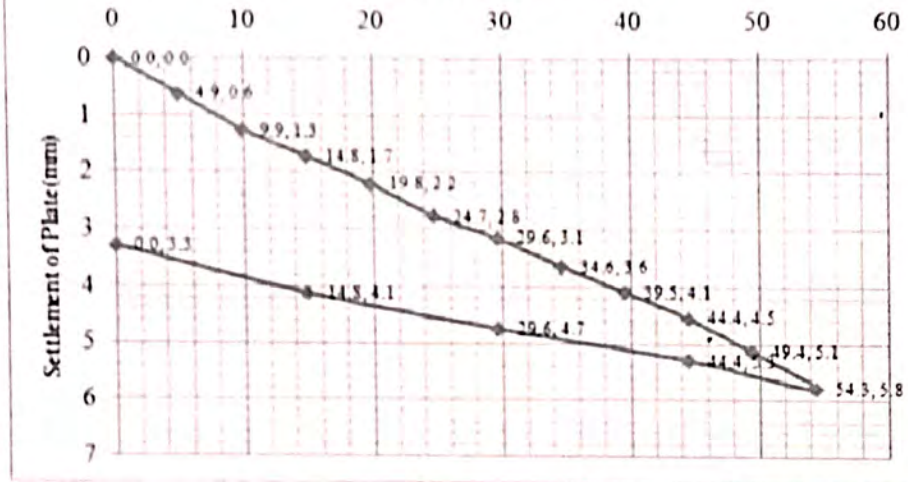
Dial Gauge Constant: 0.01mm

Plate Size: 450mm x 450mm

Standing Water Level: Nil **Ram diameter of jack:** 7cm

Date of Test: 26.09.2021

PLT-LOAD VS SETTLEMENT CURVE



LOAD SETTLEMENT CURVE LOG LOG SCALE

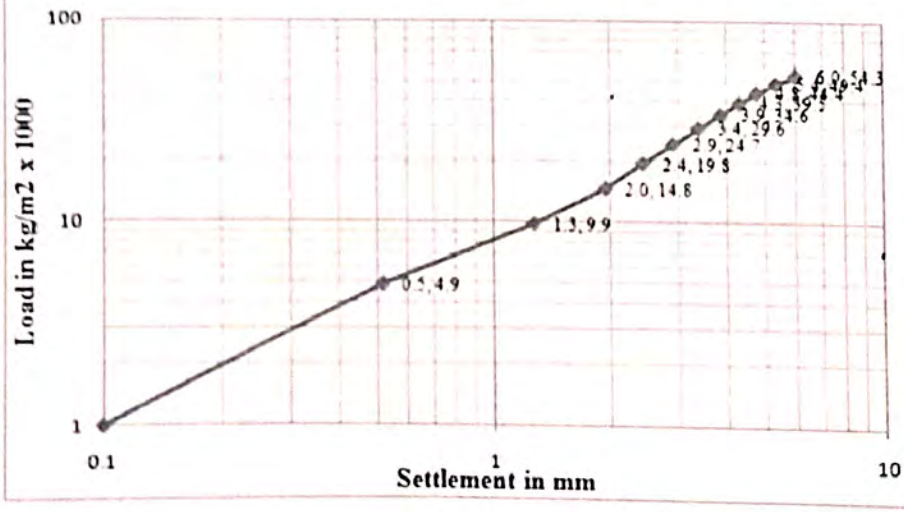


PLATE LOAD TEST

Test No. : 4 **Location:** Gangtok

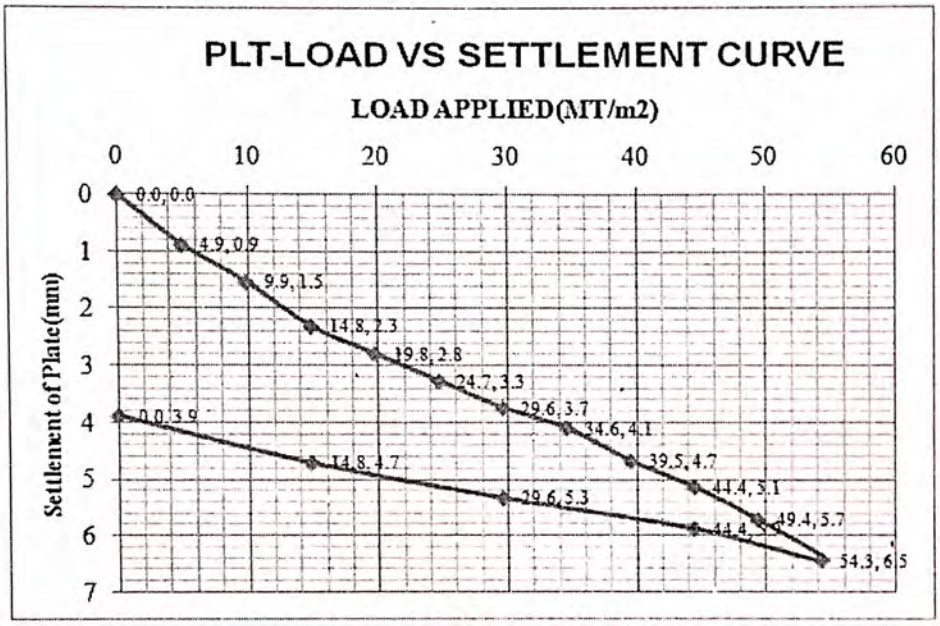
Soil Type: Yellowish brown decomposed micaschist

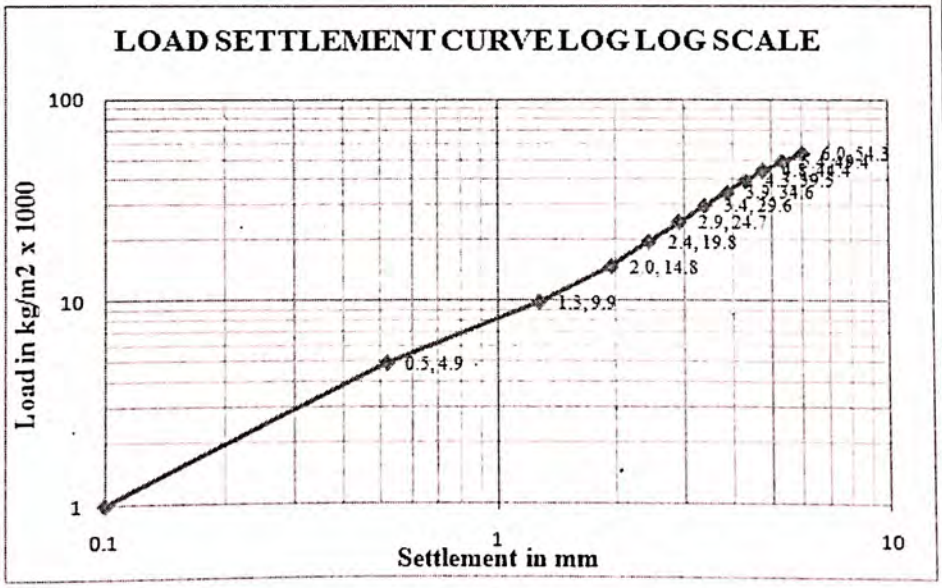
Dial Gauge Constant: 0.01mm

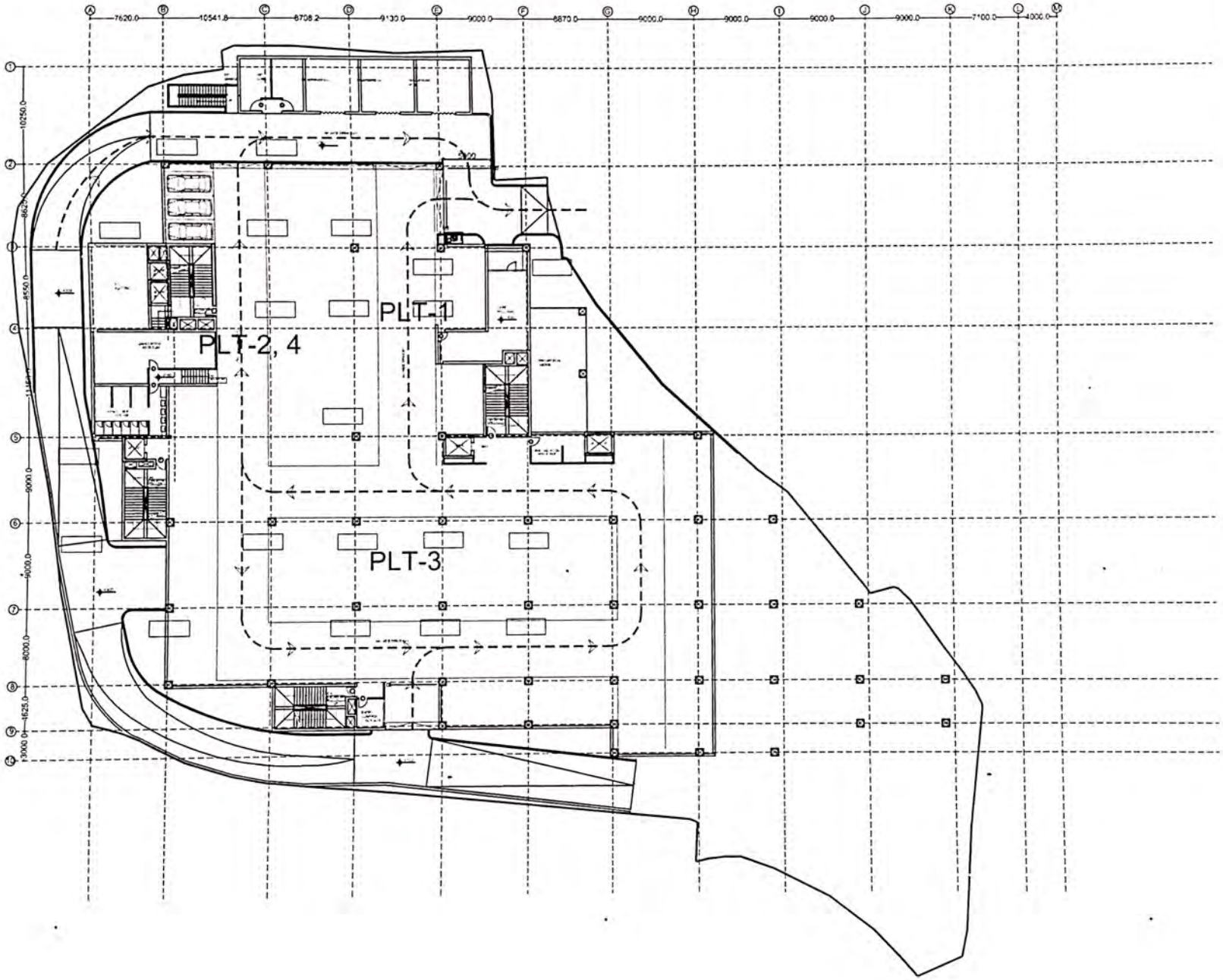
Plate Size: 450mm x 450mm

Standing Water Level: Nil **Ram diameter of jack:** 7cm

Date of Test: 28.09.2021







REVISION	NO	DATE
ISSUED FOR		

PROJECT

CLIENT NAME

PROJECT MANAGEMENT CONSULTANT

TITLE

BORE HOLE LOCATION PLAN

CONSULTANT: ARCHITECTURE LANDSCAPE AND INTERIOR

salient

Ecostation BP - 7 8th Floor Sector V
Salt Lake Kolkata - 700091 India
email projects@salientdesignstudio.com
Tel. 033-23670979 23679080-81
www.salientdesignstudio.com

STRUCTURAL ENGINEERS

S.P.A.CONSULTANTS
34, RAM MOHAN DUTTA ROAD
CALCUTTA - 700020
PH NO 2485-5448/9,2475 7614, TELE FAX
E-mail spa_cons@yahoo.co.in

DRAWN BY -	CHECKED BY -	DATE -	SCALE:-
DLBASIS		16.11.2021	N.T.S

JOB NO -	2019	154	SALIENT	SPA	MLG PAKGTOK

DRG NO - 2019 154 SALIENT SPA MLG PAKGTOK BH-01 R0

ANNEXURE R12/11

যাদবপুর বিশ্ববিদ্যালয়

Faculty of Engineering & Technology
DEPT. OF CONSTRUCTION ENGINEERING

JADAVPUR UNIVERSITY
BLOCK - LB, PLOT - 8, SECTOR - III, SALT LAKE,
KOLKATA - 700 098, INDIA

Quotation

Ref : JU/CON/21-22/MKS/G/15 **Date :** 07.10.2021

To
MESASO Infrastructure Private Limited
3rd Floor, Vega Circle Mall, 3rd Mile
Sevoke Road, Siliguri, West Bengal - 734001

Ref. No: MIPL/SITE/01/2021-22 Dated: 04.10.2021

Sl. No.	*Description of Jobs*	*Unit*	*Qnt.*	*Rate*	*Amount*
1	Charges for Vetting of Plate Load test report for the site at Old West Point School, MG Marg, Gangtok, East Sikkim	Lumpsum			15000.00
				Total	15000.00
				CGST @ 9%	1350.00
				SGST @ 9%	1350.00
				Grand Total	**17700.00**

Rupees seventeen thousand seven hundred only

The payment should be made in advance by ECS / Demand Draft in favour of "Jadavpur University" payable at Kolkata.

GST No: 19AAAJJ0500E1ZU

(M. K. Sahis)

Scanned by Scanner Go

ANNEXURE R12/12

mesaso

Ref. No. MIPL/HO/18/2021-22 Date: 21.09.2021

To,
The Principal Secretary
Mines & Geology Department,
Gangtok,
East Sikkim, Sikkim 737101

Sub.: Request letter for issue of Stability report for Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim

Ref.: Appointment Letter vide Memo No. 197/GSCDL/2020-21; Dated 30/06/2021

Dear Sir,

With reference to the above subject matter, MESASO Infrastructure Private Limited is appointed as concessionaire for "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim".

We hereby request you to kindly issue a stability report.

Thanking You.

Yours Faithfully,

For, MESASO Infrastructure Private Limited

(Authorised Signatory)

MESASO Infrastructure Private Limited Siliguri

Mines & Geology Dept. Govt. of Sikkim

Received on 06/12/21

mesaso

ANNEXURE R12/13

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

1/10/2021

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

ANNEXURE R12/14

Dr. H. Sharma
Associate Professor

Indian Institute of Technology, Guwahati,
North Guwahati, Guwahati-781 039,
Assam, India.

Phone : +91-361-258- 3326
Fax : +91-361-258-2440
email : shrishi@iitg.ac.in

DEPT. OF CIVIL ENGINEERING

To,
MESASO Infrastructure Private Limited
3rd Floor, Vega Circle Mall,
3rd Mile Sevoke Road,
Siliguri-734001

Date: 04-10-2021

Sub:-Structural Vetting of design and drawing of Proposed 04 Level Parking + 10 Level Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim

Dear Sir,

This is to certify that the above-mentioned Project the composite steel structure design with steel and concrete structure, drawing & design is being checked, and vetted by IIT Guwahati team, Department of Civil Engineering, as per relevant BIS Code and as per design it's found satisfactory for the execution of 04 Level Parking + 10 Level Composite Steel Structure. The Structure can withstand seismic load up to Richter scale 8 as per norms of IS 1893 – 2016.

with regards

Dr. Hrishikesh Sharma
Associate Professor
Department of Civil Engineering
Indian Institute of Technology, Guwahati, Guwahati-781 039, Assam, India
Email id: shrishi@iitg.ernet.in, Ph No: +91-9435321894

ANNEXURE R12/15

Dr. H. Sharma
Assistant Professor

Indian Institute of Technology, Guwahati,
North Guwahati, Guwahati-781 039, Assam, India.

Phone : +91-361-258- 3326
Fax : +91-361-258-2440
email : shrishi@iitg.ac.in

DEPT. OF CIVIL ENGINEERING

Date: 26th May 2021

To,
Tirupati Plaza Pvt Ltd
Vega circle Mall
3rd Mile Sevoke Road
Siliguri west Bengal.
GST No. 19AACCT3538M1ZW

Subject: Quotation for Proof checking of design and drawings of Project titled, "Mixed use development - WESTPOINT" located at Gangtok.

Dear Director
The charges for the work are as follows:-

Sr. No.	Nature of Work	Consultancy Fee	GST (18%)	Total Amount
1	Proof checking of design and drawings of Project titled, "Mixed use development - WESTPOINT located at Gangtok".	Rs. 8,75,000	Rs. 1,57,500	Rs. 10,32,500

i) IIT Guwahati is exempt from income tax under Section 10 (23 C) and 194J of the Income Tax Act 1961. No Income Tax deduction has to be made and the amount is required to be paid in full. ii) A/c Name: llT Guwahati ll&Sl Consultancy A/c No.: 8652101030326, Bank: Canara Bank, llT Guwahati Branch Guwahati-781039, IFSC: CNR80008652 MICR Code: 78'1015008, Swifl Code: CNRBINBBGUD iii) GSTIN: 18AAAJI0130P1Z8, PAN : AAAJI0130P iv) **The total amount has to be paid in full in IIT Guwahati account before the start of the work.**

With regards

Dr. Hrishikesh Sharma
Assistant Professor, Department of Civil Engineering
Indian Institute of Technology, Guwahati, Guwahati-781 039, Assam, India
Email id: shrishi@iitg.ac.in, Ph No: +91-9435321894

ANNEXURE R12/16(COLLY.)

Dr. H. Sharma
Assistant Professor

Indian Institute of Technology,

Guwahati,

North Guwahati, Guwahati-781 039,
Assam, India.

Phone : +91-361-258- 3326
Fax : +91-361-258-2440
email : shrishi@iitg.ac.in

DEPT. OF CIVIL ENGINEERING

Date: 7th September 2021

To,
Shri Kumar Manish
V.P.-Project
West Point
Gangtok

Dear Shri Kumar Manish

In response to the discussions held for association for the upcoming Project Integrated Commercial Cum MLCP Complex at GANGTOK, SIKKIM, we are happy to accept the offer and give our consent for the same for the prestigious project.

The proposal includes the a) Team from IIT Guwahati b) topics covered, c) the scope of the work, d) consultancy charges and, e) rules and regulations as per IIT Guwahati norms.

The project is of National importance and our dedicated technical expertise with utmost diligence and care will be provided for the project.

With regard

Dr. Hrishikesh Sharma
Assistant Professor, Department of Civil Engineering
Indian Institute of Technology, Guwahati, Guwahati-781 039, Assam, India
Email id: shrishi@iitg.ac.in, Ph No: +91-9435321894

Proposal for Association for providing Technical Expertise on construction of

Upcoming Project Integrated Commercial Cum MLCP Complex at GANGTOK, SIKKIM

Dear **Shri Kumar Manish, V.P.-Project, West Point, Gangtok,** I, **Dr. Hrishikesh Sharma**, Structural Engg expert, Department of Civil Engineering, express Interest for providing technical support for the prestigious project of construction of **Integrated Commercial Cum MLCP Complex at GANGTOK, SIKKIM for the entire duration of project.**

The detailed scope of the work and Consultancy charges are mentioned below.

1) Technical expertise on the Structural Components including design, fabrication and installation aspects.
2) Technical expertise on the Geotechnical Components and aspects including the feasibility and implementation aspects.
3) Concrete design for to Sustain Design Life – Detailed RECOMMENDATIONS
4) Soil Stabilizing measures that has greater longevity
5) Special treatment for water logging, structural protection and/or similar that are deemed fit for the survival and performance of the Whole system. - Recommendations only
6) Specified Testing requirements and TPQA measures for the field implementation – Detailed Testing and Evaluation
7) Detailed technical recommendations on different aspects of project during the entire duration of project including regular site visits.

C) CONSULTANCY CHARGES

Sl No	Nature of Work	Amount (Rs) including IIT Guwahati OH Charges (30% on Total)	Taxes GST (18%)	Total Amount (Rs)
1	Technical expertise on the Structural Components including design, fabrication and installation aspects.	**15,00,000**		
2	Technical expertise on the Geotechnical Components and aspects including the feasibility and implementation aspects.			
3	Concrete design for to Sustain Design Life – Detailed RECOMMENDATIONS			
4	Specified Testing requirements and TPQA measures for the field implementation			
5	Soil Stabilizing measures that has greater longevity			
6	Special treatment for water logging, structural protection and/or similar that are deemed fit for the survival and performance of the Whole system. - Recommendations only			
7	Specified Testing requirements and TPQA measures for the field implementation – Detailed Testing and Evaluation			
8	Detailed technical recommendations on different aspects of project during the entire duration of project including regular site visits.			
	Total		**2,70,000**	**17,70,000**
9	**Regular site visit as per the progress of work during the entire duration of project is required. The costs including travel expenses persons, boarding, lodging cost and arranging necessary permissions as per the on-going CoVID19 protocol has to be arranged by Office of V.P.-Project, West Point, Gangtok**	Arranged by Office of **Office of V.P.-Project, West Point, Gangtok** **(Separate from the Consultancy Charges as detailed in SL No 1-8 Above)**		

Note: IIT Guwahati is exempt from income tax under Section 10 (23 C) and 194J of the Income Tax Act 1961. No Income Tax deduction has to be made and the amount is required to be paid in two equal installments. ii) A/c Name: IIT Guwahati II&SI Consultancy A/c No.: 8652101030326, Bank: Canara Bank, llT Guwahati Branch Guwahati-781039, IFSC: CNR80008652 MICR Code: 78'1015008, Swift Code: CNRBINBBGUD iii) GSTIN: 18AAAJI0130P1Z8, PAN : AAAJI0130P iv) An advance amount of 50% has to be paid to IIT Guwahati account b3fore the start of the work

mesaso

Ref. No.-MIPL/SITE/WO/01/2021-22 **Date: 14.09.2021**

To,
Dr. Hrishikesh Sharma
Associate Professor
Department of Civil Engineering
Indian Institute of Technology
Guwahati – 781039, Assam, India

Department of Civil Engineering
Indian Institute of Technology Guwahati
Guwahati-781039, India

Dr. Hrishikesh Sharma
Department of Civil Engineering
Indian Institute of Technology Guwahati, Guwahati-781 039
Email id: shrishi@iitg.ac.in
Ph No: +91-9435321894

(Kind Attention: Dr. Hrishikesh Sharma)

Subject: Consultancy for "Vetting of Design and Third-Party Quality Assurance of Integrated Commercial cum MLCP Complex at Old West Point School, Near M.G. Marg, Gangtok, Sikkim".

Reference: 1. Your offer dated 7th September, 2021

Dear Sir,

With reference to the proposal submitted by you on behalf of IIT Guwahati and subsequent references mentioned above, we are pleased to award the Consultancy works of "Vetting of Design and Third-Party Quality Assurance of Integrated Commercial cum MLCP Complex at Old West Point School, Near M.G.Marg, Gangtok, Sikkim" subject to following terms & conditions:

1. Scope of work: Vetting of Design and Third-Party Quality Assurance of Integrated Commercial cum MLCP Complex at Old West Point School, Near M.G.Marg, Gangtok, Sikkim".

The detailed scope of the work and Consultancy charges are mentioned below:

a. Technical expertise on the Structural Components including design, fabrication and installation aspects, vetting of design.
b. Technical expertise on the Geotechnical Components and aspects including the feasibility and implementation aspects.
c. Concrete design for to Sustain Design Life – Detailed Recommendations.
d. Soil Stabilizing measures that has greater longevity.
e. Special treatment for water logging, structural protection and/or similar that are deemed fit for the survival and

mesaso

performance of the Whole system recommendation.

f. Specified testing requirements and TPQA measures for the field implementation detailed testing and evaluation.
g. Detailed technical recommendations on different aspects of project during the entire duration of project including regular site visits.

2. Time Frame: From September.2021 to March,2026

3. Submission of the Reports/Deliverables: The key deliverables for the project are:

i. Vetted Drawings, Designs.
ii. Quality Assurance /Inspection Reports.

4. Consultancy Fee: Rs.15,00,000/- (Rupees Fifteen Lacs only) including Institute Administrative & Overhead Charges and GST 18% extra.

5. Schedule of Payment:

i) The schedule of payment shall be as under:

i) The initial advance of 10% of the Consultancy charge shall be released after acknowledgement and acceptance of the award letter along with its terms and conditions.

ii) Balance 90% of the total project cost shall be released during execution of the Project on quarterly or pro-rata basis of financial progress of the Project only after submission of quarterly report.

It is requested that a duplicate of this Work Order duly stamped signed and accepted.

Thanking You.

For Mesaso Infrastructure Pvt. Ltd.

Vice President Project

MESASO Infrastructure Private Limited Siliguri

Department of Civil Engineering
Indian Institute of Technology Guwahati
Guwahati-781039, India

Dr. Hrishikesh Sharma
Department of Civil Engineering
Indian Institute of Technology Guwahati, Guwahati-781 039
Email id: shrishi@iitg.ac.in
Ph No: +91-9435321894

Dr. H. Sharma
Associate Professor

Indian Institute of Technology, Guwahati,
North Guwahati, Guwahati-781 039, Assam, India.

Phone : +91-361-258- 3326
Fax : +91-361-258-2440
email : shrishi@iitg.ac.in

DEPT. OF CIVIL ENGINEERING

Date: 15th September 2021

To,
Shri Kumar Manish
V.P.-Project, West Point, Gangtok, Sikkim

Subject: Consultancy for "Vetting of Design and Third-Party Quality Assurance of Integrated Commercial Cum MLCP Complex at Old West Point School, Near M.G. Marg, GANGTOK, SIKKIM."– Acceptance of the Work Order

Ref: Work Order dated MIPL/SITE/WO/01/2021-22 dated 14.09.2021

Dear Shri Kumar Manish, V.P.-Project, West Point, Gangtok

Pursuant to your request to associate with your organization Vetting of Design and Third-Party Quality Assurance of Integrated Commercial Cum MLCP Complex at Old West Point School, Near M.G. Marg, GANGTOK, SIKKIM, I do hereby give my consent for association.

I also hereby accept the assignment for Vetting of Design and Third-Party Quality Assurance of Integrated Commercial Cum MLCP Complex at Old West Point School, Near M.G. Marg, GANGTOK, SIKKIM as per **Work Order dated MIPL/SITE/WO/01/2021-22 dated 14.09.2021.**

As a mark of acceptance your letter duly signed is also attached along.

Kindly let me know in case you need additional information.

with regards

Dr. Hrishikesh Sharma
Associate Professor
Department of Civil Engineering
Indian Institute of Technology, Guwahati, Guwahati-781 039, Assam, India
Email id: shrishi@iitg.ernet.in, Ph No: +91-9435321894

ANNEXURE R12/17

(1)

GANGTOK SMART CITY
DEVELOPMENT LTD

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.

04/10/21

Thanking you

Yours faithfully

Chief Executive Officer
Gangtok Smart City Dev. Ltd.

Chief Executive Officer
Gangtok Smart City Development. Ltd.
Kishan Bazar, Gangtok-7[illegible]
Sikkim.

ATP-I

For needful pls.

04/10/21

UDC

Pls open a file

04/10/2021

mesaso

ANNEXURE R12/18

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

GEOTECHNICAL INVESTIGATION REPORT

FOR

PROPOSED MULTISTORIED BUILDING

AT

GANGTOK, SIKKIM

JOB ENTRUSTED BY

M/S MESASO INFRASTRUCTURES PRIVATE LIMITED

OLD WEST POINT SCHOOL, M.G.MARG
GANGTOK, EAST SIKKIM

JOB CONDUCTED BY

JP GEO CONSULTANTS
AN ISO 9001:2015 CERTIFIED ORGANISATION

JP Geo Consultants

REG. OFFICE- 66, ANDUL ROAD, HOWRAH – 711 109
CORPORATE OFFICE & LABORATORY
AC–73, PRAFULLA KANON, KESTOPUR, KOLKATA – 101
EMAIL: jpgeoconsultants@gmail.com, Mob: 9830813308

GEOTECHNICAL INVESTIGATION REPORT

FOR

PROPOSED MULTISTORIED BUILDING

AT

GANGTOK, SIKKIM

JOB ENTRUSTED BY

M/S MESASO INFRASTRUCTURES PRIVATE LIMITED
OLD WEST POINT SCHOOL, M.G.MARG
GANGTOK, EAST SIKKIM

Vetted

Manoj Kumar Sa...
...Geotechnical Engineering), MIGS, MIE, MICI, Ch...
Associate Professor
Department of Construction Engineering
Jadavpur University

JOB CONDUCTED BY

JP GEO CONSULTANTS
AN ISO 9001:2015 CERTIFIED ORGANISATION

JP Geo Consultants

REG. OFFICE- 66, ANDUL ROAD, HOWRAH – 711 109
CORPORATE OFFICE & LABORATORY
AC–73, PRAFULLA KANON, KESTOPUR, KOLKATA – 101
EMAIL: jpgeoconsultants@gmail.com, Mob: 9830813308

PREFACE

A detailed geotechnical investigation including laboratory testing was carried out for the **proposed Multi-Storied Building at Gangtok, Sikkim.** The objective of this investigation was to evaluate the soil parameters for design of foundation for proposed structure with particular reference to safe bearing capacity and anticipated settlement.

The Geo-technical investigation work was awarded **M/s Mesaso Infrastructures Private Limited, Old West Point School, M.G.Marg, Gangtok, East Sikkim.** The investigation work for this project was started on **7th November 2021** and completed on **10th December 2021.**

The report has been prepared after careful study of all data collected during fieldwork and laboratory testing and it deals with geotechnical properties of the sub-soil. **Section – I** of this report covers the fieldwork while **Section – II** contains the results of all the laboratory test and discussions thereon. **Section – III** deals with the engineering appraisal and recommendations.

TABLE OF CONTENTS

TABLE OF CONTENTS

SECTION-I

SECTION – I

1.0 INTRODUCTION

M/s Mesaso Infrastructures Private Limited, Old West Point School, M.G. Marg, Gangtok, East Sikkim, entrusted the soil investigation work for the **proposed Multi-Storied Building at Gangtok, Sikkim.** At the onset of the work, thirty three (33) nos. of boreholes have been envisaged.

2.0 AIMS AND OBJECTIVES

The aim of the present study was to bring out the stratiography, strength characteristics of the sub-strata at the site, by conducting bore holes studies including in situ tests and laboratory investigations the findings were to be applied for realistic selection.

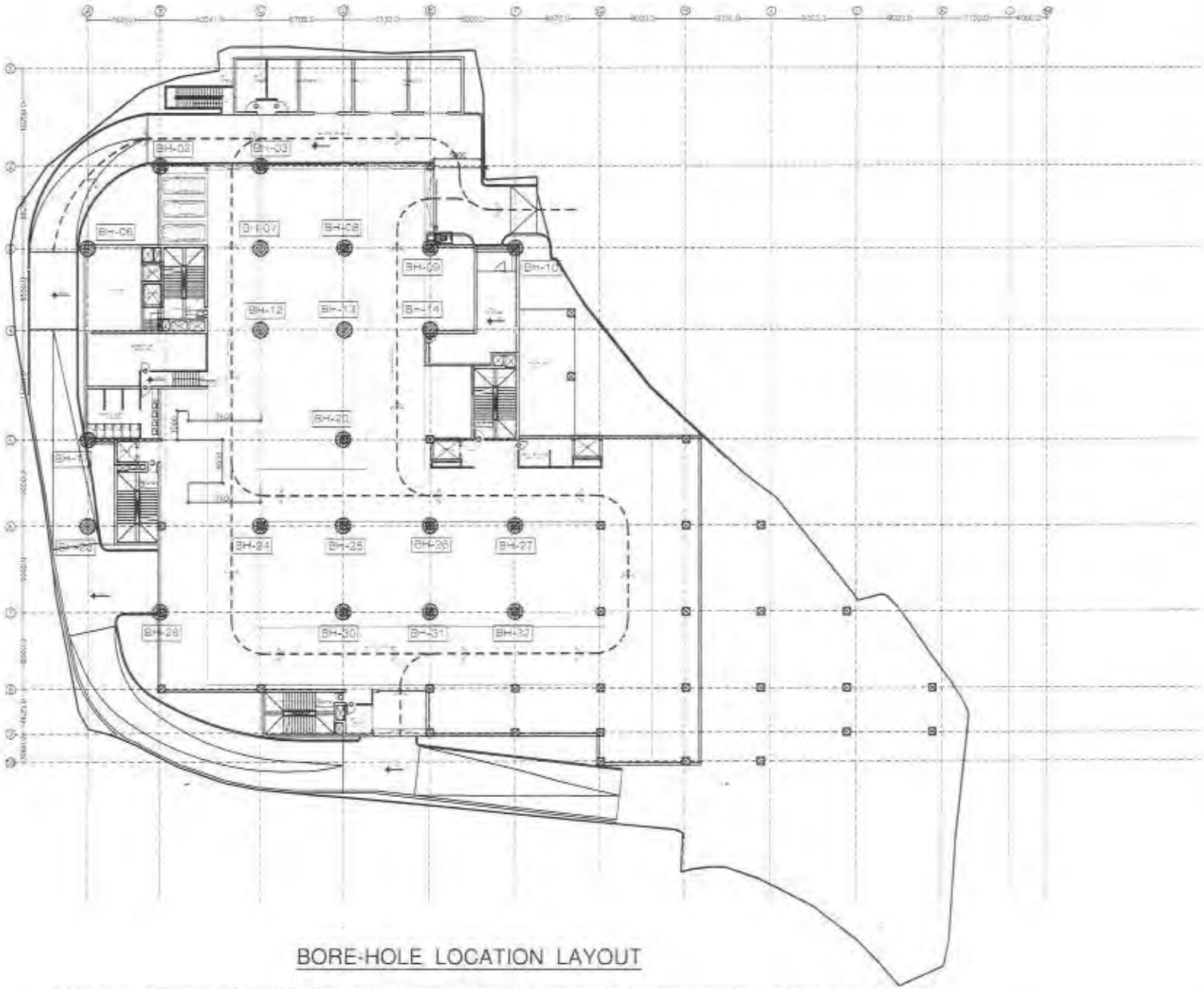
3.0 INVESTIGATION SCHEME AND LOCATION OF TESTS

The scheme of investigation was formulated by the Clients, which involved sinking of thirty three (33) Nos. of boreholes with the an average depth of 12.00m depth respectively from existing ground level, collection of undisturbed samples from cohesive deposit, carrying out standard penetration tests within the borehole, performing necessary laboratory tests on selected soil samples and submission of a report.

4.0 FIELD EXPLORATION

At the proposed project site, thirty three (33) Nos. of boreholes were sunk. Locations were finalized by client/consultants. The field operations consisted of boring, field test, and collection of disturbed and undisturbed samples, identification, labeling and preservations of the samples collected. The soil samples were collected by pushing a sampling tube in the bore hole at suitable intervals and depth and then taken out. The samples so recovered and collected in plastic bags, sealed, marked and taken for laboratory analysis. The boring operation has been done in two stages (Shell and Rotary Drilling).

Sketch showing location of boreholes is given in the following page



BORE-HOLE LOCATION LAYOUT

FOR ALL BORE HOLES DRILLING TO BE DONE UPTO MINIMUM 3.0 M. INTO THE ROCK

REVISION	NO	DATE
ISSUED FOR		

PROJECT
MLCP
AT OLD WEST POINT SCHOOL

CLIENT NAME
GANGTOK SMART CITY DEVELOPMENT LIMITED

PROJECT MANAGEMENT CONSULTANT
M/S. Grant Thornton LLP

TITLE
BORE HOLE LOCATION PLAN

CONSULTANT ARCHITECTURE LANDSCAPE AND INTERIOR
salient

STRUCTURAL ENGINEERS
S.P.A.CONSULTANTS
34, RAMMOHAN DUTTA ROAD
KOLKATA - 700026

DRAWN BY –	CHECKED BY –	DATE –	SCALE –
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DRG NO. –

183

4.1 BORING

The boring was done by a combination of Shell & Rotary Drilling at lower depths. Flush jointed steel casing tubes were used to prevent side collapse of boreholes in Shell method of boring. No casing was provided in the Rotary wash borings since stabilization of hole was made by circulation of bentonite mud. The depth of casings at various stages of sampling, borehole depths, depth of collection of undisturbed soil samples (UDS), description of soil, 'N' values during SPT at various depths and the depth at which ground water was encountered at different locations are shown in the respective borehole logs in Appendix-I of this report.

4.2 SAMPLING

Disturbed samples were taken at suitable intervals of depth and at changes of strata in order to physical examination of the nature of all the representative strata. These were collected from the auger and the barrel of the split spoon sampler after the standard penetration tests. The depth wise locations of the entire disturbed and standard penetration test samples have been given in the bore log data sheets, enclosed with this report.

4.2.1 COLLECTION OF UN-DISTURBED SAMPLES

Un-disturbed samples were collected as per specifications given in IS: 1892-1979. After recovery of the samples, the sample tubes were properly sealed at both ends by wax, marked and sent for laboratory testing.

4.3 IN-SITU TEST

a) Standard Penetration Test:

Standard penetration tests (SPT) were carried out in soil strata inside boreholes to determine consistency and strength characteristics of the subsoil in accordance with IS: 2131. The number of blows (N-value) required to drive the standard split spoon sampler of 50mm diameter for a penetration of last 30cm when driven with a 63.5kg monkey falling freely from a height of 750mm is given in the borehole logs at corresponding depths (Appendix-I).

SECTION-II

SECTION – II

5.0 LABORATORY TESTS

All laboratory tests have been done by through NABL Accreditary laboratory of **M/s SoilTech Consultants, 106/E, South S.K.Puri, Patna, Bihar, India**. The results and graphs are attached herewith.

6.0 GROUND CONDITION

On the basis of findings in the field, onsite identification & examination of samples the subsoil deposits of this site have been subdivided into **three (03) different strata for the site**. Following table gives a brief description about the subsoil conditions and subsoil parameters at site obtained at site.

Stratum & Thickness (m)	Description of Soil	Average Field N value	Liquid Limit (%)	Plastic Limit (%)	Y_b KN/m^3	Shear Parameters		(m_v) m^2/kN×10^{-4} Range(kPa)		
						C (kPa)	Φ^0	25-50	50-100	100-200
I 0 to 15.00	Medium dense greyish brown to brown micaceous silty sand	32	NP	NP	19.5*	-	34*	E = 35MPa, μ = 0.38		
II 0.00 to 9.00	Dense to very dense greyish brown to brown micaceous silty sand	51	NP	NP	20.0*	-	35*	E = 80MPa, μ = 0.35		
III >3.00	Highly weathered highly fractured whitish grey micaschist	>100	Core Recovery (%)	RQD (%)	22	-	Rock Strength (MPa)	E = 120 MPa, μ = 0.3		
			0 to 56	0			qc = 4.01			

* Suggested Value

Generalized Soil Profile With Design Parameters

SECTION-III

SECTION – III

7.0 ENGINEERING APPRAISAL & RECOMMENDATIONS

The proposed structure for the sites will be Multi-storeyed Building. It is expected to have a load of around **210 to 225 kPa**. It is known from client/consultants that the proposed structure will have a partial UGR along the foot print of the building and in the remaining portion the basement will continue. As per structural requirement the depth of the UGR is expected to be at a depth of 4.50m below EGL and the the basement will be placed at a depth of 4.50m below EGL. The borehole location plan attached shows the region of UGR in thick line.

Boreholes are sunk at the site at individual column locations at close intervals to identify any variation in the subsoil conditions. During the period of field work the entire site was excavated upto a level of 1.00m below EGL and all the boring activity have been carried out from this level. Hence 0.00m marked in the borelogs refer to -1.00m from the EGL.

Now as per the borehole data it was observed that there was no major variation in the subsoil conditions. Individual bore-logs and cross sections may be referred to identify the stratum. The subsoil condition mainly comprised medium dense micaceous silty sand (Stratum-I) followed by dense to very dense micaceous silty sand (Stratum-II) and finally the rocky strata (Stratum-III).

Safe carrying capacities of raft foundations placed at a depth of 4.50m below Finished Ground level is given below in the following table. The calculations have been computed considering the average subsoil condition of the site.

Footing Size (m^2)		Depth of foundation below FGL (m)	Settlement(mm) corresponding to following imposed pressure (kPa)					
Width	**Length**		**125 kPa**	**150**	**175**	**200**	**210**	**225**
57.00	67.00	4.50	33	40	46	53	55	59

Based upon the above table it can be understood that as per IS 1904, the overall settlement of the raft foundation under an applied load of 210 to 225 kPa is well within the acceptable limit of 75mm. The subsoil encountered at site is non plastic and sandy in nature, hence it can be understood that the settlement occurring at site will be of immediate type i.e. during the period of construction and no long term settlement is predicted.

It may be noted that the stress relief for excavation of basement may be considered as **90 kPa** for excavation of 4.50m. Hence it can be understood that upto a pressure of **90** kPa there will be theoretically no settlement. **It shall be noted that there shall be minimum disturbance to the founding level due to excavation process or due to ingress of seepage water to use the additional stress relief with theoretically no settlement.**

9.0 GENERAL RECOMMENDATIONS

a) All foundation design should be carried out as per latest BIS code of practice.

b) Backfilling should be done with excavated earth in layers with proper compaction and addition of water, as required.

c) The surface of the excavated area should not be left exposed and immediate mud mat must be carried out.

d) Special care needs to be taken during excavation for foundations so that the founding stratum does not get disturbed by excavation process and especially by ground/seepage water.

e) The foundation bed should be properly shaped, levelled and properly compacted before laying the mud mat and the mud mat should also be compacted.

Vetted

Manoj Kumar Sahis
BE, ME(Geotechnical Engineering), MIGS, MIE, MICI Chartered Engineer
Associate Professor
Department of Construction Engineering
Jadavpur University

FOR JP Geo Consultants

JP GEO CONSULTANTS 88, ANDUL ROAD HOWRAH 711 109

Jishnu Pal
B.Tech(Civil), M.E(Geo-tech)

যাদবপুর বিশ্ববিদ্যালয়

Faculty of Engineering & Technology
DEPT. OF CONSTRUCTION ENGINEERING

JADAVPUR UNIVERSITY
BLOCK - LB, PLOT - 8, SECTOR - III, SALT LAKE,
KOLKATA - 700 098, INDIA

Quotation

Ref : JU/CON/21-22/MKS/G/26 **Date :** 27.12.2021

To
MESASO Infrastructure Private Limited
3rd Floor, Vega Circle Mall, 3rd Mile
Sevoke Road, Siliguri, West Bengal - 734001

Ref. No: MIPL/SITE/05/2021-22 Dated: 24.12.2021

Sl. No.	*Description of Jobs*	*Unit*	*Qnt.*	*Rate*	*Amount*
1	Charges for Vetting of Soil Investigation report for the site at Old West Point School, MG Marg, Gangtok, East Sikkim	Lumpsum			30000.00
				Total	30000.00
				CGST @ 9%	2700.00
				SGST @ 9%	2700.00
				Grand Total	**35400.00**

Rupees thirty five thousand four hundred only

The payment should be made in advance by ECS / Demand Draft in favour of "Jadavpur University" payable at Kolkata.

GST No: 19AAAJJ0500E1ZU

(M. K. Sahis)

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ANNEXURE R12/21

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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

ANNEXURE R12/22

DEPARTMENT OF MINES & GEOLOGY
GOVERNMENT OF SIKKIM

***Ref.No*:F.1/62 (3)DM&G/21-22/478** **Date:.29.12.21**
Challan No:33300/Sl. No:138545

Site Stability Report

Reference: - Applicant's Letter. Dated:29.12.2021

1. **(i) Name of Applicant-** M/S Mesaso Infrastructure Pvt. Ltd. (Authorized vide Memo no. 197/GSCDL/2021-22 dated 30.06.2021).

   (ii) Name of Land owner- Secretary, UD & HD, Government of Sikkim.

2. **Location of Site-** Old West point school Complex, Gangtok, East Sikkim

3. **Location (with reference to prominent Structure within area and physical features with appropriate distance & direction)-** 10 meters SW of the Police Headquarter at Gangtok, East Sikkim land bearing plot no.683/P,715,716 under Gangtok Revenue Block, East Sikkim.

4. **Bounded by-** East: Road Leading to Primula lodge.
   West: Footpath
   North: Footpath
   South: Footpath

5. **Physical features**

a) Slope- Gentle.

b) Drainage system – No erosion potential Jhora present nearby plot.

c) Status of structure in the vicinity – No adverse situation presents at the time of inspection.

6. **Geological setup**

a) Type & condition of Lithology – The area comprises of medium grade metamorphic rock sequence represented in the area by mica schist with and without quartz veins overlain by medium thick to thin soil cover.

b) Fractures / Faults / Weathering- Surfacial weathering.

c) Overburden – Medium thick to thin soil cover.

d) Dip of bed rock – Favourably oriented.

e) Ground water activities – Low surface/sub-surface water regime.

f) Nature of contact zone of rock & overburden materials – Undulating surface with high frictional resistance is expected.

g) Other geo-features – No any other adverse geological features were observed at the time of inspection.

7. **Conclusion** – Falls within Zone one (1) of areal Stability Zonation Mapping System adopted by department of Mines & Geology.

8. Recommendation – The foundation of the structures should be footed at considerable depth with uniform condition, also consult a competent structural engineer for appropriate foundation design of the structures including earthquake resilience.

Further,

1. The proposed area falls under zone one (1) as per the parameters notified by the department of Mines and Geology vide Gazette no.86 dated 06th April 2021. However as Sikkim lies over young fold mountains, seismic zone IV and with fragile geological condition micro seismic studies in the area and load impact assessment of the surrounding areas, to be carried out prior to construction of multi-storied structures and provide suitable mitigation measures, if required, to avoid future complications.

Joint Director(Geology)
Mines & Geology Department
Government of Sikkim,
Gangtok

Senior Geologist
Deptt of Mines & Geology
Govt of Sikkim
Gangtok

1 PROPOSED MIXED USE DEVELOPMENT BUILDING 4 LEVEL PARKING + 10LEVEL COMMERCIAL DEVELOPMENT AT OLD WEST POINT SCHOOL, NEAR M.G. MARG, GANGTOK, EAST SIKKIM

EXECUTIVE SUMMARY-STRUCTURAL DESIGN

Architects

SALIENT

Kolkata

Structural Consultants

SPA Consultants
Kolkata

Date: 26TH January, 2022

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.),
B.C.E., FIE-(F-018202-4)
E. S. E. No. 104 (I) K. M. C.

CONTENTS

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.),
B.C.E., FIE-(F-018202-4)
E. S. E. No. 104 (I) K. M. C.

1. PROJECT BRIEF

Project	: STRUCTURAL DESIGN OF PROPOSED MIXED USE DEVELOPMENT BUILDING 4 LEVEL PARKING +10LEVEL COMMERCIAL DEVELOPMENT AT OLD WEST POINT SCHOOL, NEAR M.G. MARG, GANGTOK, EAST SIKKIM
Architect	: SALIENT
Structural Consultants	: M/S. S.P.A.CONSULTANTS,

1.1. Description of the Site

The general topography of the plot is almost flat and partly hilly. The lower four parking shall be constructed as per natural contour of the site so that minimum excavation could be required.

1.2. Executive Summary:

The proposed commercial building of 4 level of parking +10 level commercial stories. Parking floor level from 1- 4 are mainly used for car parking and mechanical car parking. The commercial floor level 1 onwards up to 3rd floor level is used for anchor shops, retails shop, atrium café and plaza. The 4th level floor is consist of auditorium, restaurant, food court, staff area, lobby, and toilet. The 5th level floor is mainly used for auditorium, bowling alley, and food zones. The 6th level and 7th level floors are used for alfresco dinning, plaza café, speciality restaurant and spa. The level 8,9,10 are mainly used for hotel rooms' suites. The terrace is mainly used for sunset terrace, infinity swimming pool.

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It has been envisaged to construct a composite steel building with RSJ/built up sections and decking sheet because of the following reasons:

a) The building is being constructed in the mountains and is situated in high seismic zone IV

b) It has been designed as composite structure, part concrete and rest steel for better performance and stability against the seismic forces.

c) The weight of the building has been kept light by doing a steel structure, as it is in a high seismic zone area.

d) Major part of the structure can be fabricated in the factory in the plains and can be transported to the site ready to erect. This would involve very less labour and low volume of material needs to be transported to the site hence less pollution.

e) The foundation proposed is raft foundation. The soil has highly weathered mica schist rock below having a bearing capacity of about 35t/sqm as per the soil test report and the load coming on the soil is approximately 21t/sqm.

Hence this shall not affect the adjoining structures in any way.

2.13 DESIGN CRITERIA FOR SUPER STRUCTURE

The composite structural system has been adopted which consists of steel columns encased with concrete, steel beams and rcc slab over decking sheet.

The beam and column locations and configurations adopted are suitable to accommodate functional and architectural requirements.

The Structural design of the proposed project is based on Indian Standard Codes, and is analyzed for Dead, Live, Wind, Seismic and Temperature Load conditions taking into account relevant load combinations recommended by the codes.

The Vertical Loads including the dead and super imposed loads are transferred to the soil through columns, raft foundation. The Lateral loads due to seismic forces are dissipated to soil through the proposed Reinforced Concrete columns.

In the process of evolving the building system (structural) many options were looked into taking into consideration aspects of economy, ease and speed of construction as well as simplicity in design and aesthetic appearance, keeping in

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mind the environmental impact, and safety of neighboring buildings and structures.

2.14 DESIGN CRITERIA FOR FOUNDATION

i) Raft Foundations has been considered based upon the Geo technical investigation report prepared by M/S Geo Informatic Consultancy & Services, Tadong, Gangtok and further the Plate Loat test and soil test done by J.P. Geo Consultants of Kolkata, all the samples have been tested in NABL approved laboratory, which has been further vetted by Jadavpur University, Kolkata. Jadavpur university is a premier institute of India. This will dissipate all the vertical and horizontal loads safely to the soil/rock below. The type of foundations proposed is raft foundation as the available bearing capacity is more around 35t/sqm.

ii) About 4.5 meter of over burden soil was removed to reach the foundation level of bottom of raft therefore a relief of pressure on the foundation rock was actually 21Ton/sqm – 4.5X 2.0 Ton/sqm= 12 Ton/sqm, Whereas bearing capacity of rock is much higher as indicated by SPT and plate Load test conducted at various level during soil testing.

iii) As per IS Code 1892-1979 Claus 2.3.1 the boring of the soil requires 7-8 Nos of boreholes but in this project we have done as a measure of taking abundant precaution for the safety of structure number of bore holes spread all over the site at close intervals. It is by far very dense probing of sub surface condition usually done in any project be it building, dams, steel plant etc. It only conforms that the Structural Engineer took extreme caution in designing a safe foundation for a proposed structure.

2.15 PROPOSED APPROACH TO STRUCTURAL ANALYSIS:

The buildings are predominantly composite steel framed structures. The structure is designed as a special moment resisting frame (SMRF) as per IS-1893-2016. The lateral force resisting system is diaphragm and the steel / concrete column system. . Slabs shall have decking sheet and rcc on the top. A computer model of the

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structural frame of the building was generated for carrying out analysis for the effects of vertical and lateral load that are likely to be imposed on the structure. The building structure is analysed using the ETABS and SAFE software for the following computer models of the building.

Space frame analysis (Static and dynamic) of the entire structure - for dead, live, seismic and wind loads.

Dynamic analysis with lumped mass at roof level has been performed considering the swimming pool at the top. The structure has been designed considering the affect of the lumped mass at the terrace level. As per IS-1893-2016.

ETABS has been thoroughly tested, validated and recognized internationally by several organizations and is well suited for the analysis of building systems.

Geometrical dimensions, member properties and member-node connectivity, including eccentricities have been modelled in the analysis. Variation in material grades, if present, has also been considered.

The seismic loads have been derived from the results of Equivalent Static analysis and Dynamic analysis of the structure in accordance with the code IS 1893 (part 1): 2016 and relevant code of practice. Design of the composite members shall be done by the relevant IS codes.

The permissible values of the load factors and stresses have been utilized within the purview of the Indian Standards.

The following checks have been done to comply with the requirements of the relevant codes IS-1893-2016,IS-13920-2016, IS-456-2000, IS-875(Part 3),IS-800-2007 with reference to ASTM codes for structural steel.

1) Torsion irregularity: table 5 of IS-1893-2016
2) Drift and deflection: Clause 7.11 of IS-1893-2016
3) Mass Participation: table 6-vii of IS-1893-2016
4) Time period: Clause 7.6 of IS-1893-2016
5) Eccentricities: Clause 7.8.2 of IS-1893-2016
6) Soft storey: Clause 7.10 of IS-1893-2016
7)

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All the calculations, etabs and safe file along with the drawings have been vetted and approved by, structural Engineering Department of IIT Guwahati. IIT Guwahati is one of the premier engineering colleges in India, recognised nationally and internationally. They have immense experience of working in the hilly terrains of Arunachal Pradesh, Upper Assam, Sikkim, which are all falling in high seismic zones, some of the areas fall in Zone V, whereas our project is in Zone IV.

2. FIRE PROTECTION

The steel structure for the slab shall be protected for fire, for up to 2hr fire resistance by vermiculite spray/ intumescent paint and the columns are protected by encasing with concrete.

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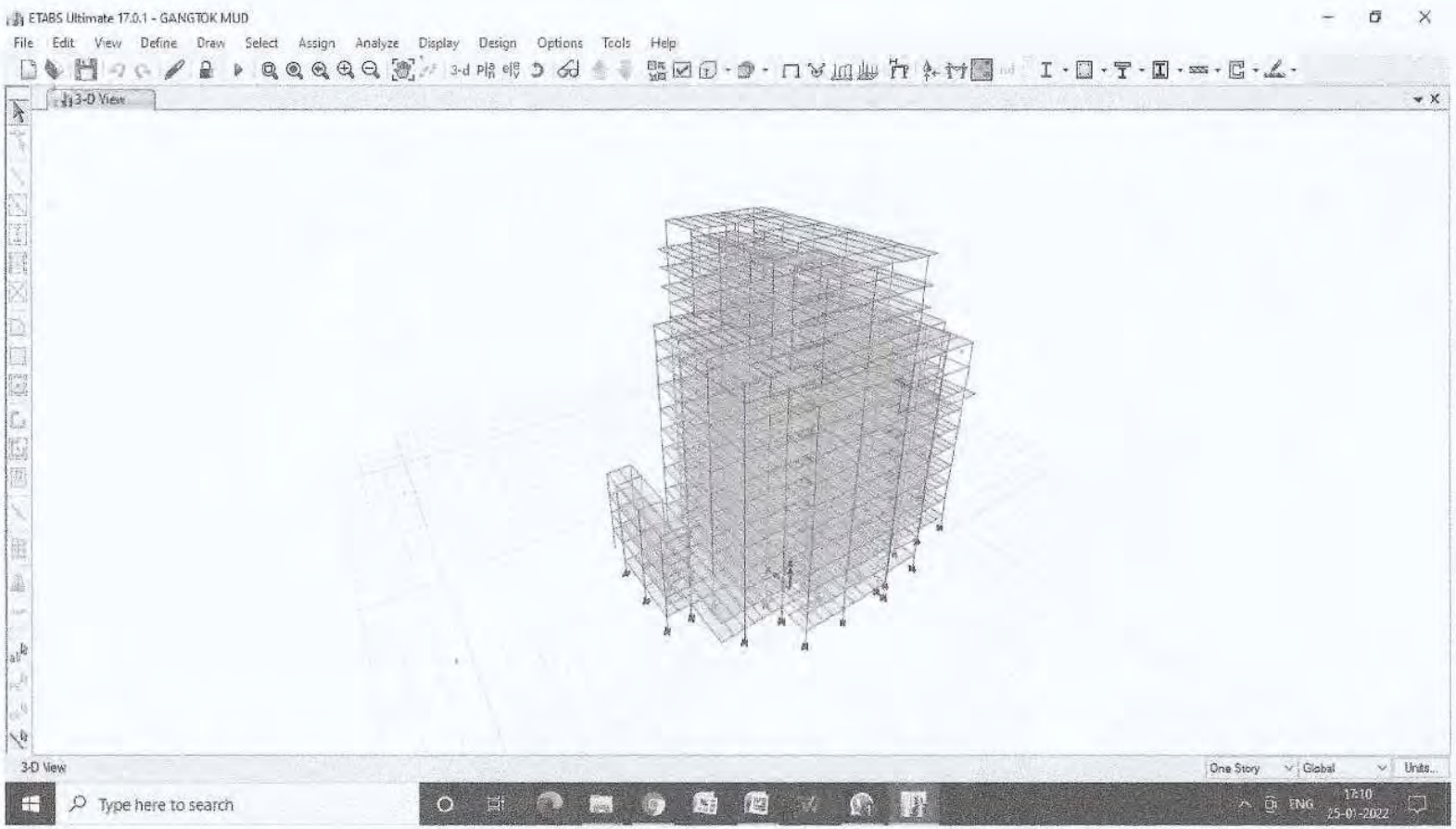

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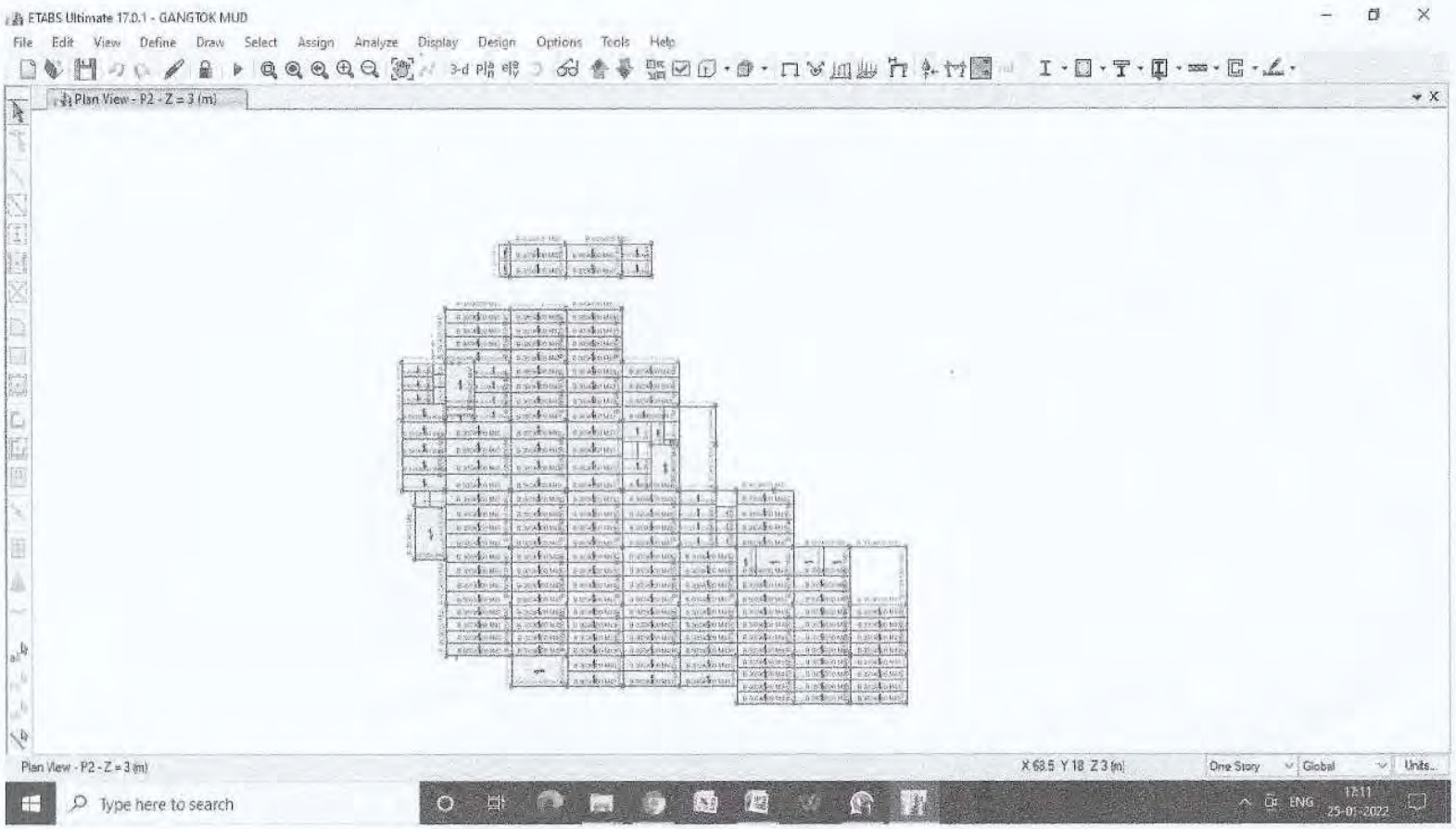

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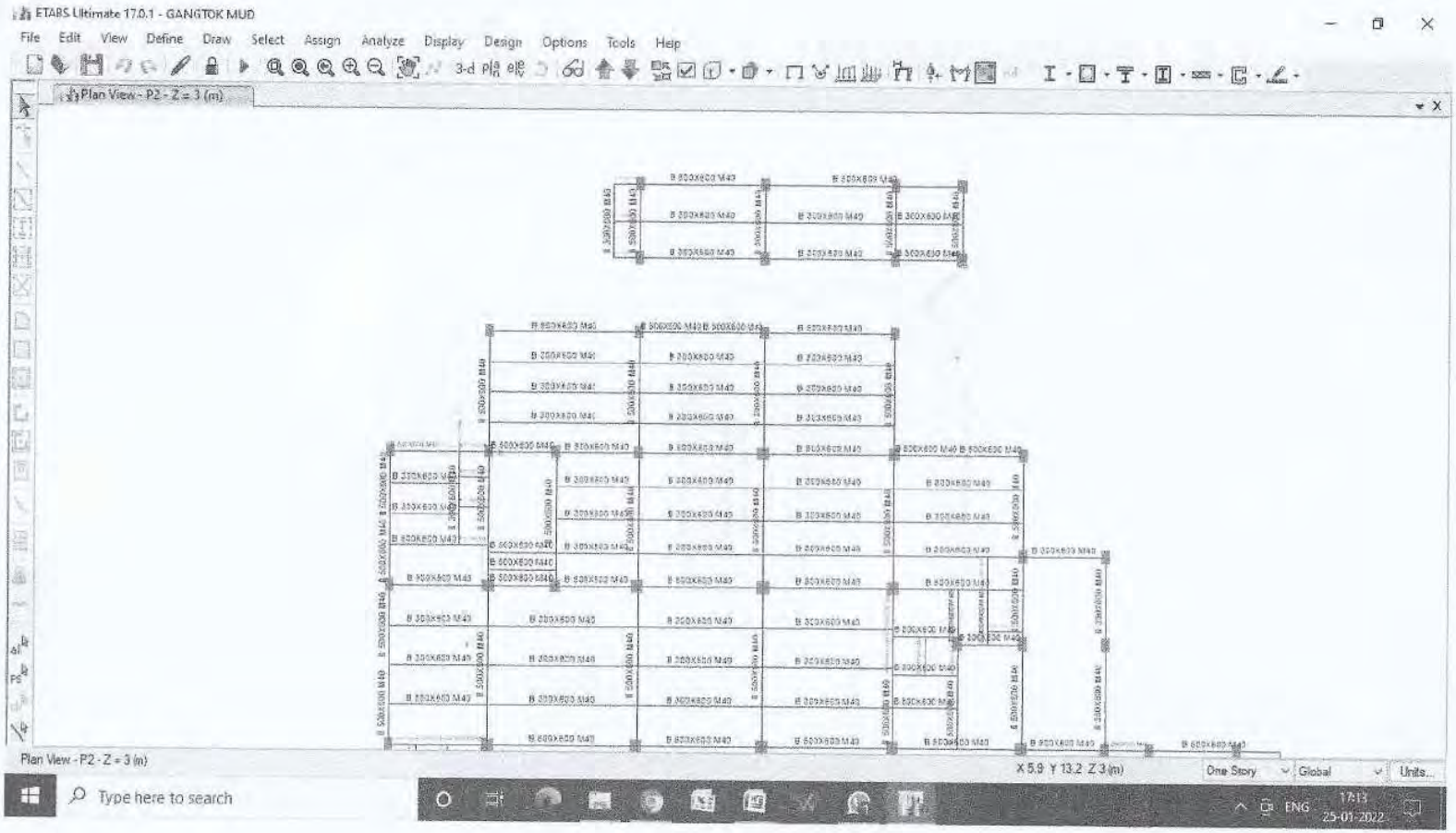

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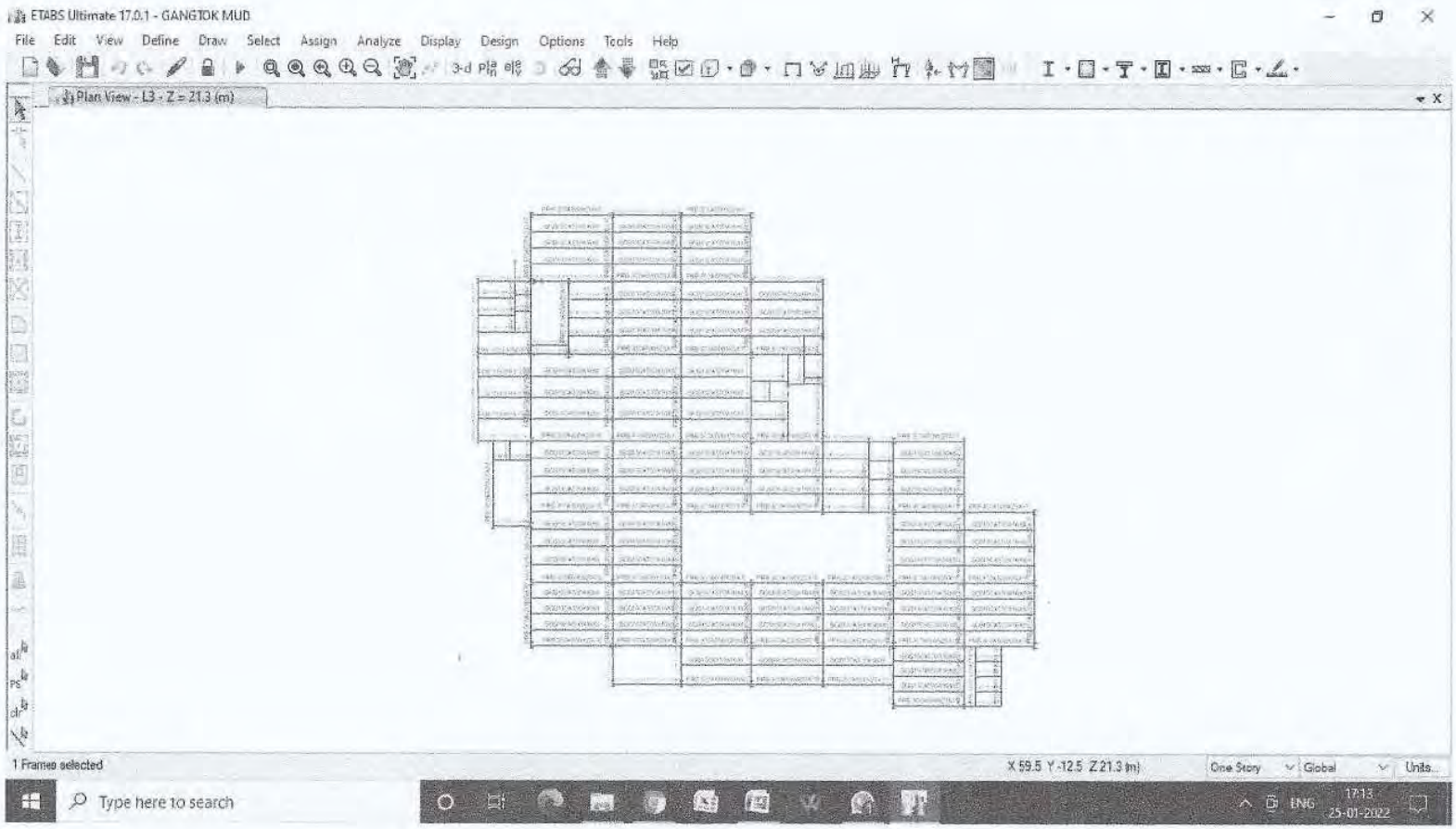

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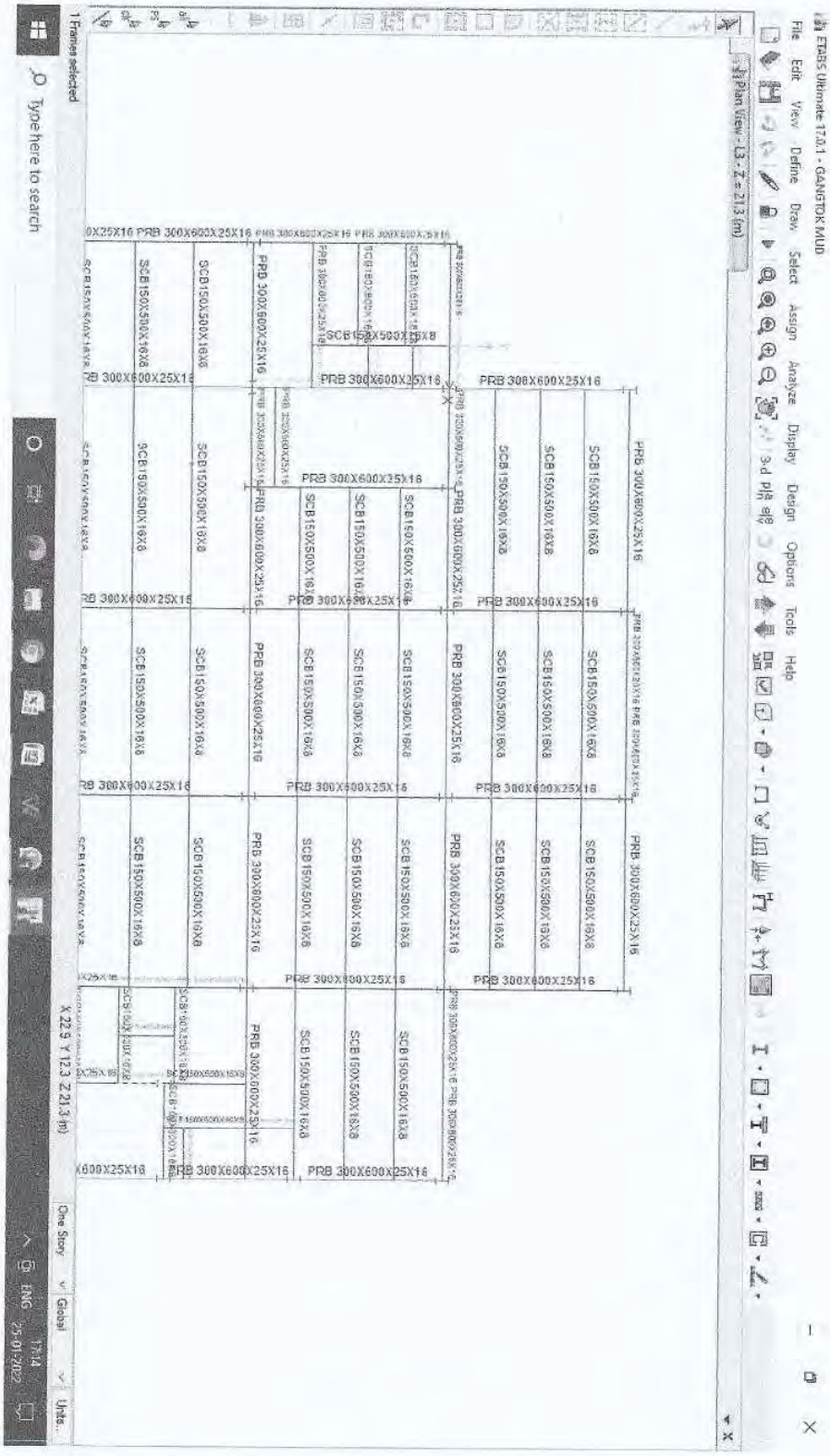

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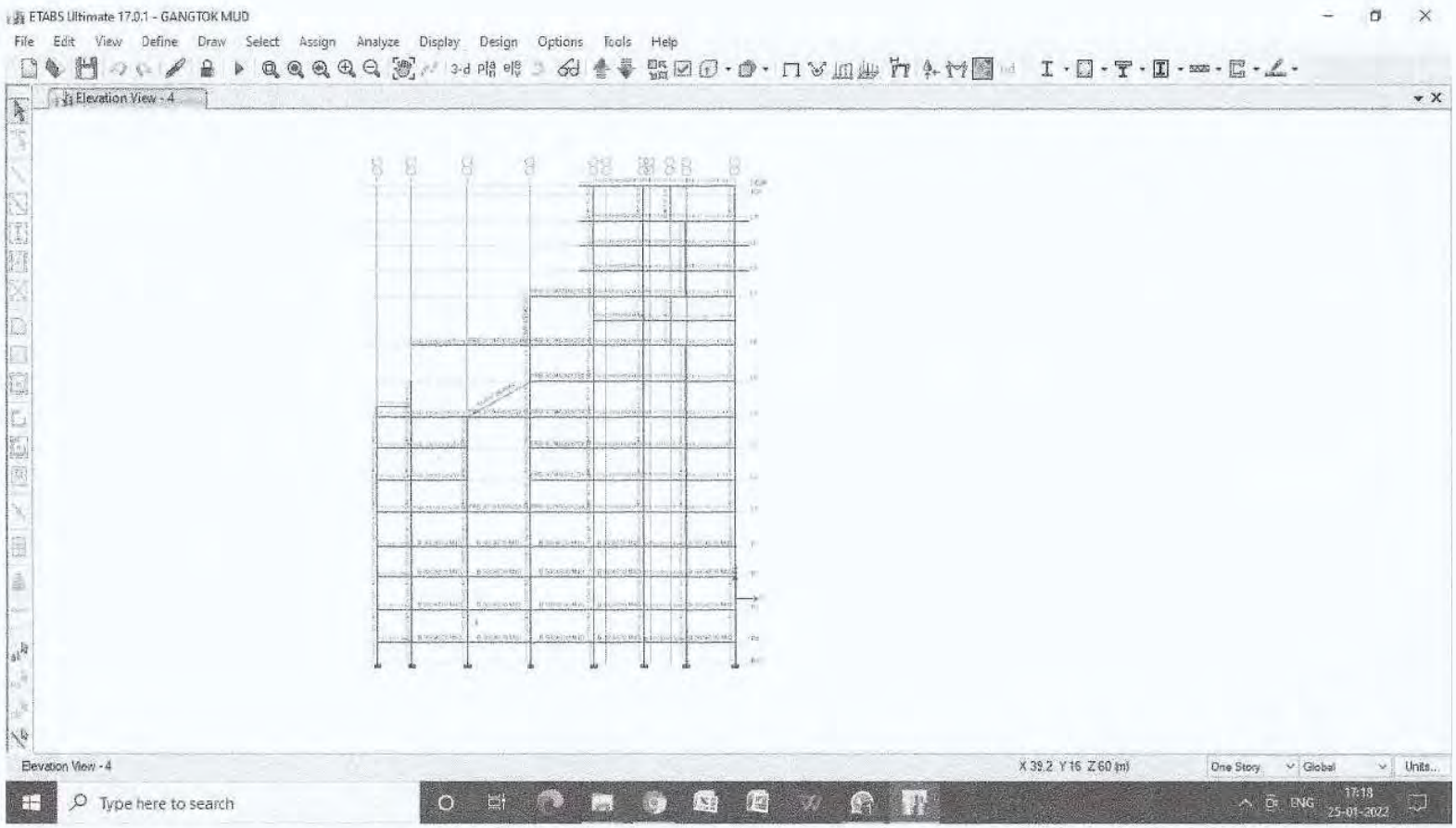

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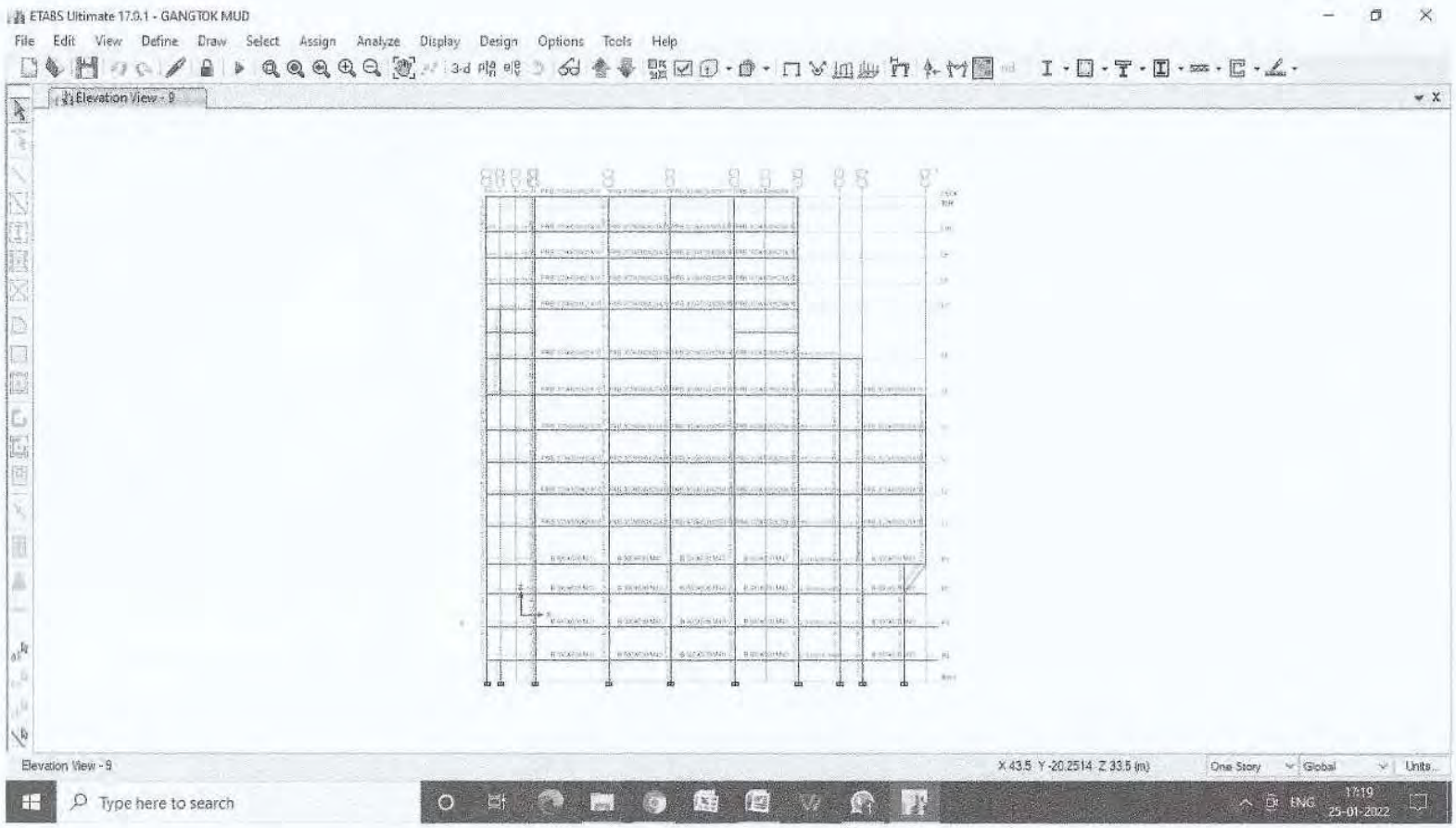

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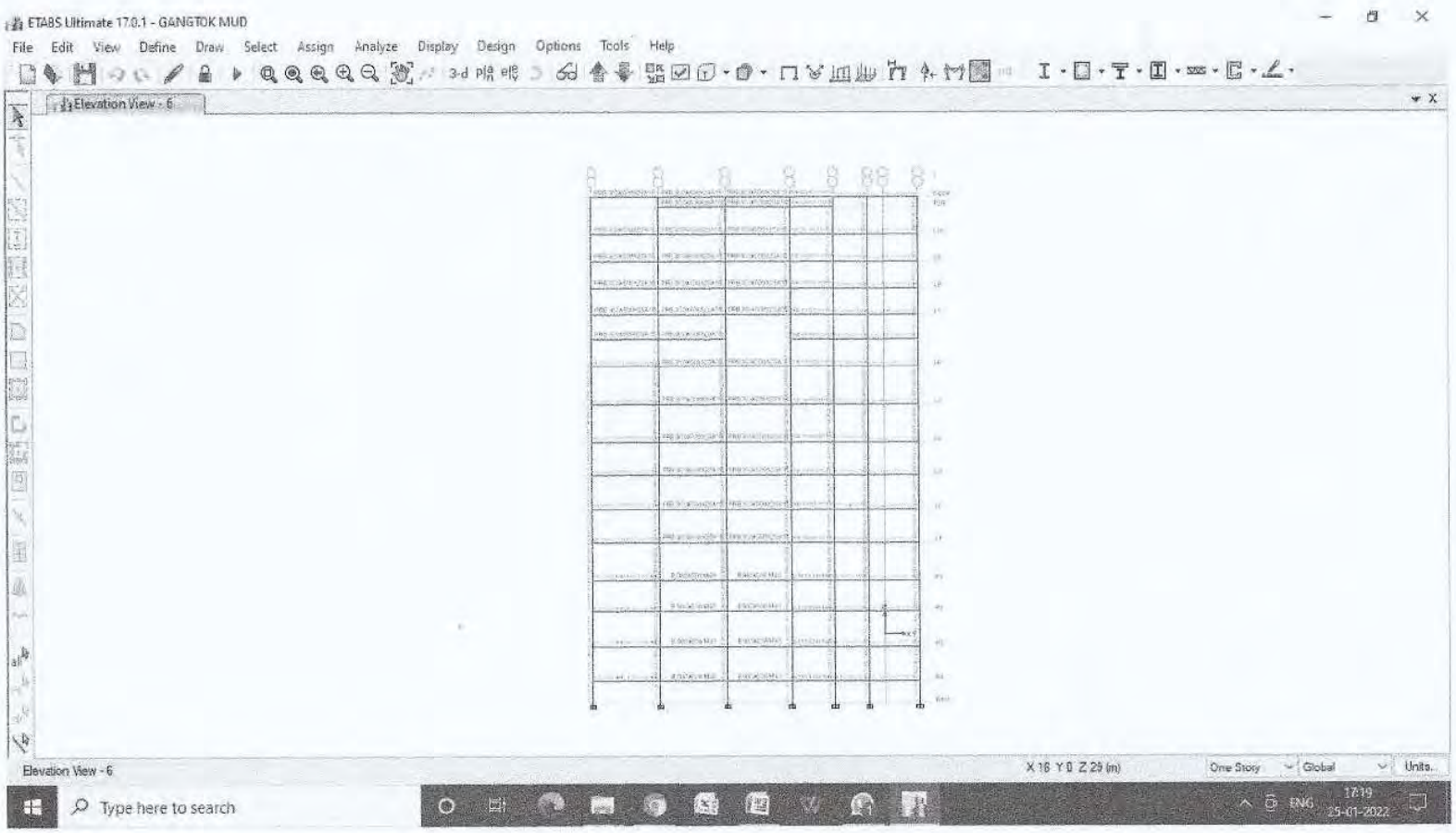

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যাদবপুর বিশ্ববিদ্যালয় **ANNEXURE R12/24**

Faculty of Engineering & Technology
DEPT. OF CONSTRUCTION ENGINEERING

JADAVPUR UNIVERSITY
BLOCK - LB, PLOT - 8, SECTOR - III, SALT LAKE,
KOLKATA - 700 098, INDIA

TO WHOM IT MAY CONCERN

This is to certify that the Proposed Multi Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok, East Sikkim is designed as per the relevant IS Code 1893 2016, IS-13920-2016, IS-800-2007, IS-875, IS-456-2000 and designed load on foundation is 21Ton/sqm. As Mica schist rock has been encountered below the foundation level, then there shall be no load impact in the surrounding area of the project site. The Soil Bearing Capacity is estimated as 46.5 Ton/sqm. (As per IS Code:6403-1981) and load of the proposed structure is less than 50% of the Soil Bearing Capacity that's why the Load Impact assessment of the surrounding area is not required.

Thanking you

Dipesh Majumdar

Dr. Dipesh Majumdar

Department of Construction Engineering

Jadavpur University

Dr. Dipesh Majumdar
Assistant Professor
Department of Construction Engineering
Jadavpur University

ANNEXURE R12/25

आज़ादी का अमृत महोत्सव

Fax No. : 03592 206836
Phone No.: 03592 206192

DEPARTMENT OF MINES & GEOLOGY
GOVERNMENT OF SIKKIM
GANGTOK.

Ref No: 766/DM&G/21-22 *Date:* 17/2/22

To,

The Mesaso Infrastructure Private Ltd.,
3rd floor, Vega Circle Mall,
3rd Mile, Sevoke Road, Siliguri,
West Bengal.

Sub: Reply to the letter no. MIPL/SITE/09/2021-22 dated 15.02.2022.

Sir,

This is in reference to the letter No. MIPL/SITE/09/2021-22 dated 15.02.2022, regarding the site stability report issued by Department of Mines and Geology of the land situated at Old West Point School Complex vide reference No. 1/62(3) DM&G/21-22/478 dated 29. 12.2021, where it was recommended to do "the load impact assessment of the surrounding areas" before the construction of multistoried structure.

The applicant has submitted the certificate provided by Jadavpur university, (Ref. No. nil, dated. Nil) which state that the load of the proposed structure is 21T/M^2 which is less than the soil bearing capacity in the area. Hence, they recommended that the load of the structure is confined within the construction area. Therefore, the suggestions in the site Stability report on above matter is not required.

Yours Faithfully,

Senior Geologist
Deptt. of Mines & Geology
Government of Sikkim
Gangtok

Senior Geologist

Minerals, Mines & Geology Deptt.

ANNEXURE R12/26

S. K. MITRA & ASSOCIATES

DB 102, Salt Lake, Kolkata-700064,
Regd. Office: FE-10, Salt Lake, Kolkata 700106
Phone : 9903072403, 8017167145, e-mail : skma99@gmail.com

Ref: skm-mesaco-gangtok west point-01
Dated, 27th Dec 2021

Mr. Kumar Manish
VP Projects,
MESASO Infrastructure Pvt. Ltd,
Siliguri, WB

Dear Sir,

Sub : Additional Recommendations in connection with the construction of the buildings for the West Point Project, Gangtok, Sikkim

Further to the geotechnical recommendations given in connection with the above project we thought it prudent to send some additional precautions to be followed for this project. The current pandemic situation in the country has actually prompted us to imagine certain disruptions to continuous site activities and we are facing rather dangerous situations at certain sites where sudden stoppage of work due to exigencies beyond anyone's control caused unsafe conditions. At your site we apprehend that the construction will be completed to the extent of covering the raft area with floor slab and raising of one or two floors before the monsoon. In addition, we hope that the temporary slope of the earth shall be flattened safely and covered with polythene sheets to avoid rain water from freely seeping into it and making it unsafe.

In this connection please note that the foundation soil has been relieved of a confining pressure equivalent to about 7 MT/sqm on an average due to removal of overburden material and unless the confinement is reintroduced by adding load of the building the highly weathered rock will have a loosening tendency and can be easily eroded with seepage water passing through it with a lesser hydraulic gradient than that can happen in a compact condition. We sincerely hope that you will be able to construct enough to provide a confining pressure of at least 5 MT/sqm prior to monsoon. In fact, you should ensure that foundation soil exposed to the final level shall have to be covered with a thick Mudmat the same day itself.

Rain water management scheme should also be in place well ahead of monsoon and both the bare slopes and raft shall be covered suitably to avoid direct contact with running surface flow. Interception drains along the road above should be provided to catch rain water early and channelize the same

along the side drains or through temporary drains across the site. All the drains discharging water away from the site shall be so designed as to avoid any retrogration and soil loss.

Hope, you will find it useful and take necessary actions to address the issues properly and in time.

Regards,

S.K.Mitra

mesaso

ANNEXURE R12/27

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

Received
27/12/2021.

Vice President Project

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

ANNEXURE R12/28

GANGTOK SMART CITY DEVELOPMENT LTD

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

Gangtok Smart City Development Ltd

Yours sincerely

Chief Executive Officer
Gangtok Smart City Dev. Ltd

Enclosed: as stated above

To

Date: 1/2/2022

ANNEXURE R12/29

Area MLA

Through the councilor

Ward No. 9 / Arithang 1

Gangtok / E.Sikkim

Public Grievances

Sir,

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

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

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

03/02/22

Area MLA

Your Faithfully

Public Upper Arithang

Karma Tempo Rapgyal
COUNCILLOR
Ward No 09, 26 Anthang 1

Secy/UDD.

Please take necessary action as the demand looks genuine

02/02/2022

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

1. Bkaw Bahadur Gurung
2. Bhim Tamang
3. Neelu Sherpa
4. Rachu Maya Joshi
5. Pushpa Sherpa

Smt Bhagawati Tamang

2. Reeta Rai

3. Lachu Maya Jogi - Lachu

4. Khempdup Tshiring Sherpa - T. Sherpa

5. Bibha Tamang.

6 Sabita Jogi

7. Karma Choden Bhutia

8. Shri Pradeep Kr Pradhan

9. Pushpa sherpa

(10) Neelu Sherpa

(11) Eden Chamu

(12) Karma Tshen Bhutia Hotelpag

(13) Nyalltshen Sherpa

(14) B. Tsering Lepcha

(15) Mrs. Rosy gurung

(16) Tj Wangchuk —

(17) Passang Bhutia

18) Dinesh Kr Pradhan

19) Tashi Chamu Bhutia

20) Mangal C. C. Mangal

21) Th. Wangyal

2 Soman Dewan

3 Bimala Pradhan

9 Dhan Kr Pradhan

01/02/2022

Tashi Chamu Bhutia

30) Paljor Tamang
31) Sonam Lama
34) Pemy Rai/Lepcha
35) Sabina Gurung
36) Akriti Tamang
37) Anup Gurung
38) Prabesh Biswa -
39) Sonam Rai -

[illegible] Kumary
SITA Devi
68) Bheem Tamang
69) Siddhant Tamang
70) Jaya Pradhan
71) ANU PRADHAN
72) ANUSHA PRADHAN
73) Vivek PRADHAN
74) MAMTA PHADHAN
75) POOJA PRADHAN
76) DAWA TSHERING SHERPA
77) PHURBA SHERPA
78) NORBU SHERPA
79) TENZING SHERPA
80) MANISH MANGAR
81) ANITA MANGAR
82) PREM TAMANG
83) PRANESH GURUNG
84) KOMAL GURUNG
85) ASHIM GURUNG
86) ANOKHA GURUNG
87) SANGEET LAVGAN
88) BANITA LAVGAN
89) SIDDHART LAVGAN
90) KARMA THINLEY BHUTIA
91) DOMA BHUTIA
92) TENZING WANGDI BHUTIA
93) TANNU BHUTIA

94) Niku Tamang (3)
95) Mahesh Tamang.
96) Saubed Pradhan
97) Rigbed Pradhan.
98) Maya Pradhan.
99) Suman Pradhan.
100) Tenzing Chuki.
101) Dipshika Rai
102) Tenzing Diki Sherpa
103) Shrishti Theeng Tamang.

40) Dawa Tamang

41) Kanchy Hangma K. H. Limboo

42) Arjun Rai

43 Abhishek Rai

44 Mukhi Gadaily

45) DAWA LOBSANG SHERPA

46) CHETEN CHAMU SHERPA

47) ANNASH RAJBHAN

48) PUSHPA SHERPA

49) Nikhil Gupta.

50) Akhil Gupta.

51) Raju Gupta.

52, Pasang Sherpa

53 Kaala Sherpa

54 Tenzing Shoupa Sherpa

55 Dorjee. Sherpa

56 Nitisha. Pradhan

57 Reshma Pradhan

58 Sumeen Pradhan

59 Manika Pradhan MP

60 Sanjeev

61 Tara Devi

Anjuman-E-Islamia

انجمن اسلامیہ

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

Ref. No. AEI/Gtk/22 Date
Ref. No. 07/02/2022

To,

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

C/c To Mesaso Infrastructure Pvt.Ltd.

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

Dear sir,

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

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

Thanking you,

Yours sincerely,

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

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

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

ANNEXURE R12/31

*Email:*spcbsikkim@gmail.com

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

F. No.1097/SPCB/3189 Dated: 13/9/2021

To,

The Managing Director
MESASO Infrastructure Pvt. Ltd
3rd floor, Vega Circle Mall
Sevok road Siliguri,
West Bengal

Sub: Regarding the request for Consent to Establish for Implementation of Multi-level Car Parking cum Commercial Development at Old West Point School, Near M.G Marg Gangtok East Sikkim.

Sir,

Kindly refer to your letter Ref.No. MIPL/HO/12/2021-22 dated 19.08.2021 regarding the above mentioned subject, this is to inform you that State Pollution Control Board Sikkim have developed the online portal for application for Consent to Establish/Operate.

Therefore, you are requested to apply for Consent to Establish/Operate online through ***www.skocmms.nic.in*** duly submitting relevent information/documents for the consideration of your request.

Thanking you,

Yours faithfully,

(Ranjan Rai)
Executive Environment Engineer
State Pollution Control Board-Sikkim

STATE POLLUTION CONTROL BOARD ★ GOVT. OF SIKKIM, GANGTOK ★

ANNEXURE R12/32

F. No. IA3-22/19/2021-IA.III [E 164361]
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)
*****

Indira Paryavaran Bhawan
Aliganj, Jorbagh Road
New Delhi-110 003

Dated: 20th September, 2021

ORDER

Sub: Directions under Section 5 of the Environment (Protection) Act, 1986 to not grant or renew CTO unless Environment Clearance, as applicable, has been obtained – regarding.

Whereas, prior Environmental Clearance is a statutory requirement for project/activities covered in the schedule of the EIA Notification 2006, issued under section 3 of the Environment (Protection) Act, 1986.

2. And whereas, obtaining the consents under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention& Control of Pollution) Act, 1981 is mandatory for all industrial units in Red, Orange and Green categories.

3. And whereas, the grant of EC and Consents are requirements under different statutes and are not inter-dependent and can be carried out as a parallel process.

4. And whereas, many a times it has been observed that while industrial units are in possession of valid 'Consent to Establish' (CTE)/ 'Consent to Operate' (CTO) issued by State Pollution Control Boards (SPCBs)/ UT Pollution Control Committees (UTPCC), however, they have not obtained the Environmental Clearance (EC), even though it was required as per provisions of EIA Notification 2006.

5. And whereas, it has been observed that this situation is arising because majority of the SPCBs/ UTPCCs are issuing CTE/CTO to projects without ascertaining the applicability of prior EC to projects/ activities, resulting in an avoidable situation of closure for even those industries also who seek to carry out their activities following due procedure.

6. Now therefore, in exercise of powers conferred by section 5 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government, hereby directs that all SPCB/UTPCC shall:

i. Ascertain the applicability of EIA Notification at the time of grant/renewal of CTE and stipulate appropriate condition for obtaining Environmental Clearance (EC), if applicable, before construction/ commencement of project/activity.

ii. Ensure that the project proponent possesses a valid Prior EC in terms of the extant EIA Notification, if applicable, at the time of grant/renewal of CTO and no CTO shall be granted or renewed unless EC, if applicable, has been obtained.

7. This is issued with the approval of the Competent Authority.

(A K Agrawal)
Director

To

Chairmen of all State/UT Pollution Control Boards and Pollution Control Committees

Copy for information to:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. PPS to Secretary (EF&CC)
4. PPS to AS(RA)/JS(SKB)
5. Chairman of all the Expert Appraisal Committees
6. Chairperson/Member Secretaries of all the SEIAAs/SEACs
7. All the Officers of IA Division, MOEFCC
8. Website MoEF&CC/ Guard file.

ANNEXURE R12/33

SPCB Admin Home - Google Chrome

Not secure | skocmms.nic.in/applicationProcessingDetails/popClose

Clarification Submitted

close

Online Consent Management & Monitoring System

Ministry of Environment, Forest and Climate Change
Government of India

ment | Waste Management | E-Waste | Knowledge Base | Logout

icome "West Point" by Mesaso Infrastructure Pvt. Ltd.

Date : 24-2-2022

and suggestions

click here for any kind
complaints or query

In-progress Application | Completed Application

Application No	Application Date	Application For	Application Name	Type	Certificate For	Status
258779	17-02-2022 04:21	both	"West Point" by Mesaso Infrastructure Pvt. Ltd.	CTE	new	In-Progress

Email : spcbsikkim@gmail.com

ANNEXURE R12/34

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

Ref. No. 1141/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;**

State Pollution Control Board ★ Forest & Environment Deptt. ★ Govt. of Sikkim

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

State Pollution Control Board
Forest & Environment Dept.

ANNEXURE R12/35

GANGTOK MUNICIPAL CORPORATION
DEORALI, EAST SIKKIM

Email:- gmc.sikkim@gmail.com
Website:-www.gmcsikkim.in

Memo No: 138 /GMC/2021 **Dated: 30.06.2021**

TO WHOM IT MAY CONCERN

The Gangtok Municipal Corporation has 'no objection' on shifting of water supply pipes and Sewerage connection from Old West Point School (South West Taxi Stand parking area) for demolition of said structure for purpose of constructing new Multi-Level Car Parking cum Commercial Development by Mesaso Infrastructure Private Limited.

Municipal Commissioner
Gangtok Municipal Corporation

GANGTOK MUNICIPAL CORPORATION * DEORALI, SIKKIM *

Municipal Commissioner
Gangtok Municipal Corporation

ANNEXURE R12/36

GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM

Issue No. 3839/Misc./TPC/Gmc/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

o/c

Smita Shenga
Assistant Town Planner II
Gangtok Municipal Corporation

Assistant Town Planner - II
Gangtok Municipal Corporation

GANGTOK SMART CITY DEVELOPMENT LTD

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

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

ANNEXURE R12/38

GANGTOK MUNICIPAL CORPORATION

DEORALI, SIKKIM

Issue No. 3839/Misc/TPC/Gmc/2021/979 Date. 31/12/2021

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 dated12/10/2021, 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 Khatiyan No. 686(P), 715 & 716.

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

GANGTOK MUNICIPAL CORPORATION ★ DEORALI, SIKKIM ★

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.

31/12/21

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

ANNEXURE R12/39

Dated - 12/01/2022

The undersigned visited the site of proposed 04 level parking +10 level commercial development @ Old West Point School, Gangtok Sikkim along with the Kumar Manish, VP-(Project), Asit Mukhopadhyay (Site Engineer), Shubham Malu (Engineer) of Mesaso Infrastructure Private Limited dated 12/01/2022 for demarkation.

Further this to certify that the set-back has been maintained as the per the approved Blue print-plan in G.M.C.

Further, 04 level parking + 10 level plan has to be demarked. later and the office of TP Cell of GMC may be informed.

12/01/2022
Assistant Town Planner - I
Gangtok Municipal Corporation

Infrastructure Private Limited
Infrastructure Private Limited
Acknowledged by:
Authorised Signatory
Authorised Signatory

Sum.

ANNEXURE R12/40

mesaso

Date: 27th November, 2021

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA)
Environment Regulatory Authority,
Govt. of Sikkim,
Gangtok

Sub.: Application for Environmental Clearance for Proposed Development of "WEST POINT" - Integrated MLCP cum Commercial Complex at Old West Point School Area, Near M. G. Marg, Gangtok, Sikkim

Sir,

We are proposing development of "WEST POINT" - Integrated MLCP cum Commercial Complex at Old West Point School Area, Near M. G. Marg, Gangtok, Sikkim for which we are submitting the online application along with Form-1, 1A, Pre-feasibility Report and other supporting documents for your kind consideration.

We hereby request you to take the necessary action so that an early Environmental Clearance could be issued for our proposed project.

Thanking you,

Yours Sincerely,
For **Mesaso Infrastructure Pvt. Ltd.**

MESASO Infrastructure Private Limited
Director

Meenakshi Mittal Agarwal
(Director)

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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.

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

Date: 25/02/2022

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.

This is a computer generated cover page.

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

Memo no: 78/cef/HQ/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 Old 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 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 ProjectProponent.

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 pilling ofmuck.

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 submitreport.

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 furnished to SEIAA and State Forest Department by projectproponent.

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 attracts 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.

3

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.

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.

5

ANNEXURE R12/42

240

GANGTOK SMART CITY
DEVELOPMENT LTD

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

Memo no: 499/GSCDL/2021-22 Dated: - 04/10/2021

To,
The Divisional Forest Officer-Territorial,
Forest,Environment & Wildlife Management Department,
Government of Sikkim,
Gangtok, East Sikkim – 737101

Sub: - Request for removal/relocation of tree from old West Point School Complex to a suitable location

Sir/Ma'am,

This is to inform you that Gangtok Smart City Dev. Ltd. is undertaking the work **"Construction of Multi-Level Car Parking cum commercial development at Old West Point School Complex"** wherein there are 2-3 trees that needs to be relocated. Hence, in this regard I would like to request that your staff may be deputed for a joint visit so that the same could be worked out.

Thanking you

Yours sincerely

Nodal Officer
Gangtok Smart City Dev. Ltd.

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

Gangtok Smart City Development Ltd

ANNEXURE R12/43

GOVERNMENT OF SIKKIM

OFFICE OF THE CONSERVATOR OF FORESTS (TERRITORIAL)
FOREST AND ENVIRONMENT DEPARTMENT

Forest Secretariat, Deorali, Gangtok

Ref. No. GOS/F & ED/FTC/5.36 1528 *Date:* 12/10/2021

To,

The Divisional Forest Officer, (T)East,
Forest and Environment Department,
Government of Sikkim,
P.S. Road, Gangtok.

Sub: **Removal of trees posing danger .**

Reference letter no. 20/ED/T/F&ED/ date 07/10/2021 regarding the subject cited above, the authority has accorded approval for issuing marking order/removal of trees with details as follows;

SN	Location	Status of Land	Range	Spp.	Girth	No. of tree	No.of poles
1	Old West Point School plot no 715/716, Gangtok East Sikkim	Private Estate	Gangtok	Cherry	4'10",4'11"	2	07
				Araucaria	2'0"		
				Malato	1,0",1'0"		
				Total		**02**	**07**

You may take steps to issuing marking order and hand over the marked trees to Utilisation for removal/disposal. Accordingly compliance report is to be submitted.

(Enclosed find herewith letter relevant document).

12/10/21

(Karma Legshey D., IFS)
Conservator of Forests (T

(Karma Legshey D., IFS)
Conservator of Forests
(Territorial Circle)
Forest & Environment Department

Copy to:-
1.Addl.Director (Utilisation)

REDMI NOTE 9
AI QUAD CAMERA

ANNEXURE R12/44

Government of Sikkim,
Office of the Gangtok Range Office,
Territorial Range, East Territorial Division,
Department of Forest & Environment

Ref No: 474 GRT/ETD/F&ED Date: - 12/10 /2021

To,
The Assistant Conservator of Forest,
Utilization Division,
Gangtok, East Sikkim.

Subject: Handling and Taking

Sir,

Ref. Office Order No. 164/ED/T/F&ED dated 12/10/2021, 02(two) numbers of trees and 7(Seven) numbers of poles of different species falling within the construction site of multilevel car parking –cum- commercial development at Old West School, Gangtok East Sikkim bearing plot no. 715/716 falling within the private Estate has been handed over to utilization deptt. for feeling.

Enclosed:

1) Removal Order,
Enumeration List for reference.

Thanking you,

Yours faithfully,

Range Officer,
Gangtok (T) Range
Forest & Env. Department

Ranger Officer
Gangtok (T) Range

DEPTT. OF FOREST & ENVIRONMENT
GOVT. OF SIKKIM

REDMI NOTE 9
AI QUAD CAMERA

ANNEXURE R12/45

GOVERNMENT OF SIKKIM
CULTURE DEPARTMENT
GANGTOK-737101, SIKKIM

No. 48/SSA/CD.

Dated:09/02/2022

To

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

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

Sir,

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

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

Thanking you,

Yours sincerely,

09.02.2022

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 R12/46

GOVERNMENT OF SIKKIM
ROADS & BRIDGES DEPARTMENT
NIRMAN BHAWAN, GANGTOK-737101
e-mail: nhwingsikkim@gmail.com

No. 04/GRDS/R&B/NH/2019-20/165 Date. 20/08/2021

To

MESASO Infrastructure Private Limited,
3rd Mile Sevoke Road,
Siliguri, 734008.

Subject: NOC to proceed with the work "Implementation of Multi-Level Car Parking cum Commercial Development at Old West Point School, Near M.G. Marg, Gangtok".

Sir/Madam,

Reference your letter no. MIPL/HO/14/2021-22 Dated: 19/08/2021, it is to inform you that the said construction work does not fall under Right of Way (R.O.W.) of NH-10, hence the competent authority has no objection for the implementation of said work.

Thanking you,

Yours Sincerely,

Divisional Engineer-I (NH),
Roads & Bridges Department.
Gangtok

Divisional Engineer (N/H)-III
Roads & Bridges Department
Govt. of Sikkim
Gangtok

ANNEXURE R12/47

HEADQUARTERS
SIKKIM FIRE & EMERGENCY SERVICE
[27°33'21.36"N 88°61'42.01"E]

No: 388/POL/F&ES/2021 Date: 21.09.2021

PROVISIONAL N.O.C.

With reference to your letter No. MIPL/HO/13/2021-22 dated 19.08.2021, requesting Fire NOC for 'Implementation of 'Multi-Level Car Parking cum Commercial Development at Old West Point School', near M.G. Marg, Gangtok, East Sikkim, you are granted this certificate as permission to execute the said project subject to satisfactory compliance with the fire safety requirements of the National Building Code of India 2016.

1. **ACCESS:**
   - (i) The premises should be located as to provide easy access to fire brigade.
   - (ii) Adequate passageway and clearance required for fire fighting vehicle to enter the each premises should be provide at the main entrance. The width of such entrance shall not be less than 4.5 meters. If an arch or covered gate is constructed, it shall have clear headroom of not less than 5 meters.
2. **COURTYARDS/OPEN SPACES:**
   - (i) The open spaces around the building shall be not less than 4.5 meters and shall be hard surface so as take load of the fire engine weighing up to 45 tons each.
   - (ii) Courtyard as above all around the building shall be free from obstruction and encroachment for fire brigade access at all the times.
3. **STAIRCASE:**
   - (i) The staircase shall be terminated at ground floor level and divert to the basement if any.
   - (ii) The staircase of not less than1.5 meters width shall be provided on each floor of the building.
   - (iii) No gas piping or electrical panels shall be allowed in the stairway.
   - (iv) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paints.
   - (v) All exists signs should be flush with the wall and so designated that no mechanical damage to them can result from the removing furniture, material or any other equipments.
4. **ESCAPE ROUTE LIGHTING:**
   - (i) Escape route that i.e. staircase and common corridor, left, etc. Lighting shall be on independent/separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire staff at any time irrespective of the position of the individual control of the light points, if any.
5. **D.G. SET:**
   - (i) A Stand- by D.G. Set with appropriate change over switch shall be provided to supply power to staircase and common corridor lighting circuit, fire lift, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply.

The generator shall be capable of taking starting current of all the machines and circuits started above simultaneously.

(ii) Diesel generator shall not be installed at any floor other than ground/ first basement. If installed indoors, proper ventilation and exhaust shall be planned. The DG room shall be separated by 120 min fire resistance rated walls and doors.

6. **All transformers** above 10 MVA shall be protected by high velocity water spray system or nitrogen injection system.
7. **Electric panel** shall be protected of clean agent flooding system.

8. **FIRE PROTECTION REQUIREMENT:**

A. PORTABLE FIRE EXTINGUISHER:

(i) First aid fire extinguishers bearing ISI mark shall be installed in the building as per the scale laid down in IS 2190:1992 and shall be maintained periodically. So as to ensure their perfect serviceability at all time and keep ready for inspection by officer from the fire department in time to time.

B. HOSE REEL:

(i) The first aid hose reel shall be installed on each floor in the staircase landing of the building for fire fighting and first aid hose reel shall be connected directly to the wet/dry riser main and diameter of the hose reel shall be not less than 19 mm.

C. WET RISER:

(i) The Wet Riser system connected to a fire pump at ground level and having main not less than 100 mm internal diameter G.I. "C" class pipe shall be provided with single landing valve on each floor/landing in the premises.

(ii) Landing valve should be provided with hose box along with 2 delivery hoses and a standard branch pipe 19 mm diameter.

D. AUTOMATIC SPRINKLER SYSTEM

(i) The automatic sprinkler system should be provided on each floor of the building.

E. YARD HYDRANT:

(i) External fire hydrant system shall be also installed in the premises at appropriate distance and having main not less than 200/150 mm internal diameter G.I. "C" class pipe with connect to the diesel/electric centrifugal fire pump to charge hydrant system.

(ii) Hydrant point shall be provided with hose box along with 2 delivery hoses and a standard branch pipe 19 mm dia meter.

(iii) It shall also fit with inlet connection (two way collection head with non return valve) near at main gate for charging with water by pumping by first service appliances.

F. FIRE ALARM SYSTEM:

(i) The manually operated electric fire alarm (MOEFA) system with main control penal at ground floor level and pill-boxes and hooter at each upper floor level shall be provided at appropriate places in the building.

G. AUTOMATIC DETECTION & ALARM SYSTEM:

(i) Automatic detection and alarm system with control penal (addressable) shall be provided on common corridor on each floor of the building.

H. UNDER GROUND WATER STORAGE TANK:

250K ltrs.

I. OVERHEAD TANK :

20K Ltrs.

J. FIRE PUMP:

1 set for hydrant system and 1 set for sprinkler system. Each set consisting of

(i) one Electrical driven pump 2850 LPM, Head – 105 M ;
(ii) one Jockey pump 180 lpm 105 M and
(iii) one Diesel driven pump 2850 LPM, Head – 105 M (may keep common)

K. LIGHTNING PROTECTION OF BUILDINGS:

(i) The lightning arrester shall be provided for protection of the building.

L. SMOKE VENTILATION REQUIREMENTS:

(i) Shall be provided as per **NBC 2016.**

M. OTHER REQUIREMENTS:

1. Openings in walls or floors which are necessary to be provided to allow passages of all building services like cables, electrical wirings, telephone cables, plumbing pipes, etc, shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 120 min. The inspection door for electricalshafts/ducts shall be not less than 120 min. Further, medium and low voltage wiring running in shafts/ducts, shall either be armoured type or run through metal conduits.
2. The space between the electrical cables/conduits and the walls/slabs shall be filled in by a fire stop material having fire resistance rating of not less than 120 min. This shall exclude requirement of fire stop sealing for low voltage services shaft.
3. For plumbing shafts in the core of the building, with shaft door opening inside the building, the shafts shall have inspection doors having fire resistance rating not less than 30 min.
4. Every vertical opening between the floors of a building shall be suitably enclosed or protected, as necessary, to provide the following:

a) Reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke, or fumes through vertical openings from floor to floor to allow occupants to complete their use of the means of egress. Further it shall be ensured to provide a clear height of 2 100 mm in the exit access.
b) Limitation of damage to the building and its contents.

5. Emergency power supplying distribution system for critical requirement for functioning of fire and life safety system and equipment shall be planned for efficient and reliable power and control supply to the following systems and equipment where provided:

a) Fire pumps.

b) Pressurization and smoke venting; including its ancillary systems such as dampers and actuators.
c) Fireman s lifts (including all lifts).
d) Exit signage lighting.
e) Emergency lighting.
f) Fire alarm system.
g)Public address (PA) system (relating to emergency voice evacuation and annunciation).
h) Magnetic door hold open devices.
j) Lighting in fire command centre and security room.

Power supply to these systems and equipment shall be from normal and emergency (standby generator) power sources with changeover facility.

6. Refuge area shall be provided and planned to accommodate the occupants of two consecutive floors, based on the occupant load served by the area of refuge or a minimum of 15 m2 , whichever is higher as :
1) The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.
2) Refuge areas shall be provided at/or immediately above 24 m and thereafter at 15 m.
3) A prominentsign bearing the words **REFUGE AREA** shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
4) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.

9. Egress components as number and size of exits to which access is provided, capacity of exit access, travel distance to an exit, the obviousness of the direction to an exit, and any hindrance including due to security issues shall be in accordance with the NBC 2016.

10. GENERAL REQUIREMENT:

(i) Any commpartmentation in addition to the proposed plan/ existing structure shall be made only with the prior approval of the Sikkim Fire & Emergency Service failing which legal action shall be initiated against the applicant.

(ii) The storage, use and handling of gasoline, fuel oil and other flammable liquids/ gases shall not be permitted in any group occupancy unless it complies with the regulations of explosive materials.

(iii) **"NO SMOKING" "FIRE EXTINGUISHER" and "DANGER"** caution boards should be displayed at the appropriate places physically shown wherever required & the caution boards should be easily visible.

(iv) Emergency telephone numbers like **"police - 100", "Fire -101", "Ambulance-102" "Responsible Persons"** should be displayed in security cabin reception hall and Fire Control Room.

(v) Emergency / Fire Evacuation floor plan shall be displayed on each floor at appropriate places in the building.

(vi) All signs with the arrows indicating the escape routes shall be provided at appropriate places in the building.

(vii) The competent authority reserves rights to amend any additional recommendations amended from time to time and in the interest of the protection of the occupants and building.

(viii) Right to reject/ withdrawing of N.O.C. at any time without any notice vested/ reserved with the competent authority if the conditions stipulated above are not complied with.

(ix) The safety instructions detailed in Annex A shall be complied with during the construction period.

(x) This " Provisional NOC " for the details given above, which shall be treated valid for the period of " one year" or till the completion of the work whichever is earlier from the date of issue and it is the responsibility of the proprieter to get the same renewed after satisfactory inspection of the fire safety installations and arrangements provided by you.

(xi) Quarterly progress report of the project and compliance shall be submitted to the Fire Station Officer, Gangtok Fire Station.

DIRECTOR FIRE & EMERGENCY SERVICE SIKKIM

Dy. Chief Fire Officer,
Sikkim Fire & Emergency Service,
Gangtok.

Dy. Chief Fire Officer-I
Sikkim Fire & Emergency Service
Govt. of Sikkim, G

To.

MESASO Infrastructure Pvt. Ltd.,
3rd Mile, Sevoke road,
Siliguri – 734008.

Copy to :

(i) Secretary, U.D.H.D. – for kind information pl.
(ii) Secretary, Labour - – for kind information pl.
(iii) DC, East – for kind information pl.
(iv) S.P., East – for kind information pl.
(v) Commisioner,GMC – for kind information pl.
(vi) Office copy
(vii) Guard File.

ANNEXURE R12/48

IGBC

CII
Confederation of Indian Industry

Membership Certificate

This is to certify that

Mesaso Infrastructure Pvt Ltd

is an Annual Member of Indian Green Building Council (IGBC)

Bearing Membership No ***IGBCBD210233***

This certificate shall be valid up to December 2022

K S Venkatagiri
Executive Director
CII - IGBC

Gurmit Singh Arora
Chairman
Indian Green Building Council

B Thiagarajan
Vice Chairman
Indian Green Building Council

Indian Green Building Council
CII - Sohrabji Godrej Green Business Centre, Survey No. 64, Near Hitech City, R R Dist, Hyderabad - 500 084
T: +91 40 4418 5132 / 33 F: +91 40 4418 5189 E: igbc@cii.in W: igbc.in

CFO MESASO

From: Nikita Korgaonker <nikita.korgaonker@cii.in>
Sent: 15 February 2022 12.44 PM
To: cfo@mesaso.in
Cc: PDA Ahmedabad; Sampath Kumar K; Amith M C; Manisha S. Shetty; T Prem Sai Reddy
Subject: Acknowledgement Mail I - IGBC Green New Buildings Precertification (Tenant-occupied) project #IGBCNBT210211 'Multi-Level Car Parking cum Commercial Development' at Gangtok, Sikkim
Attachments: image001.png; image001.jpg

Dear Akhil Dalmia,

*Greetings from Indian Green Building Council (**IGBC**) !*

This is an acknowledgement email from the **IGBC Certification Team**.

The **Preliminary submission for Precertification** of IGBC Green New Buildings (Tenant-occupied) project **#IGBCNBT210211 'Multi-Level Car Parking cum Commercial Development' at Gangtok, Sikkim** has been received by us on **10th February, 2022. Thank you.**

IGBC shall commence the review process and will take 35 days or earlier from the day of submission.

You will receive an email from IGBC when your review is ready.

Should you have any questions, please contact us.

We look forward to working with you during this process.

All the best.

Regards,

IGBC Certification Team

Nikita Korgaonker
Associate Counselor
IGBC Accredited Professional

Indian Green Building Council
CII - Sohrabji Godrej Green Business Centre,
Survey # 64, Kothaguda Post, Near HITEC City,
Hyderabad, India. PIN 500 084
Tel: +91(40) 44185151
Mob: 09545447552

Disclaimer

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Mr. Sanjay Mittal
Managing Director
MESASO Infrastructure Pvt. Ltd.

Sub - ASSOCHAM GEM Pre-certification - West Point, Gangtok, Sikkim Project (GEM-CB-C4040)

Dear Sir,

Greetings from ASSOCHAM GEM Green Building Council,

Congratulations to the project team,

Please find attached the e-Certificate for the **West Point, Gangtok, Sikkim Project (Project registration number - GEM-CB-C4040).**

The project is awarded with GEM 4 Pre-certification under ASSOCHAM GEM New Building Rating System, with 86 points.

We wish the project team best of luck and extend our support and guidance during the Certification process.

We will also send hard copy of **GEM 4 Pre-certification Certificate and Plaque** for the project.

We would also like to have a VC meeting with the project team for training and capacity building. Kindly let us know the convenient time for the same.

We value your association with ASSOCHAM.

Regards

Neeraj Arora

Senior Director & Head
GEM Green Building Certification Program
Councils on Water, Env. & Climate Change
Councils on Education & Skill

CBI should investigate both previous government and current government scams .

It is heartening to know the SKM Govt is bringing CBI to Sikkim early next year. This was announced by the HCM Mr. P S Golay in a speech recently. i hope this time he does keep his word and not be like any other promises he has made in the past. We would like the SKM Govt to let CBI investigate everything from the last Government's scams to all the scams that are happening during the tenure of the present Government as well. Starting from scams related to Smart TV given to students, Su Swastha Yojna Scheme, all the kick backs from construction of hospital to new Universities and all PPP models given to private companies.
It is high time that the present Government makes public all these deals that have been signed. Hamro Sikkim Party welcomes the announcement regarding CBI but the govt cannot pick and choose which scams should be investigated. Hamro Sikkim as a party has zero tolerance policy on corruption and we want our Sikkim to be a corruption free state.
The parivartan (change) the people of Sikkim can see is the only in the envelopes (lifa) getting thicker. Hamro Sikkim Party will make the youth of Sikkim Gari khane and not Thapi khane. Let us all unite to fight corruption that benefits only a small portion of people.

Bhaichung Bhutia
Hamro Sikkim Party

GANGTOK SMART CITY DEVELOPMENT LTD

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

Memo No: - 43/GSCDL/2021-22 Dated: -20/01/2022

To,

M/S Mesaso Infrastructure Private Limited,
3rd Floor, Vega Circle Mall,
3rd Mile, Sevoke Road, Siliguri,
West Bengal – 734008

Sub: - Order dated: - 18.01.2022 issued by National Green Tribunal

Sir,

The undersigned has been directed to forward herewith a copy of order dated: 18.01.2022 as passed by the Hon'ble National Green Tribunal, Eastern Bench, Kolkata vide OA no: 05/2022 - Dr. Bina Basnett v/s state of Sikkim & Others. The date of next hearing is listed on 02.03.2022.

In this regard, you are hereby directed to stop all construction activities at the project site with immediate effect till the next date of listing.

This is issued with the approval of the Chief Executive Officer.

Thanking you

Yours sincerely

Nodal Officer
Gangtok Smart City Dev. Ltd.

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

Enclosed: as stated above

Gangtok Smart City Development Ltd

Recived the letter on 20/1/22 at 3:40 PM and work is stopped immediately
20/1/22

MESASO Infrastructure Private Limited Siliguri

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.

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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

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ANNEXURE R12/53

Ref. No.: Ref. No. MIPL/HO/30/2021-22

25th January, 2022

To
Gangtok Smart City Development Limited,
Level 5, Kisan Bazar, Lal Market Road,
Gangtok-737101, Sikkim,
India.

Sub: Order dated 18th January, 2022 passed by national Green Tribunal, Eastern Bench, Kolkata.

Ref.: Your letter bearing Memo No.43/GSCDL/2021-22 dated 20th January, 2022.

Sir,

Please refer to your letter bearing Memo No.43/GSCDL/2021-22 dated 20th January, 2022 received by us on the same date at 3.40 p.m. By the said letter you served on us a copy of the order dated 18th January, 2022 passed by the National Green Tribunal, Eastern Bench, Kolkata and a copy of the petition being O.A. No.05 of 2022 (Dr. Bina Basnett –Vs- State of Sikkik & Ors.) whereby we have been directed to stop all construction activities at the project site with immediate effect till the next date of listing.

After receiving the said order and petition we have gone through the same very carefully and surprisingly we found that the said petition is related to some other project and not related to our project on which the construction was being carried out. Upon scrutiny we found that the said petition refers to the construction of multi-level car parking, shop hub (STMN Kanchanjangha Square below NH) which is not related to us. In fact, the reference Memo UI number and Project Identification number is also not tallying with our project. Furthermore, the papers annexed with the petition as annexures A-2 (page no. 45 to 67) are also not related and connected with our project.

In our opinion, we feel that the said order of injunction has been passed in relation to some other project and not for this project on which we were making construction.

MESASO Infrastructure Private Limited Siliguri

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In view of the aforesaid you are requested to kindly look into the matter and clarify the position immediately.

Thanking you,

Yours faithfully,
For **M/s Mesaso Infrastructure Private Limited**

MESASO Infrastructure Private Limited

Chief Financial Officer

Chief Financial Officer

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