

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	268/ EN/ T-II-I/ 034/ 2018
Compliance ID	1244117256
Compliance Number(For Tracking)	EC/M/COMPLIANCE/1244117256/2026
Reporting Year	2026
Reporting Period	01 Dec(01 Apr - 30 Sep)
Submission Date	07-10-2026
RO/SRO Name	Shri Suman Mohapatra
RO/SRO Email	am098@ifs.nic.in
State	WEST BENGAL
RO/SRO Office Address	Integrated Regional Offices, Kolkata

Note:- SMS and E-Mail has been sent to Shri Suman Mohapatra, WEST BENGAL with Notification to Project Proponent.

Memo No.: AHUICL/USSHAR/ CR/ APR26-SEPT26/001

Date: 05.10.2026

To

The Member Secretary

State Level Environmental Impact Assessment Authority

**WB Department of Environment, 5th Floor, Pranisampad Bhawan,
Block LB-II, Salt Lake, Sector III, Bidhannagar, Kolkata – 700 106**

Subject: Submission of Six-monthly Compliance Report in the PARIVESH portal for the period of April 2026 to September 2026 for "USSHAR" project at Calcutta Riverside Township, 1, New Bata Road, Batanagar, under Maheshtala Municipality, Mouza – Mirpur, Bangla, Jagtala and Nungi, Ward Nos. 27 & 28, District South 24 Parganas, Kolkata – 700140

Ref: - EC No.: 268/ EN/ T-II-I/ 034/ 2018 dated 11.02.2021
CTE Vide NOC No. NO164568 dt 05.08.2021.

Dear Sir,

The Ministry of Environment, Forest and Climate Change (MoEFCC), Government of India, IA-III Section, vide Office Memorandum (F. No. IA3-22/1/2022-IA-III [E-172624]) dated 14.06.2022, has directed all Project Proponents to submit six-monthly compliance reports on the environmental conditions stipulated in the prior Environmental Clearance through the PARIVESH Portal.

In this regard, **Ambuja Housing and Urban Infrastructure Company Limited (AHUICL)** hereby submits that the **Six-Monthly Compliance Report** for the **"USSHAR" Project at Calcutta Riverside Township**, located at 1, New Bata Road, Batanagar, under Maheshtala Municipality, Mouza – Mirpur, Bangla, Jagtala and Nungi, Ward Nos. 27 & 28, District South 24 Parganas, Kolkata – 700140, for the period **April 2026 to September 2026**, is being uploaded on the PARIVESH Portal.

The compliance report has been prepared with respect to the environmental conditions stipulated in the **Environmental Clearance (EC) vide EC No. 268/EN/T-II-I/034/2018 dated 11.02.2021**.

This is for your kind information and record in this regard.

Thanking you,

Yours faithfully,



(Authorised Signatory)

For **Ambuja Housing and Urban Infrastructure Company Limited,**

ECOSPACE BUSINESS PARK, Block 4B, Action Area II, Newtown, Pin: 700160

Ambuja Housing and Urban Infrastructure Company Limited

Regd. Office : Ecospace Business Park | Block 4B | 6th Floor | Premises No. IIF/11 | Action Area II | New Town | Kolkata 700156

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CIN : U70101WB2005PLC101398

Six-monthly Compliance Report of Residential Complex “USSHAR”



Developed by

Ambuja Housing and Urban Infrastructure Company Limited

Project Site

Calcutta Riverside Township at 1, New Bata Road, Batanagar, under Maheshtala Municipality, Mouza – Mirpur, Bangla, Jagtala and Nungi, Ward Nos. 27 & 28, District South 24 Parganas, Kolkata – 700140

Period

April 2026 to September 2026

Project Background

The subject land, measuring **9.408 acres**, forms part of the larger township land originally owned by **Bata India Limited (BIL)**. The development rights for the township were subsequently vested with **Riverbank Developers Private Limited (RDPL)** through various agreements and arrangements. The relevant background and subsequent transfer of rights are summarized below.

- BIL entered into a Joint Venture Agreement with Calcutta Metropolitan Group Limited (CMGL) in January 2005 for development of approximately **262 acres** of land. A joint venture company, Riverbank Holdings Private Limited (RHPL), was incorporated in February 2005.
- The Government of West Bengal, vide Memo No. **1063-LR/3M-130/05/GE(M)** dated **06.04.2006**, permitted technical resumption and re-allotment of the Total Land for development of an ultra-modern township. Subsequently, development rights over **237 acres** were assigned by RHPL to RDPL in December 2007.
- Following subsequent land adjustments and Government orders, the development area of RDPL was revised. The Development Agreement dated **28.04.2010**, duly registered, recorded the revised development rights over the township land.
- The Promoter subsequently demarcated **9.408 acres** within the township for development of “**USSHAR**”, comprising 12 multi-storied towers/buildings to be developed in phases.
- A portion measuring **2.915 acres** was further identified as the Project Land for “**USSHAR Phase 1A**”, comprising three residential towers. The sanctioned plan was obtained from Maheshtala Municipality on **16.10.2020**, and the project was registered with the then West Bengal Housing Industry Regulatory Authority (WBHIRA) on **18.11.2020**.
- Under the **Development Management Agreement** dated **03.03.2021**, Ambuja Housing and Urban Infrastructure Company Limited (AHUICL) was appointed as Development Manager for overall supervision, management and coordination of the Complex.
- Subsequently, the Corporate Insolvency Resolution Process of RDPL commenced pursuant to the **NCLT order dated 03.04.2024**. AHUICL submitted a Resolution Plan, which was approved by the Committee of Creditors with **90.61% voting share** on 22.06.2025. The Resolution Plan was thereafter approved by the NCLT on **19.12.2025**, with corrigendum dated **13.01.2026**.
- Pursuant to the NCLT Approval Order and the **Scheme of Demerger registered on 04.06.2026**, all rights, title, interest and obligations of RDPL in respect of the **9.408-acre Said Land** vested in AHUICL. Accordingly, **AHUICL became the successor entity of RDPL in respect of the Complex**, including the rights and entitlements under the Development Agreement.
- Following the devolution, AHUICL obtained extension of the sanctioned plan and was also recognised by the **West Bengal Real Estate Regulatory Authority** as the Promoter of the Project in place of RDPL, vide order dated **23.03.2026**.

Accordingly, by virtue of the NCLT-approved Resolution Plan and the registered Scheme of Demerger, **AHUICL has succeeded to the rights, title, interest, obligations and development entitlements of RDPL in respect of the 9.408-acre Usshar Complex** and has been recognised as the successor/promoter of the Project by the competent authorities.

Salient features of the proposed project:

PARTICULARS	DETAILS
Land area	11,943.67 sqm (2.951 Acres) for Ph-I; Total land area- 38,074.20 sqm (9.408 acres)
Total Built up Area	64,923.86 sqm.
Exclusive Tree Plantation Area	8,878.30 sqm (23.32%)
No. of Trees to be planted	540 nos.
Block details	Tower- 1, 2 and 12 of G+31 storied with podium block of B+G+3 storied.
Nos. of flats	558 nos. (1 BHK- 1; 2 BHK- 293; 3 BHK- 264)
Expected Population (as per NBC, 2016)	Total population- 3430 nos.
Total Water requirement (as per NBC, 2016)	0.513 MLD / 513 KLD
Fresh/ Domestic Water requirement	0.432 MLD / 432 KLD
Wastewater Generation	0.36 MLD/ 360 KLD
Treated Wastewater Recycled	0.212 MLD/ 212 KLD
Wastewater Discharge	0.148 MLD/ 148 KLD
Solid Waste Generation & Discharge (operational phase)	Total- 1.45 T/day or 1450 kg/day
Total Power requirement	2.1 MVA; source CESC
Solar power plant generation in KW & % of the connected load	0.021 MVA
Backup Power	2x 500 kVA and 1 x 650 kVA DG sets
No. of Parking spaces Proposed	457 nos. covered and 27 nos. open parking
Project cost (Rs.)	Rs. 157.87 Crores
Amount for need-based activities	Rs. 2.37 Crores

List of Annexure:

Sl. No.	Annexure No.	Particulars
1	Annex- I	Resolution Letter and Merger- demerger report
2	Annex- II	Mutation Certificate and Site Plan
3	Annex- III	Building Sanction Plan
4	Annex- IV	Environment Monitoring Report
5	Annex- V	Environment Clearance
6	Annex- VI	Consent to Establish, WBPCB
7	Annex- VII	Range Officer NOC; DFO approved Plantation Plan and Program
8	Annex- VIII	Maheshtala Municipality Letter on In-sufficient Water supply
9	Annex- IX	Power Agreement from CESC
10	Annex- X	Fire Safety Recommendation
11	Annex- XI	Height Clearance NOC
12	Annex- XII	Solid Waste disposal NOC
13	Annex- XIII	Indoor Air Quality
14	Annex- XIV	Storm Water channelise plan
15	Annex- XV	Passive Solar design plan
16	Annex- XVI	Emergency Preparedness Plan
17	Annex- XVII	Newspaper Advertisement
18	Annex- XVIII	Traffic Ciculation Plan
19	Annex- XIX	Commence Letter to Maheshtala Municipality and Submission of EC to WBPCB
20	Annex- XX	Site photographs
21	Annex- XXI	Environment Policy

Part A- Specific Conditions		
I. Statutory Compliance:		
Sl. No.	Compliance conditions	Compliance status
i.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The project proponent has obtained the required clearance/permission from different relevant authorities before commencing the work. The construction is under process abiding by the relevant building rules of local authorities
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	As the structure is yet to be completed, the Structural Stability Certificate will be obtained upon completion of the building. However, the Fire Safety Approval has already been obtained and is provided in <i>Annexure-X</i> .
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable, as no forest land is involved in the project and no diversion of forest land for non-forest purposes is proposed. The NOC issued by the Forest Range Officer vide Memo No. 315/D.H.-28 dated 27.10.2020 may be considered as supporting documentation confirming the status of the project. The same is provided in <i>Annexure-VII</i> .
iv.	The project proponent shall obtain clearance from the National Board of Wildlife, if applicable.	The permission from the National Board of wildlife is not applicable as the project does not fall within the jurisdiction of any notified National Park, Wildlife Sanctuary, Tiger Reserve, or other protected area requiring NBWL clearance.
v.	The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	The project proponent has already obtained the Consent to establish from West Bengal Pollution Control Board vide NOC No. No164568 dated 05.08.2021, which is valid until 31.03.2028 (<i>Annexure- VI</i>).
vi.	The project proponent shall obtain the necessary permission for drawl of ground water/surface water required for the project from the competent authority.	One Borewell is present at the project site. Previously RDPL was the developer of this project, they had not taken Borewell permission. However, after receipt of NCLT Order, we, AHUICL, are in process to comply with all the statutory norms. Once we receive the amended and EC and CTE, we will get the borewell NOC in the name of AHUICL from

		the authority.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Agreement for construction power from CESC is in place and is attached in Annexure-IX.
viii.	All other statutory clearance such as the approvals of storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	There is no requirement of any storage of large quantity of Diesel. So no necessary permission for storage is required. The proponent has taken the Fire Safety Recommendation from West Bengal Fire & Emergency Services vide Memo No. FSR/ 0125186201202388 dated 30.10.2020 (Annexure- X).
ix.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Wastes (Management) Rules, 2016 shall be followed.	The requisite permission has been obtained from the competent authority for the collection and disposal of solid waste generated from the project site. The permission is provided in Annexure-XII.
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	This unit is implementing the guidelines of Bureau of Energy Efficiency.
xi.	The project proponent should strictly comply with the guidelines for High Rise Buildings, issued by MoEF, GoI vide No. 21- 270/ 2008- IA.III dated 07.02.2012.	The project proponent is complying with the guidelines issued by MoEF, GoI vide No. 21- 270/ 2008- IA. III dated 07.02.2012. For maximum building height, necessary permission has been obtained from AAI, GoI vide NOC ID: BEHA/ EAST/ B/ 083126/ 3045748 dated 28.09.2026 (Annexure-XI).
xii.	The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF&CC vide F.No. 22-65/2017-IA.III dated 30.09.2020.	The CER/ NBA activities have not been implemented to date for the project as stipulated under Annexure-3 of the Environmental Clearance by RDPL. However, the same, as will be proposed/ stipulated by the SEAC/ SEIAA during the EC amendment process, shall be implemented strictly in accordance with the applicable provisions and prescribed timelines by AHUICL.
II. Air Quality Monitoirng & Preservations:		
i.	Notification GSR 94 (E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	The project proponent is implementing the requisite dust mitigation measures during the construction phase in compliance with the provisions of G.S.R. 94(E) dated 25.01.2018 issued by MoEF&CC. The details and supporting photographs/documents are provided in Annexure-XX. Further, periodic ambient air-quality monitoring is being carried out through a

		NABL-accredited laboratory, and the corresponding monitoring reports are provided in Annexure-IV.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	A comprehensive management plan for controlling and mitigating exceedance of ambient air quality parameters has been prepared and is being implemented at the project site. The measures include regular water sprinkling, dust suppression at construction areas, covering of construction materials and vehicles, maintenance of construction equipment and machinery, and other appropriate measures to minimize fugitive dust emissions. Further, periodic ambient air-quality monitoring is being carried out through a NABL-accredited laboratory to assess the effectiveness of the implemented measures and ensure compliance with the prescribed ambient air-quality standards. The relevant monitoring reports and supporting documents are provided in Annexure-IV.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5 covering upwind and downwind directions during the construction period.	The project proponent has already engaged the NABL Approved Laboratory for collection and analysis of Ambient air quality in different locations in the site as per direction. The corresponding monitoring reports are provided in Annexure-IV.
iv.	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act,1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	During the construction phase, one (1) no. of 150 kVA DG set with a proper acoustic enclosure is being used as a source of backup power. The DG set is operated in accordance with the applicable environmental norms, and periodic environmental monitoring is being carried out. The relevant monitoring report is provided in Annexure-IV. During the operational phase, all proposed DG sets will be provided with proper acoustic enclosures and adequate stack height as per the applicable norms to minimize noise and air pollution. Low-sulphur diesel will be used as fuel, and the DG sets will be operated and maintained in compliance with the applicable provisions under the Environment (Protection) Act, 1986 and the directions/norms of the State Pollution Control Board.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, Smoke & other air pollution prevention	The Construction site is properly barricaded before Construction began. All the necessary measures to control the dust pollution

	measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	during construction have been initiated and implemented so that no disturbance in the nearby places occurs. The instruction for covering the raw material and debris laden Vehicle is followed (Annexure- XX).
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	All the stacked raw materials are properly covered to minimize the loss as well as spreading to the air causing dust pollution in the adjacent areas (Annexure-XX).
vii.	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be used for marble cutting and polishing during construction phase.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Adequate sprinkling on the loose soil and unpaved surfaces has been done when required (Annexure XX).
ix.	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 Demolitions Waste Rules 2016.	All the solid waste from the construction is stacked in an earmarked place before disposing it as per the provisions of the construction and demolition wastes rules, 2016.
x.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	One (1) no. of 150 kVA DG set with a proper acoustic enclosure is being used as a source of backup power. The DG set is operated in accordance with the applicable environmental norms, and periodic environmental monitoring is being carried out. The relevant monitoring report is provided in Annexure-IV.
xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	One (1) no. of 150 kVA DG set with a proper acoustic enclosure is being used as a source of backup power. The DG set is operated in accordance with the applicable environmental norms, and periodic environmental monitoring is being carried out. The relevant monitoring report is provided in Annexure-IV.
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	The natural ventilation will be provided in each building as per the updated provision as per National Building Code of India. The plan is provided in Annexure- XIII.
III. Water Quality Monitoring & Preservations:		

i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape and other sustainable urban drainage system (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	The natural drainage system is maintained for unrestricted flow of water to avoid any obstruction of natural drainage of rain water. Necessary measures will be taken to collect the rain water for use in the other activities (Annexure XIV).
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Building has been designed as per the natural topography.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Total fresh water use will not exceed the quantity as mentioned in the project report.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports	During operation phase of the project the quantity of fresh water usage, water recycling and rainwater harvesting will be measured and recorded to monitor the water balance as stated in Environmental Clearance (Annexure- V). The record will be submitted to the Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports
v.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	One Borewell is present at the project site. Previously RDPL was the developer of this project, they had not taken Borewell permission. However, after receipt of NCLT Order, we, AHUICL, are in process to comply with all the statutory norms. One we receive the amended and EC and CTE, we will get the borewell NOC in the name of AHUICL from the authority.
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	The necessary open spaces are kept in the project site. The other instruction for grass pavers and paver blocks will be implemented. The sanction master plan and drawing for paver blocks are annexed here with See Annexure- III.
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	The necessary dual plumbing system has been considered in the plan and will be implemented accordingly.

viii.	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Use of low water consuming devces will be provided to minimize the use of fresh water.
ix.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Separation of grey and black water will be done by the use of dual plumbing system.
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices referred.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local bylaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws,2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Implemenation of Rain Water harvesting will be followed as per the stipulated guidelines.
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Implemenation of Rain Water harvesting will be followed as per the stipulated guidelines.
xiii.	All recharge should be limited to shallow aquifer.	All recharge will be limited to shallow aquifer.
xiv.	No ground water shall be used during construction phase on the project.	The construction-phase water requirement has been minimized through the use of pre-mixed concrete, curing agents, and other water-conservation practices. However, for other remaining construction borewell water is being utilized as no alternate source of water is presently available.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the State Water Investigation Directorate (SWID) in the matter. Formal approval shall be taken from the SWID for any ground water abstraction or	The basement construction activities are being carried out during the lean/dry season when the groundwater table is relatively low. Accordingly, no groundwater dewatering is presently required for the basement construction activities. In the event dewatering

	dewatering.	becomes necessary at any stage, the same shall be undertaken only after obtaining the requisite permission from the State Water Investigation Directorate (SWID), Government of West Bengal, and in accordance with the applicable guidelines and conditions stipulated by SWID.
xvi.	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.	Sewage water will be treated in the STP. The treated water will be recycled/reused for flushing and other areas as per requirement.
xvii.	No sewage or untreated effluent water would be discharged through storm water drains.	No sewage or untreated effluent water will be discharged through storm water drains.
xviii.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by MoEF&CC. Natural treatment systems shall be promoted.	Onsite sewage treatment of capacity of treating 100% waste water has been considered. The installation of the Sewage Treatment Plant (STP) will be certified by an independent expert and a report in this regard will be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB during submission of six-monthly compliance reports.
xix.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Periodical monitoring of water quality of treated sewage will be conducted during its operational phase though a NABL accredited laboratory. Necessary measures will be made to mitigate the odour problem from STP.
xx.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Sludge from the onsite sewage treatment, will be collected, conveyed and disposed as per guideline.
IV. Noise Monitoring & Preservations:		
i.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction	The project proponent is engaged an approved laboratory to monitor the Ambient Noise level in day and night time. Incremental pollution loads on the ambient air and noise quality is closely monitored during construction phase. Adequate measures are implemented to reduce ambient air and noise level during construction phase. The results are conformed to the

	phase, so as to conform to the stipulated standards by CPCB/ SPCB.	stipulated standards by CPCB/ SPCB. The test reports of AAQ Monitoring, Noise level are provided in Annexure- IV.
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the MoEF&CC along with SEIAA and WBPCB as a part of six-monthly compliance report.	Noise level survey is being carried out thorough a NABL accredited laboratory and reports are provided in Annexure- IV. The same has been also attached in the Six-monthly compliance report.
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel have been implemented as mitigation measures for noise impact due to ground sources.
V. Energy Conservation Measures:		
i.	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.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency is ensured.
ii.	Outdoor and common area lighting shall be LED.	LED lighting system has been considered in the plan and will be implemented by project completion.
iii.	Concept of passive solar design that minimize energy consumption in buildings by us using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window and roof u-values shall be as per ECBC specifications.	It will be followed and maintained during operation period. The drawing is provided in Annexure- XV.
iv.	Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building is ensured in the project design and it will be placed before project commissioning.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/local building bye-laws requirement, whichever is higher.	The renewable energy like Solar systems will be installed during operation phase to meet electricity generation equivalent to 1% of the demand load or as per the state level/local building bye-laws requirement, whichever is higher (Annexure XV).
vi.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand	Solar power will be used for lighting in the apartment to reduce the power load on grid. Separate electric meter will be installed for solar power.

	of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	
VI. Waste Management:		
i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project has been obtained (Annexure- XII).
ii.	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Disposal of muck during construction phase is not create any adverse effect on the neighboring communities. All necessary precaution has been adopted.
iii.	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 in wet garbage and inert materials.	Separate bins has been provided in each unit and at the ground level for facilitating segregation of waste. Solid waste is segregated in wet garbage and inert materials (Annexure-XX).
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg/person/ day must be installed.	It will be installed during operation period.
v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	All non-biodegradable waste will be disposed off through local municipality. Concurrnxce letter is provied in the Annexure- XII.
vi.	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.	It will be maintained as per applicable rules and norms as per statutory authority.
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks and other environment friendly materials.	It has been followed. Necessary photographs have been provided in the Annexure-XX.
viii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and	Fly ash is being used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended

	amended as on 27th August, 2003 and 25th January,2016. Ready mixed concrete must be used in building construction.	as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete is used in building construction (Annexure-XX).
ix.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules,2016.	The project proponent followed the Construction and Demolition Waste Rules,2016.
x.	Used CFLs and TFLs should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	It has been followed at per stipulated guidelines.

VII. Waterbody Conservation:

i.	Existing water body (if any) should not be lined and their embankments should not be cemented. The water body is to be kept in natural conditions without disturbing the ecological habitat.	Not applicable as there is no existing water body in the project site.
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VIII. Green Cover:

i.	The unit should strictly abide by the West Bengal Trees (Protection and Conservation in NON-Forest Areas)Act,2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total areas.	The unit will strictly abide by the West Bengal Trees (Protection and Conservation in NON-Forest Areas) Act, 2006 and subsequent rules. The proponent will undertake plantation of trees over at least 20% of the total areas. Necessary approvals has been obtained from Forest Dept vide Memo No. 2278/ 13C- 16 dated 11.11.2020 (Annexure- VII).
ii.	No tree can be felled/ transplant unless exigencies demand. Where absolutely necessary, tree feeling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (Planted).	There will be no tree felling at the project site.
iii.	The proponent should plant at least 540 trees. Indicative list of trees species for mandatory plantation is given as Annexure – 2. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	The proponent will plant trees as per the DFO approved planttaion plan vide Memo No. 2278/ 13C- 16 dated 11.11.2020 (Annexure-VII).
iv.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ration of 1:10	Without prior permission the proponent will not cut the trees. Area for green belt development will be done as per DFO

	(i.e. planting of 10 trees of every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	approved Plantation Plan.
v.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	It has been followed.
IX. Transport:		
i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment and safety of users. The road system can be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic claming measures c) Proper design of entry and exit points. d) Parking norms as per local regulation.	The road system will be designed with these basic criteria. a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b) Traffic claming measures c) Proper design of entry and exit points. d) Parking norms as per local regulation. The traffic movement plan is provided in Annexure- XVIII.
ii.	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.	Vehicles hired for bringing construction material to the site is in good condition. They have pollution check certificate and conform to applicable air and noise emission standards during non-peak hours.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. The plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time and the traffic management plan shall be	A detailed traffic movement plan is made by the project proponent and provided in Annexure- XVIII.

	duly validated and certified by the State Urban Development department and the P.W.D/competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
X. Human health issues:		
i.	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.	All the workers in the construction site use their safety gadgets as and when required. Dust mask is provided the workers as required. Photographs are provided in Annexure- XX.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Ventilation provision in the indoor areas is given as per the National Building Code of India (Annexure-XIII).
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan will be implemented. Report is provided in Annexure XVI.
iv.	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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Provision is made for the construction workers who are staying at sites. All infrastructures are provided to the workers for cooking, toilets and drinking water and medical health care. The temporary housing structures will be dismantled after construction is completed. Photographs are provided in Annexure- XX.
v.	Occupational health surveillance of the workers shall be one on a regular basis.	Occupational health checkup of the workers is done on a regular basis. Photographs are provided in Annexure- XX.
vi.	A First Aid Room shall be provided in the project both during construction and operation of the project.	A separate first Aid room is provided for the workers. Photographs are provided in Annexure- XX.
XI. Environment Management Plan:		
i.	The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF&CC vide F.No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.	The CER/ NBA activities have not been implemented to date for the project as stipulated under Annexure-3 of the Environmental Clearance. However, the same, as proposed/ stipulated by the SEAC/ SEIAA during the EC amendment process, shall be implemented strictly in accordance with the applicable provisions and prescribed timelines.
ii.	Need based activities for local people is part of	The CER/ NBA activities have not been

	the EMP. Details of such activities submitted by the Project Proponent is given in Annexure-3.	implemented to date for the project as stipulated under Annexure-3 of the Environmental Clearance. However, the same, as proposed/ stipulated by the SEAC/ SEIAA during the EC amendment process, shall be implemented strictly in accordance with the applicable provisions and prescribed timelines.
iii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and /or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six monthly report.	The company has its own Environmental Corporate Policy. Same has been provided in Annexure XXI.
iv.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	A separate Environmental Cell for project and company headquarters is available with the unit. Same has been provided in Annexure XXII.
v.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.	The CER/ NBA activities have not been implemented to date for the project as stipulated under Annexure-3 of the Environmental Clearance. However, the same, as proposed/ stipulated by the SEAC/ SEIAA during the EC amendment process, shall be implemented strictly in accordance with the applicable provisions and prescribed timelines.
vi.	Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six Monthly Compliance Report.	Year wise progress of implementation of action plan will be shared to the respective regulatory bodies post amendment of Environmental Clearance.
XII. Miscellaneous:		
i.	The environmental clearance accorded shall be valid for a period of 7 years for the proposed project.	It is noted.
ii.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in	Environment Clearance was advertised in two local newspapers in the vernacular language.

	the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/ SEIAA website where it is displayed.	Same has been provided in Annexure- XVII.
iii.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayets and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	The direction for submitting the copy of EC to different local bodies is already complied. Same has been provided in Annexure- XIX.
iv.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	The project proponent is uploading the status of compliance of the stipulated environment clearance conditions, including results of monitoring data on their website and update the same on half- yearly basis.
v.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.	Complied with.
vi.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Will be complied with.
vii.	The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	The date of financial closure is 31 st March of each year.
viii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The unit will adhere to all the stipulations of WBPCB and state Government.
ix.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).	The project proponent will abide by all the commitments and recommendations made in the EIA and EMP and also that of as mentioned in the presentation to SEAC.
x.	No further expansion or modifications in the plant shall be carried out without prior	It will be adhered as per the direction

	approval of the SEIAA.	
xi.	Concealing factual data or submission of false/ fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	The unit will not conceal any factual data and never submit any fabricated data.
xii.	The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	The unit will accept the direction as when informed.
xiii.	The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	The unit is agreed to this condition
xiv.	The Regional Office of the MoEF&CC/ SEIAA/ WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional office of MoEF&CC/ SEIAA/ WBPCB by furnishing the requisite data/ information / monitoring reports.	The unit will extend all the cooperation during the visit of officers of MoEF&CC.
xv.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act,1974, the Air (Prevention & Control of Pollution) Act,1981, the Environment (Protection) Act, 1986, Hazardous and other Wastes (Management and Transboundary Movement) Rules,2016 and the Public Liability Insurance Act,1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/ High Courts and any other Court of Law relating to the subject matter.	It is noted and agreed.
xvi.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act,2010	It is noted

RDPL/ACH/NCLT/2025-26/090

Date: - 13 March 2026

To,
Ambuja Housing and Urban Infrastructure Company Limited
(Resulting Company/ New Developer)

Subject: Resolution of Usshar Parcels as per the terms of Approved Resolution Plan dated December 26, 2024 as amended up to May 28, 2025 read with Addendum dated June 04, 2025.

Dear Sirs,

As you are aware that the Hon'ble National Company Law Tribunal, Kolkata Bench - I, vide its order dated December 19, 2025, read with corrigendum dated January 13, 2026, had approved the Resolution Plan submitted by you (Ambuja Housing and Urban Infrastructure Company Limited ("AHUICL")) for the Usshar Parcels (Usshar Phase 1A and Usshar Balance Land) in the Corporate Insolvency Resolution Process of Riverbank Developers Private Limited ("RDPL").

In this connection, we wish to highlight as follows:

- a. Pursuant to the said approval, and in accordance with Clause 6.A.1 of the approved Resolution Plan, RDPL received Rs. 5 cr towards the first tranche of payment on December 20, 2025.
- b. Further, as per Clause 6.A.1 of the approved Resolution Plan, RDPL received the second tranche of payment amounting to Rs 29 cr on February 27, 2026.

It is acknowledged that with these payments, AHUICL has completed its payment obligations for Usshar Phase 1A, and also initial payment obligation for the Usshar Balance Land as per the terms of the Resolution Plan approved by Hon'ble NCLT, and accordingly the Settlement Date as per the approved resolution plan is considered as February 28, 2026.

Further, upon payment of the second tranche of consideration on February 27, 2026 and filing of Form INC-28 on March 13, 2026 w.r.t. the Scheme of Arrangement (Demerger Scheme) forming part of the approved Resolution Plan, the said resolution plan has been given full effect to as on the date of this letter.

Riverbank Developers Pvt. Ltd.

Registered Office

1, New Bata Road, Maheshtala, Kolkata - 700140, India

P: 033- 2490 5491, 2395 2111 W: www.hiland.in



CIN: U70101WB2007PTC120037

Accordingly, this letter records that AHUICL is the successor entity of RDPL in respect of the Usshar Land Parcels (comprising Usshar Phase 1A and Usshar Balance Land), and RDPL stands fully and finally discharged of any further or subsequent obligations arising out of or in connection therewith. In furtherance thereof, physical possession of the Usshar Land Parcels, and construction thereon, has been handed over to AHUICL as on the date of this letter, for AHUICL to discharge its obligations under the approved Resolution Plan.

This is for your information and records.

Kind regards,



Ashish Chhawchharia

(IBBI/PA-001/IP-P00294/2017-18/10538)

Resolution Professional (RP)

Riverbank Developers Private Limited

E: Riverbankdpl@gmail.com

Registered with IBBI:

Grant Thornton

Unit 1603&1604, EcoCentre,

Plot no. 4, Street Number 13, EM Block,

Sector V, Bidhannagar, Kolkata - 700091,

E: ashish.c@in.gt.com

AFA valid upto: 30.06.2027

Riverbank Developers Pvt. Ltd.

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CIN: U70101WB2007PTC120037



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AX 095600

DEED OF DELEGATION OF POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, RIVERBANK DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 225C, AJC Bose Road, 4th Floor, Post Office – Circus Avenue, Police Station – Ballygunge, District – South 24-Parganas, Kolkata – 700 020, West Bengal, having PAN No. AADCR7997K and CIN No. U70101WB2007PTC120037 (hereinafter referred to as "RDPL" or the "Delegator", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest and assigns), acting through its Resolution Professional, Mr. Ashish Chhawchharia (IBBI Registration No. IBBI/IPA-001/IP-P00294/2017-18/10538), having its office at Grant Thornton, Unit 1603 & 1604, EcoCentre, Plot No. 4, Street Number 13, EM Block, Sector V, Bidhannagar, Kolkata – 700091, exercising the powers of the board of directors and partners of RDPL under Section 17 of the Insolvency and Bankruptcy Code, 2016, do hereby SEND GREETINGS:

1 | Page

Received
Prakash Paul
13/03/2028



**In the National Company Law Tribunal
Division Bench, (Court-I), Kolkata**

IA (IBC) (PLAN) No. 22/ (KB) /2025

In CP(IB) No. 345/ (KB) /2022

*Application under section 30(6) and section 31 of the Insolvency &
Bankruptcy Code, 2016 read with regulation 39(4) of the Insolvency and
Bankruptcy Board of India (Insolvency Resolution Process for Corporate
Persons) Regulations, 2016 for approval of Resolution Plan*

In the Matter of:

Canara Bank (formerly known as Syndicate Bank)

...Financial Creditor

And

Riverbank Developers Private Limited

....Corporate Debtor

And

In the matter of:

Mr. Ashish Chhawchharia, Resolution Professional

....Applicant / RP

Date of Pronouncement of order: 19.12.2025

Coram:

Smt. Bidisha Banerjee : Member (Judicial)
Omde. Siddharth Mishra : Member (Technical)

Counsel appeared physically / through video Conferencing

Mr. Rishav Banerjee, Adv.	For the RP/Applicant
Ms. Kiran Sharma, Adv.	
Mr. Soorjya Ganguli, Adv.	
Ms. Pooja Chakraborti, Adv.	
Mr. Sagnik Aditya, Adv.	

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Mr. Rashmi Bothra, Adv.
Ms. Prerna Shaha, Adv.

| For the Homebuyers
|

ORDER

Per Bidisha Banerjee, Member (Judicial):

1. The Court convened through hybrid mode.
2. Ld. Counsel for the parties were heard at length.
3. This application has been preferred by the Resolution Professional of **Riverbank Developers Private Limited** (CD) to seek approval of Resolution Plan in its entirety along with all annexures, Schedule, Appendixes including the claims contained therein as submitted by **Ambuja Housing and Urban Infrastructure Company Limited** the Successful Resolution Applicant (SRA in short) along with reliefs and concessions sought for under the Plan.
4. The CoC has approved the Resolution Plan of **Ambuja Housing and Urban Infrastructure Company Limited** by 90.61% vote in its Meeting held on 10.06.2025 and **Ambuja Housing and Urban Infrastructure Company Limited** was declared as Successful Resolution Applicant (SRA) in respect of the Corporate Debtor.
5. **Submissions of the Applicant / Resolution Professional**
 - a. The CIRP of Corporate Debtor commenced on 03.04.2024. In the said order, Mr. Sachin Gopal Jathar, having IBBI No. IBBI/IPA-002/IP-N00640/2018-2019/11968 was appointed as the Interim Resolution Professional and therefore, on an application filed by the by a Financial Creditor of the Corporate Debtor, Mr. Ashish Chhawachharia, was appointed as RP of the Corporate Debtor vide order dated 10.06.2024 to replace Mr. Sachin Gopal Jathar.



- b. The IRP made Public Announcement on April 5 & 6, 2024, in Business Standard, Ek Din, Ei Samay, Janasatta, to invite claims from various creditors of the Corporate Debtor.
- c. In furtherance of the aforementioned public announcement dated April 5, 2024, the IRP collated, verified and admitted the claims received till April 17, 2024 and constituted the CoC of the Corporate Debtor on April 25, 2024 and issued the notice of the first meeting of the CoC on April 27, 2024, for the CoC to be held on May 2, 2024.
- d. The erstwhile IRP constituted the CoC on April 25, 2024 with the claims received till April 17, 2024. The present RP/ Applicant thereafter updated the List of Creditors from time to time and updated the same and also re-constituted the CoC as mandated under the Code and CIRP Regulations. The Applicant craves leave to refer and rely upon the List of Creditors filed since the Insolvency Admission Order at the time of hearing, if necessary.
- e. In its usual course, the Applicant has verified and admitted the claims in the final list of creditors version 9 till June 3, 2025 (till seven days before the date of meeting of creditors, i.e., June 10, 2025, for voting on the resolution plan or the initiation of liquidation as required under Regulation 13(1B) of the CIRP Regulations, 2016), and the application for taking on record the final list of creditors, i.e., LoC Version 9 or LoC-v9 of the Corporate Debtor as June 3, 2025 and the same was disposed of on July 1, 2025 by this Tribunal taking on record the same. However, it is pertinent to highlight that the Applicant has not received the order copy for taking on record the LoC-v9 as on the date of filing this application. The list of claims as per LoC-v9 which has been taken on record by the NCLT.

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- f. The Corporate Debtor is in the business of real estate development and currently has 2,493 allottees who have filed their claims (as per LoC-v9) with the Applicant of which 2,471 claims have been admitted.
- g. While approving the publication of EoI, the CoC also deliberated on the parcel wise resolution of the Corporate Debtor in terms of the Clarification inserted in Regulation 36A of CIRP Regulations by way of Notification No. IBBI/2023-24/GN/REG113, dated February 5, 2024. Basis the deliberations held among the members of CoC, inter alia the resolution for approval of invitation of EoIs in Form G as well as the eligibility criteria were put up for voting by way of e-voting before the CoC. The minutes whereof are at Annexure-A4 to the Application.
- h. On July 29, 2024, the Applicant issued and caused publication of the Invitation for EoI in Form G in terms of Regulation 36A of the CIRP Regulations with the cut-off date for receiving the EoIs from the Prospective Resolution Applicants ("PRAs") as August 13, 2024. A copy of the Form G dated July 29, 2024 along with detailed EoI dated July 29, 2024 are in Annexure A5 to the Application.
- i. Thereafter, the Applicant (in consultation with the members of the CoC) extended the deadline to submit the EoIs till August 23, 2024, basis request received from few of the interested applicants and keeping in the objective of the Code. Accordingly, a revised Form G was published by the Applicant herein on August 13, 2024. The said extension of the deadline for submission of EoIs was duly discussed among the members of the CoC in the 4th meeting of the CoC held on August 28, 2024 and the same was duly ratified by the CoC by way of e-voting by requisite voting share. A copy of the revised Form G

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dated August 13, 2024 is annexed as Annexure A6 to the Application and a copy of the voting results dated September 4, 2024 of 4th meeting of the CoC is annexed as Annexure A7 to the Application.

- j. Owing to the prolonged handover process from the erstwhile IRP and since considerable time was lost in proceeding with the remaining steps contained in the CIRP Regulations, an application being, IA 1741 of 2024 for seeking exclusion of 63 (sixty-three) days was filed. Vide order dated August 22, 2024, the same was allowed by this Hon'ble Tribunal and the period of 63 (sixty-three) days were excluded.
- k. In the same meeting (4th CoC meeting), the Applicant informed the CoC that there were 4 (four) PRAs until the last day for submission of EoIs i.e., August 13, 2024. Thereafter, as on the extended last date, i.e., August 23, 2024, additional EoIs were received from 04 (Four) PRAS, DATE resulting in a total EoIs received from 8 (Eight) PRAS. The details of the thercto were discussed with the members of the CoC. A copy of the prospective resolution applicants and accompanying documents minutes of the 4th meeting of the CoC held on August 28, 2024 is annexed as Annexure A9 to the Application.
- l. Thereafter, at the 5th meeting of the CoC held on September 17, 2024, a draft of the Request for Resolution Plan ("RFRP") and Evaluation Matrix is placed before the CoC for its consideration which will be issued to the PRAs the. The terms of the draft RFRP and Evaluation Matrix were discussed by the CoC. Accordingly, the final drafts of the Evaluation Matrix and RFRP, after incorporating, the discussions were held in this regard in the 5th meeting of the CoC. The same were sent to the CoC members for their internal deliberation and way



forward. The Applicant craves leave to refer and rely upon the minutes of the 5th CoC meeting at the time of hearing, if necessary.

- m. Subsequently, in accordance with Regulation 36A(12) of the CIRP Regulations, the Applicant issued the final list of PRAs on September 17, 2024 containing 5 (five) eligible PRAs as per the criteria approved by the CoC under Section 25(2)(h) of the Code.
- n. At the 6th meeting of the CoC held on September 23, 2024, the Applicant placed before the CoC, for its consideration, the Request for Resolution Plan ("RFRP") and Evaluation Matrix to be issued to the PRAS, to vote by way of e-voting. The same were duly approved by the CCC by 90.31% voting share. A copy of the minutes of the 6th meeting of the CoC held on September 23, 2024 along with e-voting results dated September 28, 2024 are annexed as Annexure A10 to the Application.
- o. During the approval of the RFRP, the CoC deliberated on the parcel-wise resolution process as outlined in the detailed Expression of Interest (EoI) and the resolution plans were called for one or more parcels. Considering the complexities associated with Parcel 2 i.e., Usshaar Project, it was resolved that the following note shall be incorporated into the RFRP, in addition to the provisions set forth in the detailed EoI:
- i. The Usshaar Project has been approved under a single layout. The project is sub divided as Usshaar 1A (Parcel 2) and Usshaar Balance Land part of Parcel 4.
 - ii. Resolution Applicants should note that the Usshaar Project has a perimeter road as per the sanctioned layout. Any applicant submitting the Resolution Plan for Parcel 4 has to take in



- account the road which is common for both the projects and should be considered as exclusion from the land Area and a Resolution applicant for Parcel 4 has to include in the Resolution Plan a specific provisions of the said road for the benefit of the entire project including the right of way for the Parcel 2-Usshar 1 A as well. Additionally. The minimum area for setback for Usshar 1A towers will also have to be excluded.
- iii. Under projects wherever land is not available for future development is marked as "NA".

- p. The Resolution Applicant submitting plan for parcel 4 & 5 also needs to undertake to complete the pending construction and amenities for HG-1 & HG-II (Tower 3-20) and pending amenities for other project's under Riverbank Developers Private Limited.
- q. Further, pursuant to the approval of the CoC, the RFRP and Evaluation Matrix ("EM") were issued by the RP to the PRAs on September 28, 2024. In terms of the relevant CIRP Regulations and the provisions of the RFRP issued by the Resolution Professional, the last date for submission of resolution plans by the PRAs was 30 (thirty) days from the date of issuance of the RFRP i.e., till October 28, 2024.
- r. During the 7th CoC meeting held on October 23, 2024, it was highlighted to the members that in lieu of complexity of the project and the underlying asset including high number of homebuyers and incomplete project, the PRAs had sought additional time to perform their due diligence and submit their respective resolution plans for the Corporate Debtor. After due deliberations thereon, the agenda for extension of timeline for submission of Resolution Plan from October



28, 2024 to November 27, 2024, in terms of Regulation 36B(6) of CIRP Creditors of the Corporate Debtor. The said agenda was placed before the CoC for voting by way of e-voting and the same was approved by the CoC by 90.10% voting share.

- s. In the same meeting, the agenda for extension of CIRP period by 90 days was put forth and discussed by the CoC members and the same was duly approved by a voting share of 90.10%. The Applicant apprised 10 the CoC members that since the CIRP period is scheduled to end on December 2, 2024 and taking into account the request received for extension of timeline for submission of resolution plans by the Prospective Resolution Applicants by further 30 days (subject to approval of the CoC members), such extension of CIRP period by 90 days will be required. The Applicant, thereafter, filed an application being, IA(1.B.C)/2300(KB)2024 seeking extension of 90 days and the said application was allowed on November 26, 2024.
- t. The Applicant thereafter convened the 8th CoC meeting on November 26, 2024 to discuss various agenda items including further request for extension of timeline for submission of resolution plan by the PRA(s). Upon discussion between the members of the CoC, the said agenda Regulation 36B (6) of CIRP Regulations with 98.37% votes in favour.
- u. While the Applicant was awaiting the resolution plans from the Resolution Applicants, the Applicant convened the 9th CoC meeting on December 27, 2024 to discuss various agenda items including, the timeline for submission of resolution plan by the PRAs, receipt of resolution plans etc. The Applicant updated the CoC members regarding the active engagement of the PRAs with him and his team



with regard to seeking documents, clarifications etc. In the same meeting, the Applicant informed the CoC members that Ambuja Neotia group has submitted the resolution plan on December 26, 2024 for Usshar Parcels (Parcel Fessar project and balance Usshar land forming part of Parcel [V] and the other resolution plans were underway. Considering the repeated requests for additional time from the resolution applicants and the deliberations held between the CoC members, it was resolved that the timeline for submission of resolution plan be extended till January 20, 2025, in terms of Regulation 36B (6) of CIRP Regulations with 88.78% votes in favour. A copy of the minutes of the 9th CoC meeting along with the e-voting results dated January 6, 2025 annexed as Annexure A14 (Colly.).

- v. The Applicant thereafter convened the 100% CoC meeting on January 27, 2025 to discuss various agenda items including, the receipt and opening of the resolutions plan submitted by the Resolution Applicants. The Applicant apprised the members of the CoC that 3 (three) resolution plans were submitted by the following Resolution Applicants both in physical form (sealed envelope) as well as in the digital form (password protected):
- i. MKJ Enterprises Limited (Keventers)
 - ii. DTC Projects Private Limited
 - iii. Ambuja Housing and Urban Infrastructure Company Limited
- w. The intimation with respect to the receipt of resolution plans was shared with the CoC members vide email dated January 20, 2025. It was further informed that the said resolution plans shall remain sealed and in digitally restricted/protected form and will be opened on January 21, 2025 at 11:00 am and accordingly, the said resolution plans were opened on the even date by the Resolution Professional in the presence of the PRAs and were shared with the



CoC members on VDR for their evaluation on the same date. The Applicant had also mentioned that a separate VDR has been opened for the homebuyers and based on confirmation received from the AR of homebuyers, access of resolution plans was given by the AR to those homebuyers who have given their confidentiality undertaking to the AR. In the said meeting, with the permission of the members, the Applicant invited the Resolution Applicants who have submitted the resolution plans for providing a brief about their respective plans to the members and their strategy for revival of the Corporate Debtor. The resolution plans received by the Applicant were discussed briefly and the CoC members posed their queries upon the respective Resolution Applicants. The way forward with respect to the resolution plans was also discussed among the members of the CoC. The Applicant also explained that the resolution plans have been shared with the members of the CoC for necessary review and evaluation and the RP shall be carrying out necessary compliance check with the provisions of the Code, RFRP etc. It was further informed that the RP would also be required to check the eligibility of the resolution applicants under Section 29A of the Code. A copy of the minutes of the 10th CoC meeting is annexed herewith and marked as Annexure A15.

- x. Subsequently, the 11th meeting of the CoC was convened on February 24, 2025. The Applicant had clarified that the gaps or observations in DATE Jaish shared with the respective PRAs will be separately discussed with the respective teams and the said meeting was called to discuss the commercial considerations as proposed by the respective PRAs in their plans including the plan structure and timing of payment. Thereafter, all the resolution applicants and their respective advisors were invited to the meeting of the CoC for discussions and negotiations with the members of CoC. It was further



discussed that the respective list of observations shared previously with the resolution applicants needs to be considered by the PRAs for making requisite modifications to their respective resolution plans.

- y. In the same meeting, i.e., 11th CoC meeting held on February 24, 2025, the agenda for extension of the CIRP period 60 (sixty) days was put forth and discussed by the CoC members. The members of the CoC had duly approved the agenda for the extension of the CIRP period by 60 (sixty) days with a voting share of 88.48% (which is more than the requisite value i.e., 66%). The CoC members deliberated on the agenda of further extension of 60 days' time period and considering that there are three resolution plans in hand for revival of the company, also looking at such large number of public interest/homebuyer interest (more than 2,381 homebuyers) associated with the revival of the company/successful resolution of the incomplete projects, the CoC agreed for a further extension of 60 days' time period.
- z. The Applicant, thereafter, filed an application seeking extension of 60 days and the said application was allowed on March 6, 2025 (Annexure A-17).
- aa. Meanwhile, the resolution plans submitted by the 3 (three) Resolution Applicants were finally checked by the RP and his advisors for compliance with the provisions of the Code and the CIRP Regulations.
- bb. At the 12th meeting of the CoC was convened on March 26, 2025, the detailed discussions were held with respect to all the resolution plans between the Core Committee (formed by the CoC



comprising of two top financial creditors and AR of homebuyers to negotiate on the commercial aspect of the plans) and the PRAs where he was also invited. The terms of all the resolution plans were duly considered, discussed and evaluated in detail by the CoC. During the meeting, the Applicant also highlighted that further discussions and deliberations are still required, particularly regarding the legal observations on the resolution plans which were shared with the PRAS and further stated that response on the same was still awaited. The legal observations on the resolution plans were shared with the Resolution Applicants and one round of discussion on the legal observations between the RP, RP team, RP's legal counsel and respective Resolution Applicant was undertaken, but no revised markup was received addressing these legal observations. A copy of the minutes of the 12th CoC meeting held on March 26, 2025 are annexed as Annexure A18 to the Application.

cc. At the 13th CoC meeting held on April 19, 2025, the Applicant reiterated the discussions held in the 10th, 11th & 12th CoC meetings, shared various legal observations on the respective Resolution Plans with the Resolution Applicants with the request to cure the deficiencies and despite repeated follow-ups. The CIRP period has been extended by 60 days beyond May 02, 2025, but none of the plans could be put up for voting because of the two reasons, i.e., (i) negotiations have not been completed between the parties and (ii) legal curing of the plan was also not done.

dd. The CoC members deliberated on the agenda of further extension of 60 days' time period considering that there were three resolution plans in hand for revival of the company and a large number of public interest/homebuyer interest (more than 2,381 homebuyers) associated with the revival of the company.



- ee. The Applicant thereafter, filed an application seeking an extension of 60 days and the said application was allowed on May 7, 2025 (written copy of the order received on May 18, 2025). A copy of the order dated May 7, 2025 is annexed herewith and marked as Annexure-A20.
- ff. At the 14th CoC meeting convened on May 14, 2025. The Applicant and the CoC members discussed and deliberated on all the 3 (three) resolution plans in detailed and indicated their expectations to the Resolution Applicants.
- gg. At the 15th CoC meeting convened on May 29, 2025; the RP/Applicant presented the 29A Due Diligence report submitted by DCirrus Cloud Computing Services Pvt. Ltd ("DCirrus") in terms of Section 29A of the IBC of all three Resolution Applicants and noted that the reports did not highlight any material observations or disqualifications in respect of the eligibility of the applicants and the same was placed before the CoC.
- hh. The CoC including other matters also discussed the details related to allocation of liability and Provisional CIRP Costs in accordance with the Clause 13.6 and Clause 13.7 of (estimated till September, 2025) across the various project parcels. While addressing the allocation of estimated Corporate CIRP Costs till September, 2025, the Applicant / RP emphasized that the figures are provisional as the final CIRP cost will only be determined upon the conclusion of the resolution process, either through the approval of a resolution plan or the issuance of a liquidation order by this Hon'ble Tribunal. In the said meeting, the CoC also discussed on the revised proposed timelines for submission of the resolution plans which got



extended previously basis the multiple requests received from the Prospective Resolution Applicants and subsequent actions to be taken in the process.

- ii. A revised resolution plan was received from Ambuja Housing and Urban Infrastructure Company Limited ("**AHUICL**" or "**Ambuja**") on May 28, 2025 for the Usshar Parcels, which includes Usshar Phase 1A (forming part of Parcel 2) and Usshar Balance Land (forming part of Parcel 4), followed with an addendum (clarificatory in nature) on June 4, 2025. The resolution plan was placed before the CoC in the 15th CoC meeting for preliminary consideration. A copy of the minutes of the 15th CoC meeting held on May 29, 2025 is annexed as Annexure A22 to the Application.
 - jj. At the 16th CoC meeting convened on June 10, 2025. The RP confirmed that both the resolution plans submitted in the CIRP of the Corporate Debtor are compliant with the relevant provisions of the Code and the CIRP Regulations.
 - kk. The CoC discussed and deliberated on distribution mechanism under the relevant provisions of the IBC, evaluation matrix, tie-breaker formula etc.
- II. The Applicant / RP placed the following compliant resolution plans before the CoC for voting:
- i. Resolution Plan by MKJ Enterprises Limited for Parcel 5 (the whole Corporate Debtor as a going concern) dated January 20, 2025 (as amended on June 3, 2025) along with Addendums dated June 5, 2025 & June 9, 2025.
 - ii. Resolution Plan by MKJ Enterprises Limited for Parcel 5, excluding Parcel 2 (Usshar Phase 1A) and a part of Parcel 4 (Usshar Balance Land) dated January 20, 2025 (as amended



on June 3, 2025) along with Addendums dated June 5, 2025 & June 9, 2025.

- iii. Resolution Plan by Ambuja Housing and Urban Infrastructure Company Limited dated December 26, 2024 for Usshar Parcels Marcel 2 (Usshar Phase 1A) and a part of Parcel 4 (Usshar Balance Land)), as amended up to May 28, 2025, read with the Addendum to the Resolution Plan, dated June 4, 2025.

mm. In the same meeting, the Applicant also placed before the CoC the non-compliant resolution plan of DTC Projects Private Limited dated January 20, 2025. However, the Plan being non-compliant, was not put up for voting by the CoC. A copy of the minutes of the 16th (sixteenth) meeting of the CoC dated June 10, 2025 is annexed as Annexure A23 to the Application.

nn. The e-voting on the resolution plans concluded on June 22, 2025, and the Resolution Plan dated December 26, 2024, as amended up to May 28, 2025, read with the Addendum to the Resolution. Plan, dated June 4, 2025, submitted by Ambuja Housing and Urban Infrastructure Company Limited was approved by the CoC with a majority of 90.61% voting share Successful Resolution Plan"), rendering Ambuja. Housing and Urban Infrastructure Company Limited as the Successful Resolution Applicant ("SRA") for Usshar Parcels, i.e., Parcel 2 (Usshar Phase 1A) and a part of Parcel 4 (Usshar Balance Land) in the CIRP of the Corporate Debtor.

oo. Pursuant thereto the Letter of Intent ("LoI") was issued to Successful Resolution Applicant on June 23, 2025. And unconditionally accepted by the SRA and the same was received back by the Resolution Professional with an endorsement to this effect on July 01, 2025.



6. The SRA submitted Performance Bank Guarantee ("PBG") amounting to INR 10 Crores (Rupees Ten Crores only) in the following manner:

A.	i. Issuer Bank Name: ICICI Bank Limited ii. PBG Number: 0006NDDG00132026 dated July 1, 2025 iii. Amount: Rs. 2,50,00,000/- iv. Issued in favour of: HDFC Bank Ltd., Sandoz House, Worli, Mumbai, Maharashtra, India 400 018
B.	i. Issuer Bank Name: RBL Bank Limited. ii. PBG Number: PBG100702500443 dated July 1, 2025 iii. Issued in favour of: HDFC Bank Ltd., Sandoz House, Worli, Mumbai, Maharashtra, India 400 018 iv. Amount: Rs. 7,50,00,000/-

7. A copy of each of the **Performance Bank Guarantee(s)** amounting to a total of **INR 10 Crores** issued in favour of HDFC Bank Limited is annexed herewith and marked as **Annexure A25 (Colly.)**.

8. The details of the CIRP as provided in the **Form H** are as under:

Sl. No.	Particulars	Description
1.	Name of CD	Riverbank Developers Private Limited
2.	Date of initiation of CIRP	03.04.2024
3.	Date of appointment of IRP	03.04.2024



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In CP(IB) No. 345/ (KB) /2022

Sl. No.	Particulars	Description
4.	Date of publication of Public Announcement	05 and 06.04.2024
5.	Date of Constitution of CoC	25.04.2024
6.	Date of First Meeting of CoC	02.05.2024
7.	Date of Appointment of RP	10.06.2024 (order revised on 19.06.2024)
8.	Date of Appointment of Registered Valuers	20.05.2024 (for first two valuers) 11 March 2025 (for third valuers)
9.	Date of Issue of Invitation for EoI	Version 1-29 July, 2024 Version 2 – 13 August, 2024
10.	Date of Final List of Eligible Prospective Resolution Applicants	17.09.2024
11.	Date of Invitation of Resolution Plan	28.09.2024
12.	Last date of Submission of Resolution Plan	For Initial Plan on 28.10.2024 (as per RFRP) Basis the request received from the PRA, a couple of extensions were given and the final date for submission of resolution plan as agreed by the CoC was 20.01.2025. For Revised Plan 20 May 2025 (as per 14 th CoC meeting)

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Sl. No.	Particulars	Description
		Basis the request receive from the PRAs, a couple of extensions were given and the final date for submission of resolution plan as per the directions of the CoC was 03 rd June, 2025.
13.	Date of Submission of Resolution Plan	26.12.2024 (form initial plan) 28.05.2025 (for revised plan along with Addendum dated 04.06.2025)
14.	Date of placing the Resolution Plan before CoC	10.06.2025
15.	Date of approval of Resolution Plan	10.06.2025 – date of CoC meeting wherein resolution plans were put on the vote. Voting on approval of the resolution plan was concluded on 22 nd June, 2025 and the results approving the resolution plans were circulated on the even date.
16.	Date of filing of Resolution Plan with Adjudicating Authority	01.07.2025
17.	Date of Expiry of 180 days of CIRP	30.09.2024
18.	Date of each Order extending the period of CIRP on request filed by RP	Exclusion order dated 22.08.2024 (for excluding 63 days from 02.05.2024 to 04.07.2024)

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Sl. No.	Particulars	Description
		1 st Extension order dated 26.11.2024 (extension of 90 days beyond 02.12.2024) 2 nd Extension order dated 06.03.2025 (extension of 60 days beyond 02.03.2025 – order copy received on 17.03.2025) 3 rd Extension order dated 07.05.2025 (extension of 60 days beyond 02.05.2025 – order copy received on 18.05.2025)
19.	Date of Expiry of the Extended period of CIRP	01.07.2025
20.	Fair Value	Rs. 10,21,204,783/- (only for Usshar Parcels)
21.	Liquidation Value	Rs. 8,28,479,765/- (only for Usshar Parcels)
22.	Number of Meetings of CoC held	17 (as on the date of submission of Form H)

9. It is further submitted by Ld. Counsel for the RP / Applicant that revised Form –‘H’ was submitted by the RP/ Applicant in the running Court on 29.10.2025 which is taken on record by this Tribunal and the same is enumerated below:

“1. IA(IBC)(PLAN)/22(KB)2025:

a. Heard the matter and it is Reserved for Order.

2. IA(I.B.C)/1184(KB)2025:

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a. Revised Form - H is taken on record. Accordingly, it is Reserved for Order."

10. Given the Fair value and Liquidation value noted above, the Successful Resolution Applicant (SRA) namely Ambuja Housing Infrastructure Company Limited under the revised Resolution Plan has provided an overview of the of the Financial summary of the Resolution Plan of the Corporate Debtor of **Rs.34,00,00,000/- (Rupees Thirty-four Crores only)** includes **CIRP Cost of Rs. 1,00,00,000/-** as proposed by SRA to be paid as the said cost. The amounts claimed, amount admitted and the amount provided under the Resolution Plan are as under:

Plan Pay Out:

(Amount in INR)

Sl. No.	Category of Creditor	Amount of Claim	Claim Admitted	Amount provided in the Plan
1.	CIRP Cost (proposed)	-	-	1,00,00,000
2.	Secured Financial Creditor -Creditors not having a right to vote under sub-section (2) of section 21	15,78,62,74,626	14,99,63,53,960	32,85,00,000

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Sl. No.	Category of Creditor	Amount of Claim	Claim Admitted	Amount provided in the Plan
	- Dissenting	44,548,386	44,548,386	23,48,005
	- Assenting	15,628,628,942	14,951,799,917	32,61,51,995
3.	Unsecured Financial Creditor	12,846,774,393	76,27,270,277	0.00
	-Creditors not having a right to vote under sub-section (2) of section 21			
	- Dissenting	212,7,268,758	2,034,605,588	0.00
	- Assenting	124,7,483,261	1,245,620,488	0.00
	Unsecured Financial Creditors	900,72,32,375	3,87,48,08,121	0.00
	- belong to any class of creditors (Allottees)			
	- Creditors not having a right to vote under sub-section (2) of Section 21			
	- Dissenting	-	-	-
	- Assenting	9,00,72,32,275	3,87,48,08,121	0.00
4.	Operational Creditors (Other			

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Sl. No.	Category of Creditor	Amount of Claim	Claim Admitted	Amount provided in the Plan
	than workmen & employees & Government /statutory dues)			
(i)	Government	11,44,51,410	11,27,62,937	10,00,000 (if any balance remains available after payment shall be distributed among the Operational Creditors including Government and Statutory Authorities Dues)
(ii)	Employees - PF dues Other dues	1,72,81,548	1,67,97,658	5,00,000 (In the event any liquidation value is proposed to be paid, it

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Sl. No.	Category of Creditor	Amount of Claim	Claim Admitted	Amount provided in the Plan
				shall be adjusted from the share of the Secured Financial Creditors)
(iv)	Other Operational creditors	91,70,09,948	67,99,95,096	0.00
	Other Debts and Dues	25,17,40,522	9,67,46,446	0.00
	Shareholders	0.00	0.00	0.00
5.	TOTAL	30,07,65,18,150	23,58,62,81,671	34,00,00,000

11. In the course of the hearing, the Learned Counsel for the Resolution Professional would submit that the Resolution Plan complies with all the provisions of the Insolvency and Bankruptcy Code, 2016, read with relevant Regulations of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 and does not contravene any of the provisions of law for the time being in force. The **Synopsis are as under:**

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**In the National Company Law Tribunal
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Section of the Code/ Regulation No.	Requirement with respect to Resolution Plan	Compliance (Y/N)	Relevant clause of resolution plan
Section 25(2)(h)	The Resolution Applicant meets the criteria approved by the CoC having regard to the complexity and scale of operations of business of the CD	Y	As per EOI Received
Section 29A	The Resolution Applicant is eligible to submit resolution plan as per final list of Resolution Professional or Order, if any, of the Adjudicating Authority	Y	Clause 15(i) and Declarations. Also, affidavit of the RA dated December 26, 2024, has been submitted in respect of compliance of Section 29A of the Code. In addition to the 29A affidavit submitted by the Resolution Applicant, the RP has carried out 29A diligence through specialised agency (Dcirrus Cloud Computing Services Pvt. Ltd) also. As per the report received, the Resolution Applicant has been qualified for submission of resolution plan under section 29A of IBC.
Section 30(1)	The Resolution Applicant has submitted an affidavit stating that it is eligible as per Code	Y	Same as above
Section 30(2)	The Resolution Plan- (a) provides for the payment of insolvency resolution process costs (b) provides for the payment to the operational creditors	Y (for all)	(a) Clause 6.1.1. read with Clause 6.1.2 (b) Clause 6.5, 6.6, 6.7 read with Clause 8.1 and Declaration



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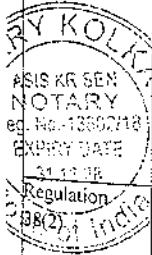


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	(c) provides for payment to the financial creditors who did not vote in favour of the resolution plan (d) provides for the management of the affairs of the corporate debtor (e) provides for the implementation and supervision of the resolution plan (f) does not contravene any of the provisions of the law for the time being in force		(e) Clause 6.2.(v) read with Clause 8.1 (d) Clause 8.7. read with Clause 8.3 (e) Clause 8 (f) Declarations
Section 30(4)	The Resolution Plan (a) is feasible and viable, according to the CoC (b) has been approved by the CoC with 66% voting share	Y (for both)	(a) Clause 15(iii) and Declarations (b) Voting results attached as Annexure C2.
Section 31(1)	The Resolution Plan has provisions for its effective implementation plan, according to the CoC	Y	Clause 8
Regulation 38(1)	The amount due to the operational creditors under the resolution plan has been given priority in payment over financial creditors	Y	Clause 6.5, 6.6, 6.7 read with Clause 8.1 and Declaration
Regulation 38(1A)	The resolution plan includes a statement as to how it has dealt with the interests of all stakeholders	Y	Clauses 6.2 to 6.7
Regulation 38(1B)	Neither the Resolution Applicant nor any of its related parties has failed to implement or contributed to the failure of implementation of any resolution plan approved under the Code. If applicable, the Resolution Applicant has submitted a statement giving details of any such non-implementation.	Y	Clause 15(ii)
Regulation 38(2)	The Resolution Plan provides: (a) the term of the plan and its implementation schedule (b) for the management and control of the business of the corporate debtor during its term (c) adequate means for supervising its implementation	Y (for all)	Clause 8
Regulation 38(3)	The resolution plan demonstrates that - (a) it addresses the cause of default (b) it is feasible and viable (c) it has provisions for its effective implementation (d) it has provisions for approval	Y (for all)	a) Clause 13(i) b) Clause 15(iii) and Declarations c) Clause 8 d) Clause 5.5, Clause



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	required and the timeline for the same (e) the resolution applicant has the capability to implement the resolution plan		6.4.1.(i) and Clause 8.B. e) Clause 3
Regulation 39(2)	Whether the RP has filed applications in respect of transactions observed, found or determined by him?	Y	Clause 8.7.(xi) and Clause 9.3.(ii)
Regulation 39(4)	Provide details of performance security received, as referred to in sub-regulation (4A) of regulation 36B)	Y	Declarations (Copy of PBG attached as Annexure D1 & D2)

12. A bare perusal of the extracts / excerpts from the Plan establishes that

- a. The revised **Resolution Plan submitted by SRA has been approved with 90.61% voting share.**
- b. As per the CoC, the plan meets the requirement of being viable and feasible for revival of the Corporate Debtor.
- c. By and large, all the compliances have been done by the RP and the Resolution Applicant for making the plan effective after its approval.

Findings

13. Accordingly, on perusal of the documents on record, supported by an affidavit of the Resolution Professional, we accord our satisfaction that the Resolution Plan as approved by the CoC, is in accordance with sections 30 and 31 of the IBC and also comply with regulations 38 and 39 of the IBBI (Insolvency Resolution Process for Corporate Persons) Regulations, 2016, as enumerated supra.





Reliefs, Waivers and Concessions:

14. We have perused the reliefs, waivers and concessions as sought for in the application. It is evident that some of the reliefs, waivers and concessions sought by the Resolution Applicant come within the ambit of the I&B Code and the Companies Act 2013, while many others fall under the power and jurisdiction of different government authorities/departments. This Adjudicating Authority has the power to grant reliefs, waivers and concessions only concerning the reliefs, waivers and concessions that are directly with the I&B Code and the Companies Act (within the powers of the NCLT). The reliefs, waivers and concessions that pertain to other governmental authorities/departments may be dealt with by the respective competent authorities/forums/offices, Government or Semi-Government of the State or Central Government concerning the respective reliefs, waivers and concession, whenever sought for. The competent authorities including the Appellate authorities may consider granting such reliefs, waivers and concessions keeping in view the spirit of the I&B Code, 2016 and the Companies Act, 2013.
15. As far as the question of granting time to comply with the statutory obligations or seeking approvals from authorities is concerned, the Resolution Applicant is directed to do so within one year from the date of this order, as prescribed under section 31(4) of the I&B Code.
16. It is almost trite and fairly well settled that the Resolution Plan must be consistent with the extant law. The Resolution Applicant shall make necessary applications to the concerned regulatory or statutory authorities for renewal of business permits and supply of essential services, if required, and all necessary forms along with filing fees etc. and such authority shall



also consider the same keeping in mind the objectives of the Code, which is essentially the resolving of the insolvency of the Corporate Debtor.

17. In this context, we would rely upon the judgment in **Embassy Property Developments Pvt. Ltd. vs. State of Karnataka** reported at MANU/SC/1661/2019: (2020) 13 SCC 308, wherein, the Hon'ble Apex Court has laid down that:

“39. If NCLT has been conferred with jurisdiction to decide all types of claims to property, of the corporate debtor, Section 18(f)(vi) would not have made the task of the interim resolution professional in taking control and custody of an asset over which the corporate debtor has ownership rights, subject to the determination of ownership by a court or other authority. In fact an asset owned by a third party, but which is in the possession of the corporate debtor under contractual arrangements, is specifically kept out of the definition of the term "assets" under the Explanation to Section 18. This assumes significance in view of the language used in Sections 18 and 25 in contrast to the language employed in Section 20. Section 18 speaks about the duties of the interim resolution professional and Section 25 speaks about the duties of resolution professional. These two provisions use the word "assets", while Section 20(1) uses the word "property" together with the word "value". Sections 18 and 25 do not use the expression "property". Another important aspect is that Under Section 25(2)(b) of IBC, 2016, the resolution professional is obliged to represent and act on behalf of the corporate debtor with third parties and exercise rights for the benefit of the corporate debtor in judicial, quasi-judicial and arbitration proceedings. Section 25(1) and 25(2)(b) reads as follows:

25. Duties of resolution professional -



(1) It shall be the duty of the resolution professional to preserve and protect the assets of the corporate debtor, including the continued business operations of the corporate debtor.

(2) For the purposes of Sub-section (1), the resolution professional shall undertake the following actions:

(a).....

(b) represent and act on behalf of the corporate debtor with third parties, **exercise rights for the benefit of the corporate debtor in judicial, quasi judicial and arbitration proceedings.**

This shows that wherever the corporate debtor has to exercise rights in judicial, quasi-judicial proceedings, the resolution professional cannot short-circuit the same and bring a claim before NCLT taking advantage of Section 60(5).

40. Therefore in the light of the statutory scheme as culled out from various provisions of the IBC, 2016 it is clear that wherever the corporate debtor has to exercise a right that falls outside the purview of the IBC, 2016 especially in the realm of the public law, they cannot, through the resolution professional, take a bypass and go before NCLT for the enforcement of such a right.”

(Emphasis Added)

18. The reliefs sought for subsisting contracts/agreements can be granted, and no blanket orders can be granted in the absence of the parties to the contracts and agreements.

19. Concerning the waivers with regard to the extinguishment of claims which arose prior to the initiation of the CIR Process and which have not been claimed are granted in terms of the law laid down by the Hon'ble Apex



Court in **Ghanashyam Mishra and Sons Private Limited vs. Edelweiss Asset Reconstruction Company Limited** reported in **MANU/SC/0273/2021: (2021)9SCC657: [2021]13SCR737**, wherein the Hon'ble Apex Court has held that

"once a resolution plan is duly approved by the Adjudicating Authority under sub-section (1) of section 31, the claims as provided in the resolution plan shall stand frozen and will be binding on the Corporate Debtor and its employees, members, creditors, including the Central Govt., any State Govt. or any local authority, guarantors and other stakeholders."

(Emphasis Added)

20. Further, the relevant part of the **Ghanshyam Mishra judgment (supra)** in this regard is reproduced below:

"61. All these details are required to be contained in the information memorandum so that the resolution applicant is aware, as to what are the liabilities, that he may have to face and provide for a plan, which apart from satisfying a part of such liabilities would also ensure, that the Corporate Debtor is revived and made a running establishment. The legislative intent of making the resolution plan binding on all the stake-holders after it gets the seal of approval from the Adjudicating Authority upon its satisfaction, that the resolution plan approved by CoC meets the requirement as referred to in Sub-section (2) of Section 30 is, that after the approval of the resolution plan, no surprise claims should be flung on the successful resolution applicant. The dominant purpose is, that he should start with fresh slate on the basis of the resolution plan approved."



"62. This aspect has been aptly explained by this Court in the case of Committee of Creditors of Essar Steel India Limited through Authorised Signatory (supra)."

"107. For the same reason, the impugned NCLAT judgment [Standard Chartered Bank v. Satish Kumar Gupta] in holding that claims that may exist apart from those decided on merits by the resolution professional and by the Adjudicating Authority/Appellate Tribunal can now be decided by an appropriate forum in terms of Section 60(6) of the Code, also militates against the rationale of Section 31 of the Code. A successful resolution applicant cannot suddenly be faced with "undecided" claims after the resolution plan submitted by him has been accepted as this would amount to a hydra head popping up which would throw into uncertainty amounts payable by a prospective resolution applicant who would successfully take over the business of the corporate debtor. All claims must be submitted to and decided by the resolution professional so that a prospective resolution applicant knows exactly what has to be paid in order that it may then take over and run the business of the corporate debtor. This the successful resolution applicant does on a fresh slate, as has been pointed out by us hereinabove. For these reasons, NCLAT judgment must also be set aside on this count."

21. In this regard, we would also rely on the judgement of Hon'ble High Court of Rajasthan in the matter of **EMC v. State of Rajasthan, Civil Writ Petition No. 6048/2020 with 6204/2020 reported in (2023) ibclaw.in 42 HC** wherein it has been inter-alia held that

"Law is well-settled that with the finalization of insolvency resolution plan and the approval thereof by the NCLT, all dues of creditors,



Corporate, Statutory and others stand extinguished and no demand can be raised for the period prior to the specified date."

22. Thus on the date of approval of resolution plan by the Adjudicating Authority, all such claims, which are not a part of resolution plan, shall stand extinguished and no person will be entitled to initiate or continue any proceedings in respect to a claim, which is not part of the resolution plan as per the law laid down by the Hon'ble Supreme Court in **Ghanashyam Mishra** supra. The Hon'ble Supreme Court also held that all the dues including the statutory dues owed to the Central Govt, any State Govt or any local authority, if not part of the resolution plan, shall stand extinguished and no proceedings in respect of such dues for the period prior to the date on which the Adjudicating Authority grants its approval under section 31 could be continued.
23. With respect to the waivers sought in relation to guarantors, we seek to place reliance on the judgment of **Lalit Kumar Jain v. Union of India** reported in **MANU/SC/0352/2021: (2021) 9 SCC 321: (2021) ibclaw.in 61 SC**, wherein the Hon'ble Supreme Court held in para 133 that sanction of a resolution plan and finality imparted to it by section 31 does not per se operate as a discharge of the guarantor's liability shall apply.
24. Further, we would rely upon the judgment rendered by the NCLAT in **Roshan Lal Mittal v. Rishabh Jain** reported in **(2023) ibclaw.in 803** NCLAT that:

"The Resolution Plan does not absolve the personal guarantors from their guarantee. The law well settled by the Hon'ble Supreme Court in the matter of "Lalit Kumar Jain vs. Union of India & Ors. – (2021) 9 SCC 321), that by approval of resolution plan the guarantees are not ipso facto discharged."



(Emphasis Added)

25. With respect to the reliefs and waivers sought for all inquiries, litigations, investigations and proceedings shall be granted strictly as per the section 32A of the Code and the provisions of the law as may be applicable.

26. In this context, we would note that upon the approval of the Resolution Plan, the Corporate Debtor avails the limbs of new management to revive its business. Thus, all the past liabilities of the Corporate Debtor including criminal liability prior to the initiation of the CIR Process shall stand effaced and the new management will step into the shoes of the company with a fresh or clean slate. Hence, the old management shall be liable to face all the offences committed prior to the commencement of the CIR Process. At this juncture, we would rely upon the judgment rendered by the Hon'ble Apex Court in **Ajay Kumar Radheyshyam Goenka vs. Tourism Finance Corporation of India Ltd.** reported in MANU/SC/0244/2023: (2023) 10 SCC 545 that:

"67. Thus, Section 32A broadly leads to:

a. Extinguishment of the criminal liability of the corporate debtor, if the control of the corporate debtor goes in the hands of the new management which is different from the original old management.

b. The prosecution in relation to "every person who was a "designated partner" as defined in Clause (j) of Section 2 of the Limited Liability Partnership Act 2008 (6 of 2009), or an "officer who is in default", as defined in Clause (60) of Section 2 of the Companies Act. 2013 (18 of 2013), or was in any manner in charge of, or responsible to the corporate debtor for the conduct of its business or associated with the corporate debtor in any manner and who was directly or indirectly involved in the commission of

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such offence" shall be proceeded and the law will take it's own course. Only the corporate debtor (with new management) as held in Para 42 of P. Mohanraj will be safeguarded.

c. If the old management takes over the corporate debtor (for MSME Section 29A does not apply (see 240A), hence for MSME old management can takeover) the corporate debtor itself is also not safeguarded from prosecution Under Section 138 or any other offences."

(Emphasis added)

27. Further, would also rely on the judgment of **Hon'ble High Court of Madras** in the matter of **Vasan Healthcare Pvt. Ltd. vs. The Deputy Director of Income Tax (Investigation), Unit 3(2)** reported in **MANU/TN/0243/2024: (2024) ibclaw.in 80 HC**, wherein it was held that:

"9. In the above judgement, the Apex Court after dealing with the provision in detail, came to a categoric conclusion that insofar as the criminal prosecution is concerned, the criminal liability of the corporate debtor viz., company gets completely wiped off and the new management is allowed to take over the company on a clean slate. However, the Apex Court also made it clear that the persons who are involved in the day today affairs of the company and were in-charge and responsible for running of the company, will be liable to face all the **offence committed prior to the commencement of the Corporate Insolvency Resolution Process. There is no escape for those persons from criminal liability even though the corporate debtor is given a clean slate and is handed over to the new Management.**

10. Useful reference can also be made to the judgement of **the Calcutta High Court** in **[Tantia Constructions Limited Vs. Krishna Hi-Tech Infrastructure P Ltd]** in **CRP No. 172 of**



2022. The relevant portions in the order are extracted hereunder :-

4. For the **application of Section 32A of IBC, 2016** and in light of the present matter, it is pertinent to determine the following two issues, i.e.,

- i. **Whether the offence as complained in the impugned criminal proceedings has been alleged to be committed before the initiation of corporate insolvency resolution process or during such process?**
- ii. **Whether the resolution plan has resulted in change in the management or corporate debtor in consonance with the provisions of Section 32A(1) of IBC, 2016?**

5. With respect to Issue No. 1, it is pertinent to note that the corporate insolvency resolution process as against the Petitioner/Corporate Debtor was initiated on 13.03.2019 when the application was accepted and the Order of Moratorium under Section 14 of the IBC, 2016 was imposed by NCLT, Kolkata in the aforementioned case. The complaint that commenced the impugned criminal proceedings was filed on 22.07.2019 before the concerned court by the opposite party. Whereby, said alleged offence so complained, took place before or during the corporate insolvency resolution process and is covered under the ambit of Section 32A of IBC, 2016.

6. With respect to Issue No. 2, it is observed that the petitioner has not made specific submission in this regard. However, it is the submission of the opposite party that the **impugned complaint case does not concern itself with the new directors that were appointed after takeover by the Resolution Applicant in line with the Resolution Plan so approved by NCLT dated 24.02.2022. It is their submission that they are primarily aggrieved by the**



actions of petitioner when it was in control of erstwhile Directors.

11. The above judgement clearly lays down the law on the subject. The moment the Corporate Insolvency Resolution Process is initiated against the corporate debtor and the application is accepted by the NCLT, the moratorium comes into operation. **Once the resolution plan is accepted by the NCLT and orders are passed and the Corporate debtor gets into hands of the new management, all the past liabilities including the criminal liability of the Corporate debtor gets wiped off and the new Management takes over the company with clean slate."**

(Emphasis Added)

28. Very recently, the Hon'ble Madras High Court in **M/s. Vasan Healthcare Pvt Ltd v. M/s. India Infoline Finance Ltd, Crl O.P. No. 1772 of 2024, reported in (2024) ibclaw.in 700 HC**, (hereinafter referred to as 'Vasan Healthcare Pvt. Ltd. II') has observed that:

"13. As a result of the above discussion and the law laid in Ajay Kumar Radheshyam Goenka case, it is clear that the corporate debtor cannot be prosecuted for the prior liability after the approval of the Resolution Plan. At the same time, it is to be bear in mind the protection under Section 32-A of Insolvency & Bankruptcy Code, 2016 is restricted only to the Corporate debtor and not to its Directors who were in-charge of the affairs of the Company when the offence committed or the signatory of the cheque."

(Emphasis Added)

29. Further, the Hon'ble Apex Court in **Jaypee Kensington Boulevard Apartments Welfare Association and Ors. vs. NBCC (India) Ltd. and**



Ors. reported in (2022) 1 SCC 401: MANU/SC/0206/2021 at Para 216,
has laid down that:

“The Adjudicating Authority has limited jurisdiction in the matter of approval of a resolution plan, which is well-defined and circumscribed by Sections 30(2) and 31 of the Code. In the adjudicatory process concerning a resolution plan under IBC, there is no scope for interference with the commercial aspects of the decision of the CoC; and there is no scope for substituting any commercial term of the resolution plan approved by Committee of Creditors.”

(Emphasis Added)

30. Further, in *Committee of Creditors of Essar Steel India Limited vs. Satish Kumar Gupta* reported at (2020) 8 SCC 531: MANU/SC/1577/2019, the Hon'ble Apex Court has propounded that:

“38. This Regulation fleshes out Section 30(4) of the Code, making it clear that ultimately it is the commercial wisdom of the Committee of Creditors which operates to approve what is deemed by a majority of such creditors to be the best resolution plan, which is finally accepted after negotiation of its terms by such Committee with prospective resolution applicants.”

(Emphasis Added)

31. Hence, we would infer that if there are any personal guarantors of the corporate debtor, the personal guarantees shall be invoked and an appropriate action against them, in accordance with law, be taken.

32. As far as the question of granting time to comply with the statutory obligations/seeking sanctions from governmental authorities is concerned,



the Resolution Applicant is directed to do the same within one year as prescribed under section 31(4) of the Code.

33. In case of non-compliance of this order or withdrawal of Resolution Plan, the CoC shall have the right to forfeit the EMD amount already paid by the Resolution Applicant.
34. In the light of the enumerations and observations made in this Order supra, we hereby **APPROVE the Resolution Plan submitted on by Ambuja Housing and Urban Infrastructure Company Limited (Successful Resolution Applicant) with a Plan value of INR 34,00,00,000/- (Rupees Thirty-four Crores).**
35. The Resolution Plan shall form part of this Order and shall be read along with this order for implementation. The Resolution Plan thus approved shall be binding on the Corporate Debtor and all other stakeholders involved in terms of Section 31 of the I&B Code, so that the revival of the Corporate Debtor Company shall come into force with immediate effect without any delay.
36. The Resolution Plan is binding on the Corporate Debtor and other stakeholders involved so that revival of the Debtor Company shall come into force with immediate effect.
37. The Moratorium imposed under section 14 shall cease to have effect from the date of this order.
38. The Resolution Professional shall submit the records collected during the commencement of the proceedings to the Insolvency & Bankruptcy Board of India for their record and also return to the Resolution Applicant or New Promoters.



39. Certified copy of this Order be issued on demand to the concerned parties, upon due compliance.
40. Liberty is hereby granted for moving any Application if required in connection with implementation of this Resolution Plan.
41. A copy of this Order is to be submitted in the Office of the Registrar of Companies, West Bengal.
42. It is not on record that whether the Financial Creditors have invoked Personal Guarantees or not. It is essential for the purpose of maximization for wealth of the Corporate Debtor, personal guarantees need to be invoked. Therefore, we direct the Financial Creditors to invoke Personal Guarantees, if not already done.
43. The Resolution Professional may stand discharged from his duties with effect from the date of this Order, however, he is required to comply with our direction mentioned in Para 30 of the order subject to comply the direction, which the creditors should bear in mind.
44. The Resolution Professional shall stand discharged from his duties with effect from the date of this Order.
45. The Resolution Professional is further directed to handover all records, premises/factories/documents to the Resolution Applicant to finalise the further line of action required for starting of the operation. The Resolution Applicant shall have access to all the records/premises/factories/documents through the Resolution Professional to finalise the further line of action required for starting of the operation.



In the National Company Law Tribunal
Division Bench, (Court-I), Kolkata

IA (IBC) (PLAN) No. 22/ (KB) /2025
In CP(IB) No. 345/ (KB) /2022

46. The Interlocutory Application being **IA (IB)/(PLAN)/22(KB)2025** shall stand disposed of accordingly.
47. The Registry is directed to send e-mail copies of the order forthwith to all the parties and their Ld. Counsel for information and for taking necessary steps.
48. List the main **CP(IB) No. 345(KB) /2022 on 13.01.2026.**
49. Certified copy of this order may be issued, if applied for, upon compliance of all requisite formalities.

Sd/-
(Siddharth Mishra)
Member (Technical)

Sd/-
(Bidisha Banerjee)
Member (Judicial)

Signed on this, the 19th day of December, 2025

M. Jana (P.S.)

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COMPARED & VERIFIED

24/2/2026

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24.2.2026
JR/DR/AR/Court Officer
National Company Law Tribunal
Kolkata Bench



Government of West Bengal
Office of Additional District Magistrate & District Land & Land Reforms Officer
South 24 Parganas.
New Treasury Building (8th & 9th Floor). Alipore
Kolkata – 700 027.

Memo No. 51 (C)/25/ 2000

/P/15/

Dated: 10/04/2015

To : Bata India Limited
Village : 27B, Camac Street, 1st Floor.
P.O : Park Street
P.S : Shakespeare Sarani
District : Kolkata



Sub : Your application dated 21.01.2015 praying for changing of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended upto date read with provisions of rule 5A of W.B.L.R rules, 1965 permission is hereby accorded to you for conversion of land one class to another as noted in the schedule – I below with effect from this date subject to the terms and conditions as noted in schedule – II.

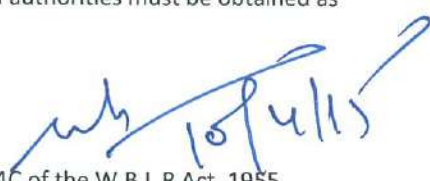
Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 25 /2015 of this office and relating to the Office of the B.L & L.R.O, T.M South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No.		Plot No.		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed in acres		Remarks
	R.S.	L.R.	R.S.	L.R.						
Mouza – Nungi J.L. No. – 43 P.S – Maheshtala	1663		1205	1457	Bagan	1.32	1.32	Bastu Commercial Road	1.00 0.32	
			1324	1684	Danga	0.09	0.09	Road	0.09	
			1326	1685	Danga	0.09	0.09	Road	0.09	
			1335/2174	1698	Danga	0.16	0.16	Bastu Commercial Road	0.10 0.06	
			1339/1712	1705	Doba	0.07	0.07	Bastu Commercial	0.07	
			1339/2087	1706	Bastu	0.40	0.20	Road	0.20	
			1345	1713	Bastu	1.52	0.14	Road Math (Golf Course)	0.13 0.01	
			1422/2141	1815	Danga	0.23	0.23	Bastu Commercial Road	0.13 0.10	
			1422/2166	1816	Danga	0.08	0.05	Bastu Commercial	0.05	

SCHEDULE – I I

Terms and conditions for conversion

- a) That the order directing change, conversion or alternation is without prejudice to any of the provisions of Chapter – IIB of the W.B.L.R Act.
- b) That the order directing change, conversion or alternation is without prejudice to the provision of sub- section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. I of 1954).
- c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act., 1976 (33 of 1976), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- d) That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country (Planning and Development), Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing change, conversion or alternation is without prejudice to the provisions of the said Act.
- f) That where the object change of conversion is to use the land for a purpose for which approval Or permission or license from an appropriate authority is necessary, the order directing change conversion or alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting changing or conversion as sought for is made.
- g) That where the application relates to permission for change, conversion or alternation of any land having water body, the order directing change, conversion or alternation is subject to creation of compensatory water body of equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alternation as sought for is made.
- It is further reiterated that compensatory water body as specified herein shall be created first and certificate to that effect is to be obtained from the under signed. Only then the permission for conversion of recorded water body to other use as specified hererin will take effect.**
- h) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- i) Conversion is allowed, however necessary no-objection / approval from the concerned authorities must be obtained as required for such project.


Collector U/s 4C of the W.B.L.R Act, 1955

And
District Land & Land Reforms Officer
South 24 Parganas, Alipore,
District Land & Land Reforms Officer
South 24 Parganas Alipore
Dated: 10/04/2015

Memo No. 51 (C)/25/ 2000/1(3) /P/15/

Copy forwarded to :

- 1 The S.D.L & L.R.O, Alipore Sadar, South 24 Parganas for information and necessary action.
- 2 The Block Land & Land Reforms Officer, T.M, South 24 Parganas.
- 3 The Revenue Inspector G.P, South 24 Parganas for information.


District Land & Land Reforms Officer
South 24 Parganas, Alipore,
Additional District Magistrate
and
District Land & Land Reforms Officer
South 24 Parganas Alipore



Government of West Bengal
Office of Additional District Magistrate & District Land & Land Reforms Officer
South 24 Parganas.
New Treasury Building (8th & 9th Floor). Alipore
Kolkata – 700 027.

Memo No. 51 (C)/25/ **2001** /P/15/

Dated: 10/04/2015

To : Bata India Limited
Village : 27B, Camac Street, 1st Floor.
P.O : Park Street
P.S : Shakespeare Sarani
District : Kolkata



Sub : Your application dated 21.01.2015 praying for changing of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended upto date read with provisions of rule 5A of W.B.L.R. rules, 1965 permission is hereby accorded to you for conversion of land one class to another as noted in the schedule – I below with effect from this date subject to the terms and conditions as noted in schedule – II.

Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 25 /2015 of this office and relating to the Office of the B.L & L.R.O, T.M South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No.		Plot No.		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed in acres		Remarks
	R.S.	L.R.	R.S.	L.R.						
Mouza – Bangla J.L. No. – 41 P.S – Maheshtala		767	63	90	Road	0.37	0.37	Bastu Commercial	0.37	
			94	279	Pukur	0.94	0.13	Bastu Commercial Road	0.11 0.02	
			93	280	Road	0.29	0.18	Bastu Commercial	0.18	
			65	281	Mandir	0.10	0.08	Bastu Commercial	0.08	
			66	283	Bastu	4.25	0.82	Road Pond	0.39 0.43	Compensatory Water Body
			67	284	Danga/Play Ground	1.93	1.93	Bastu Commercial Road Math (Golf Course)	0.97 0.20 0.76	
			68	285	Danga/Play Ground	5.90	5.90	Bastu Commercial Math (Golf Course) Pond	1.43 3.90 0.57	Compensatory Water Body

Mouza with J.L. No & P.S	Khatian No.		Plot No.		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed in acres		Remarks
	R.S.	L.R.	R.S.	L.R.						
Mouza – Bangla J.L. No. – 41 P.S – Maheshtala		767	69	286	Danga/Patit	0.76	0.76	Bastu Commercial Road Math (Golf Course)	0.40 0.06 0.30	
			71	288	Bastu	4.03	2.34	Road Math (Golf Course) Pond	0.15 1.86 0.33	Compensatory Water Body
			72	289	Road	0.61	0.59	Bastu Commercial Math (Golf Course) Pond	0.34 0.20 0.05	Compensatory Water Body
			73	290	Bastu	1.76	0.80	Road Math (Golf Course)	0.16 0.64	
			74	291	Bastu	7.43	2.87	Road Math (Golf Course) Pond	0.17 2.21 0.49	Compensatory Water Body
			75	302	Bastu/Patit	3.70	1.47	Road Math (Golf Course)	0.26 1.21	
			91	312	Bastu	1.36	0.53	Road	0.53	
			90	313	Road	0.25	0.10	Bastu Commercial	0.10	
			89	314	Bastu	2.37	1.00	Road Math (Golf Course)	0.28 0.72	
			88	315	Road	0.19	0.18	Bastu Commercial Math (Golf Course)	0.10 0.08	
			74/1047	316	Road	0.26	0.21	Bastu Commercial	0.21	
			83	317	Bastu	0.13	0.13	Road Math (Golf Course) Pond	0.01 0.08 0.04	Compensatory Water Body
			87	318	Bastu	4.08	2.12	Road Math (Golf Course) Pond	0.35 1.08 0.69	Compensatory Water Body
			86	319	Road	0.04	0.03	Bastu Commercial	0.03	

Mouza with J.L. No & P.S	Khatian No.		Plot No.		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed in acres		Remarks
	R.S.	L.R.	R.S.	L.R.						
Mouza – Bangla J.L. No. – 41 P.S – Maheshtala	767		85	320	Bastu	1.66	0.80	Road Math (Golf Course) Pond	0.21 0.48 0.11	Compensatory Water Body
			84	321	Road	0.16	0.15	Bastu Commercial Math (Golf Course) Pond	0.09 0.04 0.02	Compensatory Water Body
			95	323	Danga/Patit	0.96	0.96	Bastu Commercial Road Pond	0.63 0.15 0.18	Compensatory Water Body
			270/937	324	Danga/Patit	0.02	0.02	Bastu Commercial	0.02	
			96	325	Road	0.12	0.11	Bastu Commercial Pond	0.10 0.01	Compensatory Water Body
			97	326	Bastu	1.03	0.11	Road Pond	0.05 0.06	Compensatory Water Body
			98	327	Path	0.08	0.08	Bastu Commercial	0.08	
			99	328	Bastu	3.07	0.15	Road	0.15	
			100	329	Road	0.21	0.20	Bastu Commercial	0.20	
			104	334	Road	0.23	0.22	Bastu Commercial	0.22	
			105	335	Danga/Patit	0.25	0.25	Bastu Commercial Road	0.21 0.04	
			106	336	Road	0.04	0.03	Bastu Commercial	0.03	
			107	337	Cinemat Hall	0.36	0.36	Bastu Commercial	0.36	
			108	338	Pukur	0.44	0.44	Bastu Commercial	0.44	
			109	339	Bastu	0.94	0.08	Road	0.08	
			110	340	Road	0.08	0.08	Bastu Commercial	0.08	
			111	341	Bastu	2.05	0.08	Road	0.08	
			112	342	Road	0.31	0.20	Bastu Commercial	0.20	
			222	344	Pukur	0.53	0.23	Bastu Commercial Road	0.14 0.09	
			223	345	Pukur Par	0.12	0.11	Bastu Commercial	0.11	
			225	347	Danga/Patit	0.36	0.08	Bastu Commercial	0.08	

SCHEDULE – I I

Terms and conditions for conversion

- a) That the order directing change, conversion or alternation is without prejudice to any of the provisions of Chapter – IIB of the W.B.L.R Act.
- b) That the order directing change, conversion or alternation is without prejudice to the provision of sub- section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. I of 1954).
- c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act., 1976 (33 of 1976), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- d) That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country (Planning and Development), Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing change, conversion or alternation is without prejudice to the provisions of the said Act.
- f) That where the object change of conversion is to use the land for a purpose for which approval Or permission or license from an appropriate authority is necessary, the order directing change conversion or alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting changing or conversion as sought for is made.
- g) That where the application relates to permission for change, conversion or alternation of any land having water body, the order directing change, conversion or alternation is subject to creation of compensatory water body of equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alternation as sought for is made.
It is further reiterated that compensatory water body as specified herein shall be created first and certificate to that effect is to be obtained from the under signed. Only then the permission for conversion of recorded water body to other use as specified hererin will take effect.
- h) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- i) Conversion is allowed, however necessary no-objection / approval from the concerned authorities must be obtained as required for such project.

Collector U/s 4C of the W.B.L.R Act, 1955

And
Additional District Magistrate
District Land & Land Reforms Officer
South 24 Parganas, Alipore Office
South 24-Parganas Alipore

Dated: 10/04/2015

Memo No. 51 (C)/25/ 2001/1(3) /P/15/

Copy forwarded to :

- 1 The S.D.L & L.R.O, Alipore Sadar, South 24 Parganas for information and necessary action.
- 2 The Block Land & Land Reforms Officer, T.M,South 24 Parganas.
- 3 The Revenue Inspector G.P, South 24 Parganas for information.

District Land & Land Reforms Officer
South 24 Parganas, Alipore.

Additional District Magistrate
and
District Land & Land Reforms Officer
South 24-Parganas Alipore

Necessary Steps should be taken for the safety
of the lives of the adjoining public and private
properties during construction

Plan No. M-BAMMURDUR 578 / 2006 / 1518P

Date: 20.02.2020

Name: Riverbank Developers Pvt. Ltd (U334AP)

Area: 1 New Bala Road

Ward No: 27 & 28

Signature: [Signature]
Sub-Engineer
District Survey
Municipal Corporation

CIC Member
Serial Office
Municipal Corporation

Signature: [Signature]
Member
Board of Administration
Municipal Corporation

16 DEC 2020

Before starting any construction site must conform
with the plan Sanctioned and all the Conditions as proposed
in the plan. The validity of the written permission to execute
the work is subject to the above condition

BUILDING PLAN SANCTIONED DATE: 16/02/2020

Valid upto: 15.04.2021

Renewal With: 14.04.2021

Construction should be made strictly according to sanctioned plan



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FORMAT NO. ENV/FM/53

TEST REPORT

- Name of Industry / Company / Factory / Office : Ambuja Housing & Urban Infrastructure Company (Ecotestation Business Park)
- Address : BP-7, Salt Lake, Sector - V, Kolkata - 700091
- Type of Industry : Real Estate
- Sampling Plan & Procedure : ENV/SOP/02
- Deviation from the Sampling Method & Plan : No
- Type of Sample : Noise Level Study
- Sample ID : ENV/217/M/N Report ID : ENV/217/M/(TR)N/26-27
- Method No. : IS 15575 (Part 2), 2022 Reporting Date : 10/05/2026
- Sample Monitored by : Mr. Sambhu Kundu Time of Duration of Noise : 20 Minutes
- Height from Ground Level : 4 Feet.

RESULT OF NOISE LEVEL STUDY

Date	Time (Hours)	Day / Night	Location Name	Min dB(A)	Max dB(A)	Leq dB(A)
05/05/2026	11:00 - 11:20 A.M	Day	Front Side of Tower - 12	52.2	53.8	53.07
	10:00 - 10:20 P.M	Night	Front Side of Tower - 12	49.8	51.0	50.44
	11:30 - 11:50 A.M	Day	Near Tower No. - 1	53.6	54.8	54.24
	10:30 - 10:50 P.M	Night	Near Tower No. - 1	48.7	50.2	49.51
	12:00 - 12:20 P.M	Day	Construction Area of Parking Zone	61.4	67.4	65.36
	11:00 - 11:20 P.M	Night	Construction Area of Parking Zone	58.7	64.2	62.27
	12:30 - 12:50 P.M	Day	Near Labour Hutment Area	50.3	53.4	52.12
	11:30 - 11:50 P.M	Night	Near Labour Hutment Area	49.8	51.8	50.91
	1:00 - 1:20 P.M	Day	Back side of Tower - 12 (Near Security Post)	58.7	63.9	62.04
	12:00 - 12:20 A.M	Night	Back side of Tower - 12 (Near Security Post)	55.4	61.2	59.20

> End of Report <

LIMIT dB(A)

A. Industrial Area Day Time - 75.0 dB(A) Night Time - 70.0 dB(A)	B. Commercial Area Day Time - 65.0 dB(A) Night Time - 55.0 dB(A)	C. Residential Area Day Time - 55.0 dB(A) Night Time - 45.0 dB(A)	D. Silent Zone Day Time - 50.0 dB(A) Night Time - 40.0 dB(A)
--	--	---	--

**Remarks: Result relates only to the Sample Tested.

** Mean of Leq - Equivalent to Sound Energy	** Central Pollution Control Board, Ministry of Environment & Forests Government of India & Department of Environment, Government of West Bengal	
	**Day Time is reckoned in between 6:00 A.M & 10:00 P.M	**Night Time is reckoned in between 10:00 P.M & 6:00 A.M
PERMISSIBLE NOISE EXPOSURE FOR INDUSTRIAL WORKERS / Source : The Noise Pollution (Regulation and Control) Rules, 2000		
Hours	Limit in dB(A)	
8	90	
4	93	
2	96	
1	99	
1/2	102	
1/4	105	
1/8	108	
1/16	111	
1/32	114	
(2 minutes or less)	-	

Reviewed By:

(Durbadal Chakraborty)
(Dy. Quality Manager)



Authorized Signatory

(Dr. Sumit Baran Chowdhury)
(Technical Manager)





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FORMAT NO. ENV/FM/81

TEST REPORT

Name of the Client	: Ambuja Housing & Urban Infrastructure Company Ltd (PROJECT- USSHAR)	Type of Industry	: Real Estate
Address	: Batanagar, Kolkata - 700140	Sampling Date	: 05.05.2026
		Date of Received	: 05.05.2026
		Date(s) of Analysis	: 05.05.2026-11.05.2026
		Date of Issue	: 13.05.2026
Sampling Plan & Procedure	: ENV/SOP/01/04	Deviation from the Sampling Method and Plan	: No
		Type of Sample	: Ground Water
Location	: Bore Well (Inside the Project)	Sample Condition	: Sealed
		Testing Location	: Permanent Testing
Sample ID	: ENV/390/W/M	Report No	: ENV/390/TR(W)/M/26-27

PARAMETERS		RESULTS	LIMIT- IS 10500: 2012
1.	Colour (Hazen)	: 1.0	15.0
2.	Odour	: Unobjectionable	Agreeable
3.	Taste	: Acceptable	Agreeable
4.	pH	: 6.80	6.5 - 8.5**
5.	Turbidity (NTU)	: 1.80	5.0
6.	Total Hardness as CaCO ₃ (mg./l)	: 150.0	600.0
7.	Calcium as Ca (mg./l)	: 40.0	200.0
8.	Magnesium as Mg (mg./l)	: 12.0	100.0
9.	Chloride as Cl (mg./l)	: 46.0	1000.0
10.	Iron as Fe (mg./l)	: 0.52	1.0**
11.	Arsenic (mg./l)	: <0.0014	0.01**
12.	Cadmium (mg./l)	: <0.0005	0.003**
13.	Copper as Cu (mg./l)	: <0.00001	1.5
14.	Cyanide(mg./l)	: <0.01	0.05**
15.	Lead (mg./l)	: <0.001	0.01**
16.	Mercury(mg./l)	: <0.0012	0.001**
17.	Nitrite as NO ₂ (mg./l)	: 2.60	45.0**
18.	Total Dissolved Solids (mg./l)	: 410.0	2000.0
19.	Zinc as Zn (mg./l)	: 0.42	15.0
20.	Sulfate as SO ₄ (mg./l)	: 61.50	400.0
21.	Fluoride as F (mg./l)	: <0.1	1.5
22.	Manganese as Mn (mg./l)	: <0.0005	0.3
23.	Alkalinity (mg./l)	: 130.0	600.0
24.	Chromium as Cr (mg./l)	: <0.00001	0.05
25.	Aluminum as Al (mg./l)	: <0.001	0.2
26.	Selenium (mg./l)	: <0.001	0.01
27.	Boron (mg./l)	: <0.0085	1.0
28.	Total Coliform (CFU/100ml.)	: Absent	Shall not be detectable in any 100 ml. sample
29.	E. Coli (CFU/100 ml.)	: Absent	Shall not be detectable in any 100 ml. sample
30.	Algae (No./ml.)	: Absent	--
31.	Zooplankton (No.ml)	: Absent	--
32.	Rotifer (No./ml.)	: Absent	--

Remarks: a) CFU indicates Colony Forming Unit.

b) Desirable limit and Permissible Limit are same due to no Relaxation as per IS: 10500-2012.

c) The (*) marked limit are as per IS 10500:2012 Drinking Water Specification (Amendment No.1, June'2015) (Second Revision).

d) Sample collected by Envirocheck and sent to lab for testing in sealed condition.

e) Result relates only to the sample tested.

Authorized Signatory:


Dr. Ajoy Paul
(Scientist)

<End of Report>



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TEST REPORT

FORMAT NO : ENV/FM/38

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/02	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Stack Emission
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/I
			Report ID No.	:	ENV/216/M/I/26-27
Sample Testing Location	:	Permanent Testing			

A. GENERAL INFORMATION ABOUT STACK PROVIDED BY THE INDUSTRY

Stack Attached to	:	Diesel Generator (Acoustic Enclosure attached)
Shape of Stack	:	Circular
Materials of Construction	:	M.S.
Capacity	:	500 KVA
Emission Due to	:	Combustion of H.S.D.
Fuel Used	:	H.S.D.
Working Fuel Consumption	:	50 - 60 liter./hr.
Pollution Control Device	:	Nil
		Height of Stack (mtr.) (from G. L.) : 6.096
		Stack I.D. at sampling point (mtr.) : 0.2032
		Height of sampling port (mtr.) (from G.L.) : 5.4864
		Permanent Platform & Ladder : No

B. RESULTS

SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Flue Gas Temperature	°C	IS 11255 (Part 1)	225.0	N.A.
2.	Barometric Pressure	mm of Hg.	IS 11255 (Part 1)	757.0	N.A.
3.	Velocity of Gas flow	m/s	IS 11255 (Part 1)	16.07	N.A.
4.	Quantity of Gas flow	Nm ³ /hr.	IS 11255 (Part 1)	1131.62	N.A.
5.	Sulfur dioxide	mg/Nm ³	IS 11255 (Part 2)	51.82	N.A.
6.	Oxides of Nitrogen	mg/Nm ³	IS 11255 (Part 7)	56.56	N.A.
7.	Carbon dioxide by ORSAT App	%	IS 13270	8.2	N.A.
8.	Carbon Monoxide	%	IS 13270	<1.0	1.0
9.	Particulate Matter	mg/Nm ³	IS 11255 (Part 1)	67.52	150.0
Remarks	: During monitoring temporary ladder and platform were provided. : Result relates only to the sample submitted. : Carbon Monoxide and Particulate Matter limit as per CPCB [Emission Regulation Part IV : COINDS/26/1986-87]. : N.A. means Not Available.				

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)

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 Laboratory : 51, 185, 186, 189, 190 & 192 Rastraguru Avenue, Kolkata - 700028
 Email : envirocheck50@gmail.com / info@envirocheck.in Website : www.envirocheck.in



TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026 - 06.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/01	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Ambient Air
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/II
			Report ID No.	:	ENV/216/M/II/26-27
Sample Testing Location	:	Permanent Testing			

A]	GENERAL INFORMATION
1.	Location of Sampling : Near Project Entry Gate
2.	Duration of Sampling : 24 hrs. (09:00 a.m. - 09:00 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 μm) of PM2.5	μg/m³	IS 5182 (Part 24)	36.84	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 μm) of PM10	μg/m³	IS 5182 (PART 23)	64.62	100.0
3.	Sulfur Dioxide	μg/m³	IS 5182 Part 2, Sec.1	4.80	80.0
4.	Nitrogen dioxide	μg/m³	IS 5182 Part 6	16.56	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	0.16	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)



TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026 - 06.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/01	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Ambient Air
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/III
			Report ID No.	:	ENV/216/M/III/26-27
Sample Testing Location	:	Permanent Testing			

A]	GENERAL INFORMATION
1.	Location of Sampling : Front Side Tower # 2
2.	Duration of Sampling : 24 hrs. (09:30 a.m. - 09:30 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 μm) of PM2.5	μg/m³	IS 5182 (Part 24)	31.58	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 μm) of PM10	μg/m³	IS 5182 (PART 23)	60.12	100.0
3.	Sulfur Dioxide	μg/m³	IS 5182 Part 2, Sec.1	<4.0	80.0
4.	Nitrogen dioxide	μg/m³	IS 5182 Part 6	18.52	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	<0.1	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)



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TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project – USSHAR)				Type of Industry		:	Real Estate (Housing)				
Address	:	Batanagar, Kolkata – 700140				Sampling date		:	05.05.2026 – 06.05.2026				
						Date of received		:	06.05.2026				
						Date (s) of analysis		:	06.05.2026 – 08.05.2026				
						Date of Issue		:	09.05.2026				
Sampling Plan & Procedure	:	ENV/SOP/01/01		Deviation from the Sampling Method and Plan				:	No	Type of Sample	:	Ambient Air	
Sample Condition	:	Sealed	Sample ID No.		:	ENV/216/M/IV		Report ID No.		:	ENV/216/M/IV/26-27		
Sample Testing Location		:			Permanent Testing								

A]	GENERAL INFORMATION
1.	Location of Sampling : Near Tower # 1
2.	Duration of Sampling : 24 hrs. (10:00 a.m. - 10:00 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 µm) of PM2.5	µg/m³	IS 5182 (Part 24)	46.56	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 µm) of PM10	µg/m³	IS 5182 (PART 23)	67.18	100.0
3.	Sulfur Dioxide	µg/m³	IS 5182 Part 2, Sec.1	<4.0	80.0
4.	Nitrogen dioxide	µg/m³	IS 5182 Part 6	15.02	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	<0.1	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)

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TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026 - 06.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/01	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Ambient Air
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/V
			Report ID No.	:	ENV/216/M/V/26-27
Sample Testing Location	:	Permanent Testing			

A]	GENERAL INFORMATION
1.	Location of Sampling : Near Laboratory Hutment Area
2.	Duration of Sampling : 24 hrs. (10:30 a.m. - 10:30 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 µm) of PM2.5	µg/m³	IS 5182 (Part 24)	42.66	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 µm) of PM10	µg/m³	IS 5182 (PART 23)	74.80	100.0
3.	Sulfur Dioxide	µg/m³	IS 5182 Part 2, Sec.1	<4.0	80.0
4.	Nitrogen dioxide	µg/m³	IS 5182 Part 6	18.52	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	<0.1	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)

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TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026 - 06.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/01	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Ambient Air
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/VI
			Report ID No.	:	ENV/216/M/VI/26-27
Sample Testing Location	:	Permanent Testing			

A]	GENERAL INFORMATION
1.	Location of Sampling : Construction Area of Packing Zone
2.	Duration of Sampling : 24 hrs. (11:00 a.m. - 11:00 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 µm) of PM2.5	µg/m³	IS 5182 (Part 24)	42.80	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 µm) of PM10	µg/m³	IS 5182 (PART 23)	74.60	100.0
3.	Sulfur Dioxide	µg/m³	IS 5182 Part 2, Sec.1	8.60	80.0
4.	Nitrogen dioxide	µg/m³	IS 5182 Part 6	21.50	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	0.20	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)

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TEST REPORT

FORMAT NO : ENV/FM/37

Name of the Client	:	Ambuja Housing & Urban Infrastructure Company Ltd. (Project - USSHAR)	Type of Industry	:	Real Estate (Housing)
Address	:	Batanagar, Kolkata - 700140	Sampling date	:	05.05.2026 - 06.05.2026
			Date of received	:	06.05.2026
			Date (s) of analysis	:	06.05.2026 - 08.05.2026
			Date of Issue	:	09.05.2026
Sampling Plan & Procedure	:	ENV/SOP/01/01	Deviation from the Sampling Method and Plan	:	No
			Type of Sample	:	Ambient Air
Sample Condition	:	Sealed	Sample ID No.	:	ENV/216/M/VII
			Report ID No.	:	ENV/216/M/VII/26-27
Sample Testing Location	:	Permanent Testing			

A]	GENERAL INFORMATION
1.	Location of Sampling : Back Side of the Tower # 12 (Near Security Post)
2.	Duration of Sampling : 24 hrs. (11:30 a.m. - 11:30 a.m.)

B]	METEOROLOGICAL INFORMATION	UNIT	METHOD	OBSERVED VALUE
1.	Temperature	°C	ASTM E 337-02 : Sec.11, Vol. 11.07	32.0
2.	Humidity	%	ASTM E 337-02 : Sec.11, Vol. 11.07	74.0
3.	Rainfall	mm	IS : 5235 & Specification of Surface Meteorological Instrument, IMD, GOI	<0.2

C]	RESULTS				
SL. NO.	PARAMETERS	UNIT	METHOD NO.	RESULTS	LIMIT
1.	Fine Particulate Matter (Size less than 2.5 µm) of PM2.5	µg/m³	IS 5182 (Part 24)	32.80	60.0
2.	Respirable Suspended Particulate Matter (Size less than 10 µm) of PM10	µg/m³	IS 5182 (PART 23)	64.10	100.0
3.	Sulfur Dioxide	µg/m³	IS 5182 Part 2, Sec.1	<4.0	80.0
4.	Nitrogen dioxide	µg/m³	IS 5182 Part 6	15.0	80.0
5.	Carbon Monoxide	mg/m³	IS 5182 Part 10	<0.1	2.0
Remarks		:	Result relates only to the sample tested.		
		:	Limit as per National Ambient Air Quality Standards Central Pollution Control Board Notification, New Delhi, the 18 th November, 2009.		

Authorised Signatory :

(Dr. Ajoy Paul)
(Scientist)

<End of Report>

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITYPranisampad Bhaban, 5th floor, LB-2, Sector-III,

Salt Lake, Kolkata-700 106.

Telefax No. 033 2335 5246

Website : www.environmentwb.gov.in

No. 268 / EN / T-II-1 /034/ 2018

Date : 11 /02 / 2021

To

✓ M/s. Riverbank Developers Pvt. Ltd.,
225C, A J C Bose Road, 4th Floor,
Kolkata – 700 020

SUB. : Environmental Clearance for proposed expansion of "Calcutta Riverside Township" project by M/s. Riverbank Developers Pvt. Ltd. at 1, New Bata Road, Batanagar, Maheshtala Municipality, Mouza- Mirpur, Bangal, Jagtala and Nungi, Ward No. 27 & 28, Dist. – South 24 Parganas, Kolkata – 700 140, West Bengal.

Sir,

This has a reference to your application hardcopy of which was submitted to SEIAA on 03.05.2018 and subsequent communications for Environmental Clearance (EC) for proposed expansion of "Calcutta Riverside Township" project by M/s. Riverbank Developers Pvt. Ltd. at 1, New Bata Road, Batanagar, Maheshtala Municipality, Mouza- Mirpur, Bangal, Jagtala and Nungi, Ward No. 27 & 28, Dist. – South 24 Parganas, Kolkata – 700 140, West Bengal.

The proposal has been examined and processed in accordance with the EIA Notification, 2006. The proposal is for proposed expansion of Integrated Township Calcutta Riverside "Calcutta Riverside Township" project having the configuration of Tower 1,2 & 12 of G+31 storied with Podium Block of B+G+3 storied. Total Built up area for proposed expansion will be 64923.86 Sq.mtr. and total no. of flats will be 558 nos. Earlier the project received Environmental Clearance vide Memo No. EN/1283/T – II – 1/066/2008 dated 19.06.2008 (which has expired now) for a built up area of 8,09,046.68 sq.m. out of which 6,20,436.34 sq.mtr. was constructed.

The Project Proponent got its site plan approved from Maheshtala Municipality vide Plan No. III-B/MM/BLDG/2/578/2006/SP/BP(Revised) dated 01.02.2021

Initially the total land area was 262 acres out of which 38.02 acres has been handed over to Govt. of West Bengal / other Govt. Authority. The distribution of landuse is given below -

Sl No	Landuse Type	Land Utilization	Implemented (Acre)	As per URDPFI, VOL I- 2015 (Acre)	Handed over to Govt. of West Bengal and Other Govt. Authority
1	Residential	Residential purpose	114.97	120.52	
2	Commercial	Other socially relevant purpose / Hospital	14	13.10	14 Acre of Land Handed over to Govt. of West Bengal - Hospital
3	Industrial	Industrial park / Film city	14.81	18.34	

✓

Member Secretary, State Level Environmental Impact Assessment Authority

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

4	Transport & Communication	Road and transport infrastructure/ Sewerage treatment plant/ Rehabilitation	42.99	31.44	0.915 Acre of Land Handed over to Govt. of West Bengal - CESC Maheshtala Municipality (Elec. Substation, Fire Station, Post Office)
5	Public-Semi Public	Open spaces for beautification, Landscapes and other social utilities	26.73	26.20	14.18 Acre of Land Mela Ground/Foot ball Ground /Puja bedi/ Existing School
6	Recreational	Golf course, entertainment and recreational facilities' Sports academy / Cricket academy	33.48	36.68	3.44 Acre of Land Handed over to Govt. of West Bengal - Sports/Cricket Academy
7	Agriculture, Water Bodies and Special Areas	water bodies and school	15.062	15.72	5.48 Acre of Land Handed over to Govt. of West Bengal - New School
Total Developed Area			262.0	262.0	38.02

Therefore, total area with the project proponent at present is 223.98 acre. The project proponent has now obtained sanctioned building plan for 3 towers of G+31 storied with podium block of B+G+3 storied from Maheshtala Municipality vide Plan No. III-B/MM/BLDG/2/578/2006 dated 20.02.2020.

Salient features of the proposed project are as follows –

Description	As per EC issued by SEIAA vide Memo No. EN/1283/T – II – 1/066/2008 dated 19.06.2008 *	As per sanctioned plan of Maheshtala Municipality vide Plan No. III-B/MM/BLDG/2/578/2006 dated 20.02.2020
Total Land Area	262 Acre (10,60,268.15 Sq.m.)	Land area for the present development is 38074.20 sqm. out of total land area 223.98 acre. 11796.99 sqm. (2.915 acres) has been considered FAR calculation
Expected Population	22500 no.	3430 nos.
Total Water requirement	7.4 MLD	0.513 MLD
Domestic Water requirement	4.4 MLD (KMW&SA supply)	0.432 MLD
Waste Water Generated	3.9 MLD (25% to be discharged after treatment and 75% to be recycled after treatment)	0.36 MLD
Waste Water Treatment	2 MLD	0.36 MLD
Treated Waste Water reused	-	0.212 MLD
Treated Waste Water Discharged	-	0.148 MLD
Solid Waste Disposal	16.51 T/Day (Inorganic wastes 8.255 TPD & Organic Wastes 8.255 TPD)	1.45 T/Day
Total Built Up Area	8,09,046.68 Sqm	64923.86 sqm.

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

Description	As per EC issued by SEIAA vide Memo No. EN/1283/T – II – 1/066/2008 dated 19.06.2008 *	As per sanctioned plan of Maheshtala Municipality vide Plan No. III-B/MM/BLDG/2/578/2006 dated 20.02.2020
Ground Coverage	Should not exceed 45% of the land area	5390.00 sqm. (45.69% of land area 11796.99 sqm.).
No. of Parking Spaces	2150 & parking should be provided as per the West Bengal Municipal (Building) Rules, 2007	Covered – 457 nos. and Open-27 nos.
Total Power requirement	27 MVA (Operation stage, CESC supply)	2.1 MVA
Area of Water Body	-	---
Total Green Area	-	--
Exclusive Tree Plantation Area	-	8878.30 sqm. (23.32% considering land area 38074.20 sqm.)
Total Paved Area	-	13384.18 sqm. (35.15% considering land area 38074.20 sqm.)
Trees to be planted	-	540 nos.
Solar Light	-	0.021 MVA
Backup Power	-	2X500 KVA & 1X650 KVA
No. of Block & Storey	-	Tower 1,2 & 12 of G+31 storied with Podium Block of B+G+3 storied
No. of Dwelling units	-	558 nos. (1 BHK – 1, 2 BHK – 293, 3 BHK – 264)
Service Area	-	1350.83 sqm. (3.55% considering land area 38074.20 sqm.)
Project Cost (Rs.)	Project cost for this phase of development is 157.87 crore	

*Present status of completion of the project with respect to the EC received vide Memo No. EN/1283/T – II – 1/066/2008 dated 19.06.2008 is given in Annexure-1.

The State Level Environment Impact Assessment Authority, West Bengal, hereby grants environmental clearance as per the provision of Environmental Impact Assessment Notification 2006 and the subsequent amendments on the basis of above mentioned features along with other details submitted to SEIAA, subject to strict compliance of the terms and conditions mentioned below.

Part A – SPECIFIC CONDITIONS

I. Statutory compliance:

- The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi. The project proponent should strictly comply with the guidelines for High Rise Buildings, issued by MoEF, GoI vide No. 21-270/2008-IA.III dated 07.02.2012.
- xii. The project proponent shall comply with the EMP as proposed in terms of Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020.

II. Air quality monitoring and preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. 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 Rules 2016.

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office of Ministry of Environment, Forest and Climate Change (MoEF&CC) along with State Level Environment Impact Assessment Authority (SEIAA) and West Bengal Pollution Control Board (WBPCB) along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.

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Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the State Water Investigation Directorate (SWID) in the matter. Formal approval shall be taken from the SWID for any ground water abstraction or dewatering.
- xvi. 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.
- xvii. No sewage or untreated effluent water would be discharged through storm water drains.
- xviii. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by MoEF&CC. Natural treatment systems shall be promoted.
- xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xx. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the MoEF&CC along with SEIAA and WBPCB as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i. 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.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

VI. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. 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.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. 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.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Water Body Conservation:-

- i. Existing water body (if any) should not be lined and their embankments should not be cemented. The water body is to be kept in natural conditions without disturbing the ecological habitat.

VIII. Green Cover

- i. The unit should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. The proponent should undertake plantation of trees over at least 20% of the total area.
- ii. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- iii. The proponent should plant at least **540** trees. Indicative list of tree species for mandatory plantation is given as Annexure-2. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iv. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- v. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

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Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

IX. Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii. 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.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

X. Human health issues

- i. 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.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. 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.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

XI. Environment Management Plan (EMP)

- i. The project proponent should submit the proposed EMP on a six monthly basis. The Office Memorandum issued by the MoEF & CC vide F. No. 22-65/2017-IA.III dated 30.09.2020 should be strictly followed.
- ii. Need based activities for local people is part of the EMP. Details of such activities submitted by the Project Proponent is given in Annexure-3
- iii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms /conditions. The company shall have defined system of reporting infringements /deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

be submitted to the Regional Office of MoEF&CC along with SEIAA and WBPCB as a part of six-monthly report.

- iv. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- v. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose.
- vi. Year wise progress of implementation of action plan shall be reported to the Regional Office of MoEF&CC along with SEIAA and WBPCB along with the Six Monthly Compliance Report.

XII. Miscellaneous

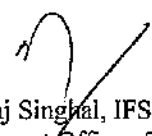
- i. The environmental clearance accorded shall be valid for a period of 7 years for the proposed project.
- ii. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iv. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal with a copy to SEIAA and WBPCB.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall inform the Regional Office of the MoEF&CC along with SEIAA and WBPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the State Expert Appraisal Committee (SEAC).
- x. No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA.
- xi. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii. The SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv. The Regional Office of the MoEF&CC/SEIAA/WBPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional

Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

Office of MoEF&CC / SEIAA/WBPCB by furnishing the requisite data / information/monitoring reports.

- xv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xvii. The contact details of the proponent and the name of the consultant are given below –

Name of the Contact person with Designation	Mr. Susanta Mondal, Authorized Attorney
Address	225C, A J C Bose Road, 4 th Floor, Kolkata – 700 020.
Email	sales@hilandcal.com
Telephone Number; Fax Number	91-33-22839015-17; Fax: 22892148
Name of the Environmental	M/s. ERN INDIA Pvt. Ltd.


(Niraj Singhal, IFS)
Chief Environment Officer &
Member Secretary, SEIAA

No. 268 /I(4) / EN / T-II-1 /034/ 2018

Date : 11 /02 / 2021

Copy forwarded to:-

1. Secretary, SEAC & M.S. WBPCB
2. Officer-in-Charge, Regional Office (Eastern Zone), Ministry of Environment & Forests, Government of India, A-3, Chandrashekharpur, Bhubaneswar – 751 023, Orissa.
3. Member Convener, Monitoring Committee for Environmental Clearance, WBPCB.
4. Guard file / Record file.

Sd/-
Chief Environment Officer &
Member Secretary, SEIAA

- Proposed conditions for environmental clearance for the proposed expansion of Calcutta Riverside Township project by M/s. Riverbank Developers Pvt. Ltd. at Batanagar, Maheshtala, Kolkata – 700 140, West Bengal.

Annexure-1

Present status of completion of the project with respect to the EC received vide Memo No. EN/1283/T – II – 1/066/2008 dated 19.06.2008.

Sl. No.	Project component	Building configuration		Built up area in sqm.	Completion status of components
		No. of Building	Height		
1.	Bata Rehabilitation	2 3 1	G+3 G+4 G+10	29,302.00	Completed
2.	Prinsep	1	B+G+P+26	60,646.52	Completed
3.	Lake Town	2 3	B+G+3 B+G+9	21,422.00	Completed
4.	Golf Greens	19 3	G+1 B+G+9	20,587.41	Completed
5.	Elgin Tower 1, 2 & Club	2	G+14	24,583.00	Completed
6.	Hiland Greens with Club, Community Hall & MLCP	45	G=14	3,03,834.37	Completed
7.	Hiland Greens – II with Community Hall & MLCP	12 6	G+14 B+G+P+13	1,60,061.04	Completed but completion certificate not obtained
Total				6,20,436.34	

Annexure – 2

A. LIST OF TREES FOR PLANTATION

Sl. No.	BOTANICAL NAME	COMMON NAME	QUANTITY
1.	<i>Michelia champaca</i>	Champa	10
2.	<i>Azadirachta indica</i>	Neem	10
3.	<i>Bauhinia variegata</i>	Raktakanchan	100
4.	<i>Cassia fistula</i>	Bandarlathi	100
5.	<i>Delonix regia</i>	Krishnachura	20
6.	<i>Lagerstroemia speciosa</i>	Jarul	100
7.	<i>Mimusops alba</i>	Bokul	100
8.	<i>Polyalthia longifolia</i>	Debdaru	100
Total			540

Annexure-3

Need based activities for local people

Sl. No.	Need Based Activity	Investment in Lacs				Sub Total
		2021	2022	2023	2024	
1	Tree plantation in consultation with different Government agencies	18	23	20	15	76
2	Distribution of waste garbage bins	2	3	3	3	11
3	Donation for construction of toilets, school building and drinking water facility	35	40	40	35	150
Total(Lacs)						237

WEST BENGAL POLLUTION CONTROL BOARD



Paribesh Bhawan

10A, Block - LA, Sector III, Bidhannagar
Kolkata - 700 106Memo No. 533 - 2N-11/2008(E)-PART-IDated 05.08.2021

From :

Member Secretary,

West Bengal Pollution Control Board

To: M/s. Riverbank Developers Pvt. Ltd.
225, A.J.C. Bose Road, 4th Floor, Kolkata- 700 020.Sub: Consent to Establish (NOC) from Environmental Point of ViewRef: i) Your letter No. REPL/PCB/AC/20-21/064 Dated 22.03.2021ii) Environmental Clearance issued by SEIAA vide letter No. 268/EN/
T-II-1/034/2018 dated 11.02.2021

WEST BENGAL

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s. ^{expansion} Calcutta Riverside Township' project by M/s. Riverbank Developers Pvt. Ltd. construction of 3(three) towers of G+3F storied with podium block of for manufacturing/storage/installation B+C+3 storied having a built up area of 64,923.86 Sq.m. Total no. of* 1, New Bata Road, Batanagar, Maheshtala Municipality, Mouza-Mirpur, at Bangal, Jagtala and Nungi, ward No. 27 & 28, Dist. - South 24 Parganas, ** this is to inform you that this Board hereby grants the Consent to Establish (NOC) from the environmental point of the above subject to the following conditions and special conditions annexed.

* dwelling units - 558 (1 BHK - 1, 2 BHK - 293, 3 BHK - 264).

** Kolkata - 700140, West Bengal.

1. The quality of sewage and trade effluent to be discharged from your factory shall satisfy the permissible limits as prescribed in IS : 2430 (Pt. I) of 1974, and/or its subsequent amendment and Environment (Protection) Rules 1986.
2. Suitable measures to treat your effluent shall be adopted by you in order to reduce the pollutional load so that the quality of the effluent satisfies the standards mentioned above.
3. You shall have to apply to this Board for its consent to operate and discharge of sewage and trade effluent according to the provisions of the water (Prevention & Control of Pollution) Act, 1974. No sewage or trade effluent shall be discharged by you without prior consent of this Board.
4. All emission from your factory shall conform to the standards as laid down by this Board.
5. No emission shall be permitted without prior approval of this Board and you shall apply to this Board for its consent to operate and atmospheric emission as per provision of the Air (Prevention & Control Pollution) act, 1981.
6. No industrial plant, furnace, flues, chimneys, control equipment, etc. shall be constructed/reconstructed/erected/re-erected without prior approval of this Board.

7. You shall comply with
- Water (Prevention and Control of Pollution) Cess Act, 1977, if applicable.
 - Water (Prevention and Control of Pollution) Cess Act, 1978, if applicable.
 - Environment (Protection) Act, 1986
 - Environment (Protection) Rules, 1986
 - Hazardous Wastes (Management and Handling) Rules, 1989 and Amended Rules, 2000
 - Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and Amended Rules, 2000
 - Manufacture, Use, Import and Storage and Hazardous Micro-Organisms, Genetically Engineered Organisms or Cell Rules, 1989
 - The Public Liability Insurance Act, 1991 and Amended Act, 1992
 - The Public Liability Insurance Rules, 1991 and Amended Rules 1993
 - Biomedical Wastes (Management & Handling) Rules, 1998 and Amended Rules 2000 if applicable.
 - Recycled Plastics Manufacture and Usage Rules 1999, if applicable and
 - Ozone Depleting Substances (Regulation & Control) Rules, 2000, if applicable
8. You will have to abide by any other stipulations as may be prescribed by any authority/local bodies/Government Departments etc.

SPECIAL CONDITION: The capital investment on land, building, plant & machinery excluding the capital investment on pollution control devices without depreciation for this phase of development of the project will be approximately Rs.157.87 crores.

please refer to Annexure.

Any violation of the aforesaid conditions shall entail cancellation of this Consent to Establish (NOC)

Yours faithfully,

Sanjit Jha 05/08/2021
 Member Secretary, / SR. ENV. ENGR.
 West Bengal Pollution Control Board (EIM CELL)
 Sr. Environmental Engineer
 W. B. Pollution Control Board
 Dept. of Environment, GoWB

Memo No. 533

-2N-11/2008(E)-PART-I dtd. 05/08/2021

Copy forwarded for information to :

- Chief Inspector of Factories, Government of West Bengal, N. S. Building, Kolkata-700 001
- Director of Industries/Director of Cottage & Small Scale Industries, Government of West Bengal, N. S. Building, Kolkata-700 001
- Guard file, West Bengal Pollution Control Board.
- Environmental Engineer, VII/Alipur R.O./Howrah R.O./Hooghly R.O./B.R.O./D.R.O./Haldia R.O./S.R.O./Asansol/ Sub-R.O./WBPC Board

Himalaya Bhawan
 Delhi Road, Dankuni
 Dist. Hooghly

Vill, Panpur
 Kalyani Expressway
 P.O. Narayanpur
 Dist. 24 Pgs. (N)

Sahid Khudiram Sarani
 City Centre, Durgapur-16
 Dist. Burdwan

10, Camac Street
 2nd Floor
 Kolkata-700 017

Paribesh Bhawan
 10A, LA-Block, Sector-III
 Salt Lake City,
 Kolkata - 700 098

Block-05 at 40
 Flats Complex
 Adjacent to Priyambada
 Housing Estate
 P.O. : Khanjanchak,
 P.S. Durgachak
 Haldia-721602
 Dist. : Purba Medinipur

Paribahan Nagar
 Matigara, Siliguri
 Dist.-Darjeeling

Satya Chowdhury
 Indoor Stadium

Asansol Sub-Regional Office
 ADDA Commercial Market (2nd Floor)

Sanjit Jha 05/08/2021
 Member Secretary, / SR. ENV. ENGR.

Special Conditions issued for the proposed expansion of 'Calcutta Riverside Township' by M/s Riverbank Developers Pvt. Ltd. at 1, New Bata Road, Batanagar, Maheshtala Municipality Ward No. 27 & 28, Mouza – Mirpur, Bangal, Jagtala and Nungi, Dist – South 24 Parganas, Kolkata – 700 140, West Bengal.

A. Emission:-

1. DG Set - 2x500 KVA & 1x650 KVA
 - i. Stacks of adequate height to be provided with acoustic enclosures and residential silencer.
 - ii. Stacks to have sampling port, platform and ladder as per the Emission Regulation Part – III of CPCB.
 - iii. Emission standards, Fuel specification and Stack height should comply with the prescribed limits under the notification of Ministry of Environment & Forest, Govt. of India, G.S.R. 489(E) [09.07.2002] and subsequent amendments.

- B. Effluent:-** Domestic – waste water shall be treated in adequately designed Sewage Treatment Plant (STP). Treated waste water shall be recycled. Excess water shall be discharged to Municipal drain. STP should be monitored on a regular basis for compliance with the norms and records should be maintained properly.

C. Solid Waste :-

Municipal solid waste- to be collected and disposed off regularly as per the Solid Waste Management Rules, 2016. The project proponent shall install on-site compost plant for treatment & disposal of bio-degradable fraction of MSW.

Construction and Demolition Waste - The proponent should abide by the Construction and Demolition Waste Management Rules, 2016. Guidelines on Environmental Management of Construction & Demolition Waste published by CPCB in March, 2017 should be followed.

Hazardous Wastes - The proponent should abide by the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016

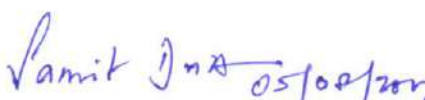
D. General :-

1. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
2. Ground water should not be abstracted without the permission of the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
3. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
4. Fly Ash is to be used for construction as per Notification No. S.O. 763(E) dated 14.09.1999 amended vide Notification No. S.O. 979(E) dated 27.8.2003, S.O. 2804(E) dated 03.11.2009 and S.O.254(E) dated 25.01.2016 of the Ministry of Environment & Forests, Govt. of India.
5. The proponent should strictly abide by The West Bengal Trees (Protection and Conservation in Non-Forest Areas) Rules, 2007. No trees can be felled without prior permission from the Tree Cutting Authority constituted as per the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 and subsequent rules. Adequate green belt is to be developed

[Signature]
05/08/2018
Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

Special Conditions issued for the proposed expansion of 'Calcutta Riverside Township' by M/s Riverbank Developers Pvt. Ltd. at 1, New Bata Road, Batanagar, Maheshtala Municipality Ward No. 27 & 28, Mouza – Mirpur, Bangal, Jagtala and Nungi, Dist – South 24 Parganas, Kolkata – 700 140, West Bengal.

- within the project site. Water intensive and/or invasive species should not be used for landscaping.
6. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
 7. Adequate firefighting storage should be provided as per Rules.
 8. Adequate parking space should be provided within the project site as per Rules.
 9. Road design should be done with due consideration for environment and safety of users. The entry and exit points should be designed properly without disturbing the existing traffic.
 10. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
 11. Adequate provision shall be made for storage of solid waste and adequate means of access shall be provided. Vats / bins should be provided inside the project area from where the wastes are to be disposed off by arrangement with the local body.
 12. The proponent shall undertake awareness programmes for the residents to promote water and energy conservation and to ensure environmental protection.
 13. No expansion of the project should be undertaken without prior permission of the State Board.
 14. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
 15. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
 16. The proponent should abide by the Direction issued by the Department of Environment, Government of West Bengal, vide No. EN/3170/T-IV-7/001/2009 dated 10.12.2009 (**Annexure II**).
 17. The proponent should strictly abide by the conditions stipulated in the Environmental Clearance accorded by the State Environment Impact Assessment Authority (SEIAA), West Bengal, vide No. 268/EN/T-II-1/034/2018 dated 11.02.2021.
 18. Existing water bodies (if any) should not be lined and their embankments should not be cemented. The water bodies are to be kept in natural conditions without disturbing the ecological habitat.
 19. Statutory licenses/permission, as applicable, should be obtained from the Competent Authority.
 20. This NOC is valid upto **31.03.2028** for construction of the project.


Sr. Environmental Engineer (EIM Cell)/Member Secretary
West Bengal Pollution Control Board
Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB



GOVERNMENT OF WEST BENGAL
DIRECTORATE OF FORESTS
OFFICE OF THE FOREST RANGE OFFICER
DIAMOND HARBOUR RANGE
24 PARGANAS SOUTH DIVISION

No. 815 / D.H. – 28,

Dated. 27.10.2020

To,
The Divisional Forest Officer
24 Parganas south Division
New Administrative building 4th floor
Alipur, Kolkata – 700027

Sub : N.O.C

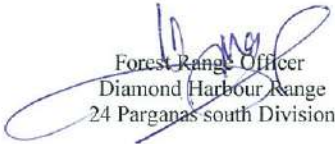
Ref : O.O. No. 247/13C - 16 / 28, Dated. 05.10.2020

Sir,

With reference to the above communication I would like to inform you that I have done field enquiry on 27.11.2020 of the residential project called "USSHAR" with in Kolkata river side at a new Bata Road, Bata Nagar Moheshtola word no. 27 & 28, Kolkata 700140 the land consisting 8.05 acres out of 262 acres with in Mouza Bangla, J.L No. 41, Khatianon. 767, respective R.S. Plot no. 71 – 75 & 83 – 85, 87,88 & 74 /1047 & Nangi, J.L. No. 43, Khatian no. 1663, R.S. Plot No. 1345 and found that the said till no construction works have been started at present total area obtaining some non-mangrove plants. As per the submitted Plantation plan the total area of the land is 8.05 Acre and the proposed plantation area is 6698 Sqm. That is 20% of the land.

More over the land is not a forest land and it is not attach with any forest land.

Therefore, there is no objection from the point of view of forest against the above mentioned project on the said land. This is for your kind information and taking necessary action


Forest Range Officer
Diamond Harbour Range
24 Parganas south Division



Government of West Bengal
Directorate of Forests
Divisional Forest Officer
24 Parganas (South) Division
4th floor, New Administrative Building
12, Biplabi Kanailal Bhattacharjee Sarani
Alipore, Kolkata – 700 027.
Tele & fax: (033) 2479 9032,
Email – dfo24pgss.fd-wb@gov.in



No. 2278/13C-16

Date : 11/11/2020

To

M/S Riverbank Developers Private Ltd.
Registered Office at 225C, AJC Bose Road (4th floor)
Kolkata- 700 020.

Sub : Approval of Tree Plantation of proposed Residential Project “**USSHAR**” within Calcutta Riverside
At 1 New Bata Road, Batanagar, Maheshtala, under Ward No.27 & 28, Kolkata-700 140 in Mouza
Bangla J.L. No. 41 Khatian No.767 R.S. Plot No. 71-75 & 83-85, 87, 88 & 74/1047 & Nangi J.L.43
Khatian No. 1663 R.S. Plot No., 1345.

Ref : 1). Your letter dated 23.09.2020
2) This office Memo No. 2117/13C-16 dated 05.10.2020

With reference to above subject and reference, enclosed please find herewith the Tree Plantation Plan duly approved by the undersigned as required by you for developing residential Project called “**USSHAR**” within Kolkata river side at New Bata Road, Batanagar, Maheshtola under Ward No. 27 & 28 Kolkata- 700 140 the land consisting of 9.408 acres out of 262 acres within Mouza Bangla, J.L. No. 41, Khatian No. 767 respective R.S. Plot No. 71-75 & 83-85, 87 88 & 74/1047 & Nangi J.L. No. 43, Khatian No. 1663 R.S. Plot No. 1345, Dist : 24-Parganas (S).

Encl: As above.


Divisional Forest Officer
24-Parganas (South) Division

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

Clearance No. 002

Dated 10.11.2020

Whereas the developer Sri/Smt/Messrs Riverbank Developer Pvt.Ltd. Registered office at 225C AJC Bose Road (4th floor) ,Kolkata 700 020 has submitted an application with the prescribed fee of Rs 1000/- on..... for

Certificate of Clearance for the following developmental project:

- (a) Nature of Project **Proposed Residential Project called "USSHAR"**
- (b) Location within Calcutta Riverside at 1 New Bata Road, Batanagar, Maheshtala under Ward No. 27 & 28 in Mouza Bangla
- (c) Details of plot(s) of land 9.408 acre out of 262 acres total area ~~8.85 acres~~ ^{6698 sqm} and the proposed area is 6698 sqm.
- (d) Total Area (in ha) 9.408 Acre

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

AND Whereas the occurrence of the West Bengal Pollution Control Board has been obtained vide their letter No Nil dated.....Nil.....

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

1. This Certificate is non-transferable.
2. The developer shall take up plantation of trees over 8878.30 sqm (subject to a minimum of 5 times the trees, if any, to be felled) in the same plot(s) of land being developed in accordance with the approved plantation plan and complete the same within 6 (six) Month(s) from the date of sanction of the building/ construction plan by the sanctioning authority.

3. As provided in the provision to sub –section (9) of the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2007, the plantation has to be implemented before the development project initiated; however, the developer is permitted to provide self-certificate of plantation undertaken as per sub-rule (1) of rule-7.
4. Formal permission for selling of trees on the land being developed, if necessary, be granted only after the sanction of building/ construction plan,
5. This Certificate shall cease to be valid if the building/ construction plan is rejected by the sanctioning authority or if the plantation work is not completed within the period as specified in the Condition No. 2 above.

Encl: 4 (four) Approval
Plantation Plan


Signature of the Competent Authority)

Name MILAN KANTI MANDAL

Designation Divisional Forest Officer

24-Parganas (South) Divn.

Official Seal.....

No...../

Dated, Alipore The/..... 2020

Copy forwarded to the Range Officer, Diamond Harbour Range with reference to his letter No 315/D.H. -28 dated 27.10.2020


Divisional Forest Officer
24-Parganas (South) Division.


PROPOSED EXCLUSIVE TREE PLANTATION
DRAWING SHOWING NOS. OF TREES ALONG
WITH NAME, NOS. AND SPACING



LIST OF TREES PROPOSED FOR PLANTATION				
SL. NO.	BOTANICAL NAME OF TREES	COMMON NAME OF TREES	SPACING OF TREES	QUANTITY
1	<i>Polyalthia longifolia</i>	Debdaru (A)	2.5 m	125
2	<i>Mimusops elengi</i>	Bakul (B)	3 m	47
3	<i>Alstonia scholaris</i>	Chhatim (C)	3 m	20
4	<i>Lagerstroemia speciosa</i>	Jarul (D)	3 m	30
5	<i>Cocos nucifera</i>	Coconut (E)	2.5 m	126
6	<i>Delonix regia</i>	Gulmoror (F)	3 m	22
7	<i>Michelia champaca</i>	Champa (G)	3 m	30
8	<i>Azadirachta indica</i>	Neem (H)	3 m	20
9	<i>Mangifera indica</i>	Mango (I)	3 m	50
10	<i>Aegle Marmelos (V.Limiled)</i>	Bel (J)	3 m	20
11	<i>Acacia Arabica</i>	Babool (K)	3.5 m	30
12	<i>Terminalia Arjuna</i>	Arjun (M)	4 m	20
		Total		540

PROPOSED TREE PLANTATION AREA	
SL.	AREA(SQM.)
1	5874.38
2	105.34
3	153.86
4	266.62
5	153.86
6	372.00
7	153.84
8	179.52
9	138.07
10	153.84
11	250.26
12	146.78
13	96.72
14	573.11
15	260.10
TOTAL	8878.30

PROPOSED TREE	8878.30
EXCLUSIVE TREE PLANTATION AREA	8878.30
LAND AREA	=38074.20 SQM.(100%)
EXCLUSIVE TREE PLANTATION AREA	=8878.30 SQM.(23.32%)

Plantation 8878.30 SQM
(23.32%) i.e total area
38074.20 SQM
approved

Divisional Forest Officer
24-Parganas (South) Division

Riverbank Developers Pvt. Ltd.
Anishan Rattaya
Authorized Signatory

SIGNATURE OF OWNER
RIVERBANK DEVELOPERS PVT. LTD.

Anishan Rattaya
ANIRBAN BAKSHI
Architect
Council of Architecture
CA / 2001 / 27297

SIGNATURE OF ARCHITECT
NAME & EMPANELMENT NO.

PROJECT: USSHAR

TITLE: EXCLUSIVE TREE PLANTATION

DWG NO: CAL/USSHAR/ETP-01

Scale: 1:1000

DATE - 02 Nov 2020

RIVERBANK DEVELOPERS PVT. LTD.



MAHESHTALA MUNICIPALITY



ESTD.: 1993

OFFICE OF THE BOARD OF COUNCILLORS
P.O.- MAHESHTALA, DIST.: SOUTH 24 - PARGANAS, PIN - 700 141

Phone : 2490-1651, 2490-3389, Fax : 2490 9296

Ref. No. 11/III-A/MM/WS/41

Date. 12/06/2026

To

The Authorised Signatory

Ambuja Housing and Urban Infrastructure Company Limited

Ref. : Your letter vide Memo No. AHUICL/USSHAR/KMDA-MM/FY 26-27, Dtd. 27.04.2026

Subject : Intimation regarding water supply status for Usshar Phase-I Project

Sir,

With reference to the above-mentioned letter dated 27.04.2026, this is to inform you that, at present, Maheshtala Municipality is unable to provide piped water supply connection to your project site – “USSHAR PHASE-I” located in Calcutta Riverside Township at 1, New Bata Road, Batanagar, Mouza–Mirpur, Bangla, Jagtala and Nungi, Ward Nos. 27 & 28, South 24 Parganas, Kolkata – 700140.

In view of the above, you are requested to make necessary arrangements to meet the projects freshwater requirements.

This is for your information and further necessary action.

[Signature]
12/06/26

Executive Engineer
Maheshtala Municipality

MR NO: 14/90006/26

Dated: 03/09/2026

AMBUJA HOUSING AND URBAN INFRASTRUCTURE CO. LTD
C/O Flt FlrGR Bl-
1/NEW BATA ROAD, NEW BATANAGAR ROAD
KOLKATA 700140

Dear Sir/Madam,

Supply at 1/NEW BATA ROAD, NEW BATANAGAR ROAD
KOLKATA 700140
LP No : 2/34/1

We write in reference to your requisition for supply at above and our subsequent inspection at site and in reply would inform you that in order to cater to your requirement of 75 kW load (Assessed Maximum Demand: 75 kW) at the above premises, it is necessary to install 1 no. of underground MVAC service(s) and associated electric line/electric plant along with 1 no. of 400 volt meter loop at the above premises. You require to pay a sum of Rs. 762181/- (Seven lakhs Sixty Two thousand One hundred Eighty One only) towards expenses to be reasonably incurred in providing electric line/electric plant to be used for the purpose of effecting supply of electricity at above. The service charge as stated is based on present day cost of labour and materials and subject to revision on the basis of actual during execution.

In this connection kindly note that:

- 1) You are required to pay the enclosed MA bill of even reference no. within 90 days from the date of the bill.
- 2) Road / masonry surface likely to be disturbed within your premises while executing our work will have to be repaired by you at your cost.
- 3) It will be necessary for you to construct suitable ducts with removable concrete slabs on top as indicated during our inspection at site to facilitate entry of cables and to avoid infructuous excavation within your premises.
- 4) Service apparatus will be installed at the proposed meter room to be constructed (measuring 5 feet length, 5 feet width and 6 feet height) beside the Diesel Generator Room at South -East corner of the plot as decided during the inspection at site. The wall on which the meter boards will be fixed, should be 25 cm thick, brick-built and cement plastered.

MR NO: 14/90006/26

Dated: 03/09/2026

5) All electrical installation work shall be carried out by a Government licensed electrical contractor and must conform to the relevant statutes in force. The 400 Volt load is to be balanced in three phases of supply through a Triple-Pole-Neutral (TPN) MCCB/RCCB. Self Certification Form, duly filled up has to be submitted for each wiring installation against individual application for supply.

6) If your aggregated drawal increases appreciably in future, it will be necessary for you to change over to high voltage bulk supply, while retaining our transformer installed at the premises and connected to our MVAC network in the area. All the existing MVAC supplies in the premises will be disconnected and removed on commencement of such high voltage bulk supply, cost of which will have to be borne by you.

7) Separate metered supplies of electricity to the common facilities will be effected on receipt of individual application through our Annexure-A Form and compliances to our statutory requirements which include payment of charges and Security Deposit commensurate with load requisitioned and there will not be co-existence of LT & HT supply at any point of time.

8) The wiring installation for individual occupiers/beneficiaries and for common facilities is to be so modified that it should terminate at the respective individual controlling main switch, properly labelled for easy identification, at the proposed service position.

9) The instant application is for construction power for the residential project only. For permanent supply of electricity at the housing complex comprising 12 towers appropriate break up of load is required for our further action in the matter. A detailed requirement in this regard has also been communicated to you vide our letter ref no WSD/L/0010/2026 dated 09.06.2026.

Please also note that our offer is subject to :

1) Obtaining sanction of our plan from the statutory authorities in respect of our excavation for cable laying and installation of our plants and equipment on their property.

2) Realisation of unsettled dues, if any, at the above premises in respect of any LCC disconnection. Clearance for the same will have to be obtained from our Manager Mains (Loss Control Cell), 2, Park Lane Kolkata 7000 016.

3) Realisation of outstanding dues, if any, at the above premises which will have to be settled with our Sr. Commercial Executive at South-West Regional Office, P-18 Taratolla Road, Kolkata 700088.

4) The construction power supply, presently being availed by you, from the HT connection of Batanagar Riverside shall be disconnected upon commissioning of the LT supply, as processed through this instant application.

MR NO: 14/90006/26

Dated: 03/09/2026

5) The instant application is for 75 KW load for construction purpose , which you are presently drawing from our HT consumer M/S Riverbank Developers Pvt Ltd. While processing the offer , you have to settle the outstanding dues (both on Low tension and High Tension side) . if any, in favour of Batanagar Riverbank Developers .

Payment will be accepted on furnishing Permanent Account Number(PAN)

Yours faithfully,



(JAYDIP MUKHOPADHYAY)
MANAGER - SBU (SOUTH WEST)

By Courier

Visit us at : www.cesc.co.in

CIN : L31901WB1978PLC031411

Email : cesclimited@rp-sg.in

**CESC HOUSE
1, CHOWRINGHEE SQUARE
KOLKATA 700001**

**AMBUJA HOUSING AND URBAN
INFRASTRUCTURE CO. LTD
C/O Flt FlrGR Bl-
1/NEW BATA ROAD, NEW BATANAGAR ROAD**

KOLKATA 700140

**LP No : 2/34/1
WEST SUBURBAN DISTRICT**

**OFFER SUBJECT TO ALL COMPLIANCES BEING MET
WITHIN 90 DAYS INCLUDING PAYMENT OF THIS BILL.**

MA BILL NO.	DATE OF BILL	BILL DUE DATE
14/90006/26/0/1	03/09/26	02/12/26

Supply : MV UGAC

New Svc : 1 Nos

No of LV (230 V) Loops : NIL

No of MV (400 V) Loops: 1

**Supply At : Floor No. GR,
1/NEW BATA ROAD, NEW BATANAGAR ROAD
KOLKATA 700140
LP No : 2/34/1**

MA Bill Number	Service Charge Payable	This Bill to be paid by
	(Rs.)	
14/90006/26	7,62,181	02/12/2026

Dear Sir(s) /Madam,

Rupees seven lakh sixty two thousand one hundred and eighty one only.

Supply will be provided to you at the above premises on receipt of the above charges and compliance of condition(s) stipulated in our offer letter.

ALL COMMUNICATIONS IN CONNECTION WITH THIS BILL MUST BE MADE WITH THE MANAGER OF THE REGIONAL OFFICE MENTIONED BELOW QUOTING THE MA BILL NO.

**CESC LIMITED, WEST SUBURBAN DISTRICT
P-18 TARATALA ROAD, KOLKATA 700 088**

This bill cannot be paid in Cash as per Finance Bill 2017 & this overwrites any other instruction mentioned overleaf. Payment will be accepted on furnishing Permanent Account Number(PAN). To pay through NEFT/RTGS, click on https://srvc.cesc.co.in/ptrlineins/mjpgav_payon/online_payment_options.php & get our A/c details by furnishing your Permanent Account Number (PAN)

Yours Faithfully,
For CESC Limited



General Manager (LT)

Received the sum here stated

AMBUJA HOUSING AND URBAN INFRASTRUCTURE CO. LTD Floor No. GR, 1/NEW BATA ROAD, NEW BATANAGAR ROAD KOLKATA 700140			A/C 1: Amt 1: A/C 2: 2V637988 Amt 2: 432648 A/C 3: 2V631288 Amt 3: 96699 A/C 4: 2G270314 Amt 4: 77317 A/C 5: 2G170314 Amt 5: 155517		
MASD	14/90006/26	14/90006/26/0/1	WEST SUBURBAN DISTRICT	I	02/12/2026
STUB CODE G	MR NO	MA BILL NO	MAINS DISTRICT	BILL TYPE 4 0000 ST SN	BILL DUE DATE 7,62,181 PAYABLE AMT

G14900062604000002122600000000000000000002V63798800043264814900062600



N02V6312880000966992G2703140000773172G1703140001555170007621811



UNIQUE ID : 14900062601

BILL ID : G030926

19402

DO NOT STAMP/DEFACE THE ABOVE BARCODES



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

Memo no.:FSR/0125186201202388

Date: 30-10-2020

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

To: Usshar By Riverbank Developers Pvt. Ltd.
225C, AJC Bose Road, 4th Floor, Kolkata-700020

Sub: Fire Safety Recommendation for the occupancy of proposed 3 Nos. of B+G+XXXI Storied (TOWER- I , II & XII) and 01 No. B+G+III storied MLCP (PODIUM) under group residential Building Namely " USSHAR" by " RIVERBANK DEVELOPERS PVT LTD" Within calcutta Riverside project at the Premises No. 1, NEW BATA ROAD, BATANAGAR,WARD NO- 27 & 28, UNDER MAHESHTALA MUNICIPALITY, KOLKATA -700140.

This is in reference to your application no. 0125186201202388 dated 05-10-2020 regarding the Fire Safety Recommendation for the occupancy of proposed 3 Nos. of B+G+XXXI Storied (TOWER- I , II & XII) and 01 No. B+G+III storied MLCP (PODIUM) under group residential Building Namely " USSHAR" by " RIVERBANK DEVELOPERS PVT LTD" Within calcutta Riverside project at the Premises No. 1, NEW BATA ROAD, BATANAGAR,WARD NO- 27 & 28, UNDER MAHESHTALA MUNICIPALITY, KOLKATA -700140.

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

Recommendation:

CONSTRUCTION:

- The whole construction of the proposed buildings shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
- The floor area exceeds 750m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

OPEN SPACE & APPROACH:

- The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and

maneuverability of Fire appliance with turning facility.

- 2.The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
- The width and height of the access gates into the premises shall not be less than 4.5M and 5 M respecting abutting the road.
- Drive way shall be free from any obstruction. No parking will be allowed on the Drive Way.

STAIRCASE:

- Pressurized Staircase from Ground to top Floor level shall be pressurized as marked or approved in the plan drawing. A positive pressure of 25-30 Pa shall be maintained in the Staircase. Pressurization shall be maintained round the Clock.
- The staircase of the building shall be enclosed type. Entire construction shall be made of bricks/R.C.C. type having Fire resisting capacity not less than 4 hours.
- The staircase of the building shall have permanent vents at the top equal to 5% of the Cross Sectional Area of the Staircase enclosure and openable sashes at each floor level equal to 15% of the said cross sectional area shall have to be provided in the external wall of the building and open able sashes will be in the external wall of the building
- The width of the staircases shall be made as marked/approved in the plan. Corridors and the exit Doors shall conforming the relevant Building Rules as well as rules of the Cinematograph Act. With up-to- date amendments.
- The entire staircase shall be extended up to terrace of the building and shall be negotiable to each floor level without entering into any room. The roof of the Stair wall shall be Min. 1 M above the surrounding roof Area.
- Fire and Smoke doors at the entrances of all the Staircase enclosures as marked/approved in the plan at each floor level shall be provided. The F.C.D. shall be of at least one 02 hours Fire resisting wire glass window fitted with self closing type open able in the direction of escape.
- Considering the staircase are only means of evacuation, Emergency Lighting Arrangement, Directional & Exit signage Etc. shall be made conforming the relevant I.S. Code in this regard

LIFT:

- The walls of the Lift Enclosure of the building shall be at least two hours Fire Resisting Type respectively marked/as approved in the plan drawing with the vent at top of area not less than 0.2 Sq M.
- The Lift of the Building shall be designed at high speed FIRE LIFT and conspicuously indication to be pasted.
- One of the lift car of the Building shall be large enough to accommodate standard Ambulance Stretcher and Medical Attendants.
- In case of Failure of Normal Electric Supply, it shall automatically trip over to alternate supply. Alternatively , the lift shall be so wired that in case of power failure , it comes down at the ground floor level land stand still with door open.
- Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporating smoke venting system designed to permit 12 ACPH in case of fire and shall be of such designed to operate on actuation of sprinkler and/or Fire Alarm. In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- Exit from Lift Lobby shall if located in the core of the building shall be through Self-Closing FCD of two hours Fire Resisting.
- The speed of the fire lift car in the building shall be such that it can reach the top from the ground within one Minute and visual indication of floor numbers shall be incorporated in the lift Car.
- All other requirements shall conform the I.S. Specification including the communication facility in the lift cars connecting to the Fire Control Rooms of the Building.
- The walls of the lift enclosure shall be at least two hours Fire resisting type. Collapsible gate shall not be permitted.

Refuge Area :

- Refuge Area shall not be less than 15 Sq M on the external wall with cantilever projection at the designated height as per NBC Part-IV 2016
- The refuge area shall be of Fire Resisting Construction and protected with Self Closing FCD at the entrance from the Staircase shaft.
- The projected refuge area shall be surrounded by 1 M high wall and opening to the refuge area from utility or any utility

shall not be allowed.

- There shall be marked an area 9*12 below each refuge platform.

Basement :-

- Mechanical Extractor shall have alternate source of supply.
- Mechanical Extractor shall have inter-locking Arrangement so that extracting shall continue to operate and supply fans shall stop automatically with the Actuation of Fire Detector(s).
- Mechanical Extractor shall be designed to permit 12 ACPH in case of Fire or distress call.

FIRE FIGHTING WATER:

- Under Ground Water reservoir Having Water Capacity at 500000 Lts & Overhead reservoir of 25000Lts. Capacity exclusively for Firefighting purpose with replenishing arrangements @ 2000 Lts. /min. preferably from two different sources of water supply shall be provided. The Fire water Reservoir shall have overflow arrangement with the domestic water Reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

HYDRANT SYSTEM:

- The building shall be provided with Wet Riser of 200 mm internal diameter pipe line with provision of landing valves at the Staircase landings/half landings at the rate of one such riser for 1000 Sq.m. of floor area. The system shall be so designed that shall be kept charged with Water all the time under pressure and capable to discharge 2850 lts/min at the ground floor level outlet and minimum 900 Lts/min at the top most outlets. In both cases the running pressure shall not be less than 3.5 Kgs/Cm². All other requirements shall conform I.S. 3844-1989.
- Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level. Conforming the relevant I.S. Specifications.
- Provision of standard Hose Reel Hose supplied from the overhead reservoir through Booster Pump shall have to be made in all the floor of the building satisfy the code of I.S. 3844-1989.
- Yard Hydrant / Ring Main Hydrant (200 MM dia piping) with provision of Adequate Hydrant shall be installed surrounding the building in accordance with relevant I.S. Specification.
- The Wet Riser installation shall be made in reference to the height of the building in stage wise distributions.

- First Stage Basement to 10th floor 200 mm Dia twin hydrant outlet and second stage 11th floor to 20th and third stage from 21st to top floor 150 MM dia twin hydrant Opt.
- Nos. of Fire Pumps and capacity of Fire Water Reservoir shall be according to Table -7 and see note 10, 11 23 and 24

SPRINKLER INSTALLATION:

- The automatic Sprinkler installation shall be provided at all floor areas of the building as per I.S.9972. Alarm gang to be incorporated along with the sprinkler system.
- Separate Wet Riser are preferable to be provided with other accessories at all floor level in order to maintain designated pressure.
- The sprinkler arrangement shall be laid out in separate riser 100 mm dia and zone-wise distribution

FIRE PUMP:-

- There shall have to provide two series of fire pumps.
- Provision of the Fire Pump shall have to be made to supply water at the rate designed pressure and discharge into the water based system, which shall be installed in the building. One such pump shall always be kept on Standby preferably be

of diesel driven type.

- A Separate Fire Pump shall be made for the total Sprinkler Installation of the building. Provision of Jockey Pump shall also have to be made to keep the Water based system under pressurized condition at all the time. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be Wet Riser -Cum-Down comer with suitable terrace pump with overhead tank.

DETECTION, ALARM AND SUPPRESSION SYSTEM:-

- Manually operated Electrical Fire Alarm system with at least three numbers of break glass type call boxes fitted with Hooters along with public address system, talk back system at each floor connecting with audio-visual panel board shall be made in control Room. The control Room shall be located at the entrance of Ground Floor of the building, other requirements of the system shall be made conforming I.S. 2189-1988.
- Auto Fire Detection System (Analogue Addressable) with the help of Flint and smoke detector shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in places of rooms where valuable articles have been kept. The other requirements of system shall be made in accordance with I.S 2189-1988.
- The Suppression system shall be made with Fire Extinguishers and total flooding system with CO2/F.M.-200 particularly in computer and Electrical processing and data room and in a room of irreplaceable articles.
- Hotter will be sounded in such a manner so that an operation of a Detector or Manual call point Hooters will sounded on the same floor and immediate alternate floor.

INTELLIGENCE ANALOGUE SYSTEM:

- Auto Fire Alarm System with Analogue addressable smoke/heat detector as per suitability shall be installed in each floor.
- Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5 Mtrs. In order to reach any of the call point.
- Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises having direct dialing facility to the local fire service unit.
- Both way public address systems shall be made available in all floors of the building. The system shall be connected to the Main Control Room.
- All the installations shall also be satisfy the I.S. Specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV.

Public Address System:

- Public address system linked between all floors and control Room shall have to be established.

ELECTRICAL INSTALLATION & DISTRIBUTION:

- The electrical installation including transformers, Switch Gears, Main & Meters etc and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general building as laid down in I.S. specification 1946-1982.
- The vertical ducts shall be supply sealed at alternative floor level.
- The electrical installation shall be adequately protected with CO2/D.C.P. or Medium Velocity / Projector system.
- Alternative power supply:
 - Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire pump, pump for deep Tube-well, Fire Alarm system, Fire Lift etc and also for illuminating the staircase, corridors etc and other places of assembly of the building in case of normal power failure.

AIR CONDITIONING SYSTEM: (If any)

- The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
- The system of auto shut down of A.H.U. shall be incorporated with auto detection and alarm system.
- The air handling Units room shall not be used for storage of any combustible materials.
- The A.H.U. shall be separated for each floor with the system .Air ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the air conditioning system.
- The system of Auto shut down of A.H.U. shall be incorporate with the auto detection and alarm system.
- Escape route like staircase, common corridors lift lobby etc. shall not be used as return air passage.
- The A.H.U. room shall not be used for storage of any combustible materials.
- Arrangements shall be made for isolation at the strategic location by incorporating auto dampers in the Air Conditioning System.
- Wherever the ducts pass through Fire Wall of Floors, the opening around the ducts shall be sealed with fire resisting materials such as asbestos etc.
- The metallic ducts shall be used even for the return air instead of space above the false ceiling.
- The material used for insulating the duct system (inside or outside) shall be of non-combustibl materials .Glass wool shall not be wrapped or secured by any materials of combustible nature . If the air handling unit serve more than one floor, the recommendation given above shall be complied with in addition as below:---
- (a) proper arrangement by way of automatic fire dampers working on fusible link for isolating all ducts at every floor from main riser shall be made.
- (b) The vertical shafts for treated fresh air shall be of masonry construction.
- (c) The air filter for A.H.U. shall be of non-combustible materials.
- (d) The A.H.U. room shall not be used for storing any combustible material.
- (e) Inspection panel shall be provided in the main trunk to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

FIRE DAMPER:--

- Fire dampers shall be located in conditional air ducts and return air ducts/passage at the following points:--

- 1)at the fire separation wall.
- 2) there ducts/passage enter the central vertical shaft.
- 3) where the ducts pass through floors.
- 4) at the inlet of supply air duct and the return air duct of each compartment in every floor.

5) The damper shall operate automatically and shall simultaneously switch off the air Handling fans. Manual operation facilities shall also be provided.

6) Automatic Fire Dampers Shall be so arranged so as to close by gravity in the direction of air movement and to remain rightly closed open operation of a fusible link.

•

FIRST AID FIRE FIGHTING SYSTEM:

•First Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190-1992.

Additional recommendation for MLCP within the premises:-

1)Car Park means: A building that is used for the parking of motor vehicles but is neither a private garage nor used for the servicing of vehicles, other than washing, cleaning or polishing.

2)All floors of the MLCP shall have to provided with Auto-sprinkler System

3)At all floor level of MLCP at prescribed distance arrangement of Landing Valve and Hose Reel Hose shall have to be provided.

4)All floors of the MLCP shall have to be provided with heat detectors

5)All the Entry exit of the staircases on the MLCP shall have to be provided with FCD as per Specification.

6)For Storage of waste water, a sump with its accessories to drain out used water shall have to be provided.

7)Proper Signage System for Entry and Exit shall have to be provided.

8)An Ordinary Hazard 2 (OH2) category sprinkler system which may exceed the performance of the OH2 category sprinkler system, (ie 5 mm/m over 144m²). Therefore, the appropriateness of the sprinkler system, in terms of the schematic design, sprinkler spacing and locations, sprinkler spray technology and hydraulic requirements should be designed to the specific vehicle storage arrangement.

9)It may be an appropriate strategy to consider the use of a single sprinkler head located at high level (ie just beneath the ceiling/roof) to activate all the sprinkler heads covering a column of cars. This may obviate the potential problems of sprinkler heads at lower level not being activated by the fire plume if not located directly in the path of hot rising fire gases, or being affected by the cooling action of the spray from other sprinklers if it is not activated prior to other sprinklers at higher level. Similarly, fire hydrant system performance should also be validated given the potential for a multiple vehicle fire.

10)Vertical Openings in Enclosed Parking Structures.

(A)Vertical openings through floors in buildings four stories or more in height shall be enclosed with walls or partitions having a fire resistance rating of not less than 2 hours.

(B)Ramps in enclosed parking structures, shall not be required to be enclosed when either of the following safeguards is provided: (a) An approved, automatic sprinkler system fully protecting the parking structure (b) An approved, automatic, supervised fire detection system installed throughout the parking structure using detectors sensing products of combustion other than heat and a mechanical ventilation system in accordance with the Specification

(C)Openings in Fire Walls and Fire Partitions

(A)Doorways and other openings in fire walls and fire partitions shall be protected with approved fire doors installed in accordance with IS Specification of Standard for Fire Doors and Fire Windows.

(B) Where ducts pass through fire walls or fire partitions, the openings shall be protected in accordance with Specification of , Standard for the Installation of Air Conditioning and Ventilating Systems

(D)Floors:-

(A)Floor surfaces shall be of noncombustible material.

(B) Where combustible construction is permitted, floor surfaces shall be noncombustible and liquid tight.

(C) Asphalt shall be permitted on grade.

(D) Floors shall be graded and equipped with drains.

(E) Floors in areas of parking structures where motor fuels are dispensed shall be designed in accordance with Specification of Automotive and Marine Service Station Code.

Fire Officer:- A qualified Fire Officer with Experience of not less than 3 years shall be appointed who will be available on the premises.

- Shall Maintain the firefighting equipment in good Working condition at all time.
- Shall prepare fire order and fire operational plans and get them promulgated.
- Shall impart regular training to the occupants of the building in the use of fire fighting equipments provided in the premises and keep them informed about the fire emergency evacuation plan.
- Shall proper liason with the city Fire Brigade.
- Shall ensure that fire precautionary measures are observed at the times.

Public Address System :-

o Public address system linked between all floors and Control Room shall have to be established.

FIRSTAID FIRE FIGHTING SYSTEM:

o First Aid firefighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. 2190-92.

(N) GENERAL RECOMMENDATIONS:

- Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
- Fire Notice for Fire fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
- Floor numbers and directional sign of escape route shall be displayed prominently.
- The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
- Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.
- Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.

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

On compliance of all the above Fire and Life safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation, F. S. C. in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

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

Signature Not Verified
Digitally signed by ABHIJIT
PANDEY
Date: 2020.10.30 17:30:42 IST

Director
West Bengal Fire & Emergency Services

Memo No.:FSR/0125186201202388

मालिक का नाम एवं पता

AMBUJA HOUSING AND URBAN
INFRASTRUCTURE CO. LTD.

दिनांक/DATE:

28-09-2026

OWNERS Name & Address

Authorised Signatory -- SAURAV
CHAUDHURI, Ecospace Business Park, Block
- 4B, 6th Floor, Kolkata - 700156. (Mobile No.
- 9903897086)

वैधता/ Valid Up to:

27-09-2034

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	BEHA/EAST/B/083126/3045748
आवेदक का नाम / Applicant Name*	Ashim Kumar Das
स्थल का पता / Site Address*	Holding No. - 1, New Bata Road, Ward No. - 27 and 28, Kolkata - 700140, Mouza - Bangla, R.S. Dag No. - 71(P), 72(P) and 74(P), Mouza - Nangi, R.S. Dag No. - 1345(P), Batanagar, Maheshtala, Kolkata - 700140, Under Maheshtala Municipality, Maheshtala, Kolkata, West Bengal
स्थल के निर्देशांक / Site Coordinates*	22 30 31.11N 88 13 15.77E, 22 30 27.31N 88 13 18.67E, 22 30 32.88N 88 13 18.74E, 22 30 29.77N 88 13 21.31E, 22 30 23.24N 88 13 25.37E, 22 30 25.13N 88 13 26.59E, 22 30 24.33N 88 13 27.79E, 22 30 25.19N 88 13 27.89E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.38 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	154.38 M

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

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

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

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

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

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

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

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

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

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

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

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

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके शुरुआती NOC जारी होने की तारीख से 8 साल की अवधि के लिए वैध है, तथा उक्त प्रमाणपत्र शुरुआती NOC जारी करने की तारीख से अधिकतम बारह साल की अवधि के लिए बढ़ाया जाएगा।

h. The certificate is valid for a period of 8 years from the date of issue of its initial NOC & shall be extended for a maximum period of twelve years from the date of issue of its initial NOC.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउंड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

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

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

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Behala, Kolkata विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे), अनुसूची- VI (हवाई अड्डों से दूर स्थित सीएनएस सुविधाएं) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Behala, Kolkata Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only), Schedule-VI (CNS Facilities located away from Airports) and Schedule-VII of GSR 751(E) amended by GSR 770(E)

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

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

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

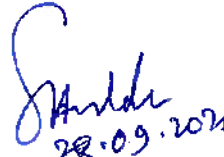
o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

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

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

क्षेत्र का नाम / Region Name:

पूर्व/EAST

पदनामित अधिकारी/Designated Officer	सुब्रतो हालदार/Subrata Halder महाप्रबंधक (एटीएम) पू.क्ष./Gen.Mgr.(ATM)ER भा.वि.प्रा., क्षे.पू.क्ष./A.A.I., RHQ, ER ने.सु.च.ब.अ. हवाई अड्डा/N.S.C.B.I. Airport कोलकाता/Kolkata - 700052
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	 28.09.2026
द्वारा तैयार Prepared by	बसिरुल्लाह भुटिया/NASRULLAH BHUTIA उप महाप्रबंधक (एटीएम) पू.क्ष./Dy.Gen.Mgr.(ATM)ER भा.वि.प्रा., पू.क्ष./A.A.I., ER ने.सु.च.ब.अ. हवाई अड्डा/N.S.C.B.I. Airport कोलकाता/Kolkata - 700052
	 28.09.2026
द्वारा जांचा गया Verified by	अरिन्दम घोष/ARINDAM GHOSH सं. महाप्रबंधक (एटीएम) पू.क्ष./Jt.Gen.Mgr.(ATM)ER भा.वि.प्रा., पू.क्ष./A.A.I., ER ने.सु.च.ब.अ. हवाई अड्डा/N.S.C.B.I. Airport कोलकाता/Kolkata - 700052
	 28.09.2026

ईमेल आईडी / EMAIL ID : gmatmer@aai.aero

फोन/ Ph: 033-25111293

ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Behala	7172.82	269.64
Kolkata	28058.29	234.04
NOCID	BEHA/EAST/B/083126/3045748	

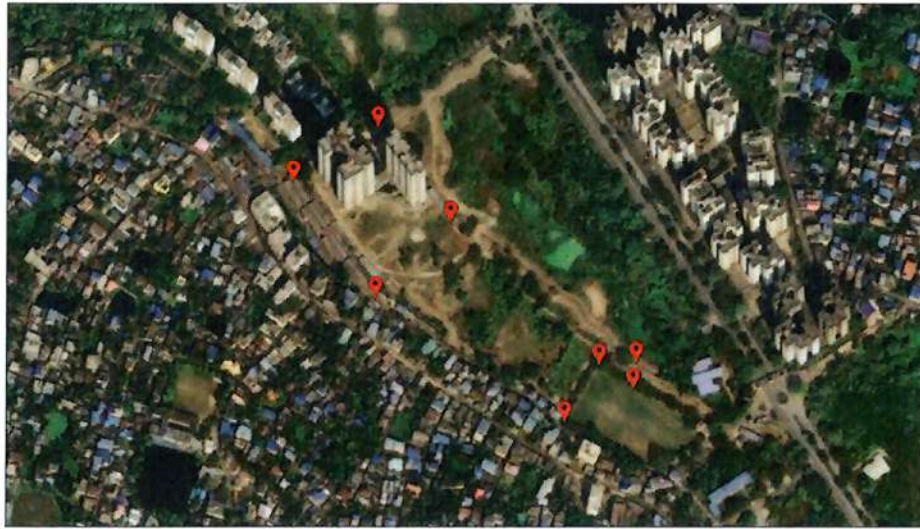
Street View



August 31, 2014

0 0.13 0.26 0.39 0.52 0.65 0.78 0.91 1.04 1.17 1.30 1.43 1.56 1.69 1.82 1.95 2.08 2.21 2.34 2.47 2.60 2.73 2.86 2.99 3.12 3.25 3.38 3.51 3.64 3.77 3.90 4.03 4.16 4.29 4.42 4.55 4.68 4.81 4.94 5.07 5.20 5.33 5.46 5.59 5.72 5.85 5.98 6.11 6.24 6.37 6.50 6.63 6.76 6.89 7.02 7.15 7.28 7.41 7.54 7.67 7.80 7.93 8.06 8.19 8.32 8.45 8.58 8.71 8.84 8.97 9.10 9.23 9.36 9.49 9.62 9.75 9.88 10.01 10.14 10.27 10.40 10.53 10.66 10.79 10.92 11.05 11.18 11.31 11.44 11.57 11.70 11.83 11.96 12.09 12.22 12.35 12.48 12.61 12.74 12.87 13.00 13.13 13.26 13.39 13.52 13.65 13.78 13.91 14.04 14.17 14.30 14.43 14.56 14.69 14.82 14.95 15.08 15.21 15.34 15.47 15.60 15.73 15.86 15.99 16.12 16.25 16.38 16.51 16.64 16.77 16.90 17.03 17.16 17.29 17.42 17.55 17.68 17.81 17.94 18.07 18.20 18.33 18.46 18.59 18.72 18.85 18.98 19.11 19.24 19.37 19.50 19.63 19.76 19.89 20.02 20.15 20.28 20.41 20.54 20.67 20.80 20.93 21.06 21.19 21.32 21.45 21.58 21.71 21.84 21.97 22.10 22.23 22.36 22.49 22.62 22.75 22.88 23.01 23.14 23.27 23.40 23.53 23.66 23.79 23.92 24.05 24.18 24.31 24.44 24.57 24.70 24.83 24.96 25.09 25.22 25.35 25.48 25.61 25.74 25.87 26.00 26.13 26.26 26.39 26.52 26.65 26.78 26.91 27.04 27.17 27.30 27.43 27.56 27.69 27.82 27.95 28.08 28.21 28.34 28.47 28.60 28.73 28.86 28.99 29.12 29.25 29.38 29.51 29.64 29.77 29.90 30.03 30.16 30.29 30.42 30.55 30.68 30.81 30.94 31.07 31.20 31.33 31.46 31.59 31.72 31.85 31.98 32.11 32.24 32.37 32.50 32.63 32.76 32.89 33.02 33.15 33.28 33.41 33.54 33.67 33.80 33.93 34.06 34.19 34.32 34.45 34.58 34.71 34.84 34.97 35.10 35.23 35.36 35.49 35.62 35.75 35.88 36.01 36.14 36.27 36.40 36.53 36.66 36.79 36.92 37.05 37.18 37.31 37.44 37.57 37.70 37.83 37.96 38.09 38.22 38.35 38.48 38.61 38.74 38.87 39.00 39.13 39.26 39.39 39.52 39.65 39.78 39.91 40.04 40.17 40.30 40.43 40.56 40.69 40.82 40.95 41.08 41.21 41.34 41.47 41.60 41.73 41.86 41.99 42.12 42.25 42.38 42.51 42.64 42.77 42.90 43.03 43.16 43.29 43.42 43.55 43.68 43.81 43.94 44.07 44.20 44.33 44.46 44.59 44.72 44.85 44.98 45.11 45.24 45.37 45.50 45.63 45.76 45.89 46.02 46.15 46.28 46.41 46.54 46.67 46.80 46.93 47.06 47.19 47.32 47.45 47.58 47.71 47.84 47.97 48.10 48.23 48.36 48.49 48.62 48.75 48.88 49.01 49.14 49.27 49.40 49.53 49.66 49.79 49.92 50.05 50.18 50.31 50.44 50.57 50.70 50.83 50.96 51.09 51.22 51.35 51.48 51.61 51.74 51.87 52.00 52.13 52.26 52.39 52.52 52.65 52.78 52.91 53.04 53.17 53.30 53.43 53.56 53.69 53.82 53.95 54.08 54.21 54.34 54.47 54.60 54.73 54.86 54.99 55.12 55.25 55.38 55.51 55.64 55.77 55.90 56.03 56.16 56.29 56.42 56.55 56.68 56.81 56.94 57.07 57.20 57.33 57.46 57.59 57.72 57.85 57.98 58.11 58.24 58.37 58.50 58.63 58.76 58.89 59.02 59.15 59.28 59.41 59.54 59.67 59.80 59.93 60.06 60.19 60.32 60.45 60.58 60.71 60.84 60.97 61.10 61.23 61.36 61.49 61.62 61.75 61.88 62.01 62.14 62.27 62.40 62.53 62.66 62.79 62.92 63.05 63.18 63.31 63.44 63.57 63.70 63.83 63.96 64.09 64.22 64.35 64.48 64.61 64.74 64.87 65.00 65.13 65.26 65.39 65.52 65.65 65.78 65.91 66.04 66.17 66.30 66.43 66.56 66.69 66.82 66.95 67.08 67.21 67.34 67.47 67.60 67.73 67.86 67.99 68.12 68.25 68.38 68.51 68.64 68.77 68.90 69.03 69.16 69.29 69.42 69.55 69.68 69.81 69.94 70.07 70.20 70.33 70.46 70.59 70.72 70.85 70.98 71.11 71.24 71.37 71.50 71.63 71.76 71.89 72.02 72.15 72.28 72.41 72.54 72.67 72.80 72.93 73.06 73.19 73.32 73.45 73.58 73.71 73.84 73.97 74.10 74.23 74.36 74.49 74.62 74.75 74.88 75.01 75.14 75.27 75.40 75.53 75.66 75.79 75.92 76.05 76.18 76.31 76.44 76.57 76.70 76.83 76.96 77.09 77.22 77.35 77.48 77.61 77.74 77.87 78.00 78.13 78.26 78.39 78.52 78.65 78.78 78.91 79.04 79.17 79.30 79.43 79.56 79.69 79.82 79.95 80.08 80.21 80.34 80.47 80.60 80.73 80.86 80.99 81.12 81.25 81.38 81.51 81.64 81.77 81.90 82.03 82.16 82.29 82.42 82.55 82.68 82.81 82.94 83.07 83.20 83.33 83.46 83.59 83.72 83.85 83.98 84.11 84.24 84.37 84.50 84.63 84.76 84.89 85.02 85.15 85.28 85.41 85.54 85.67 85.80 85.93 86.06 86.19 86.32 86.45 86.58 86.71 86.84 86.97 87.10 87.23 87.36 87.49 87.62 87.75 87.88 88.01 88.14 88.27 88.40 88.53 88.66 88.79 88.92 89.05 89.18 89.31 89.44 89.57 89.70 89.83 89.96 90.09 90.22 90.35 90.48 90.61 90.74 90.87 91.00 91.13 91.26 91.39 91.52 91.65 91.78 91.91 92.04 92.17 92.30 92.43 92.56 92.69 92.82 92.95 93.08 93.21 93.34 93.47 93.60 93.73 93.86 93.99 94.12 94.25 94.38 94.51 94.64 94.77 94.90 95.03 95.16 95.29 95.42 95.55 95.68 95.81 95.94 96.07 96.20 96.33 96.46 96.59 96.72 96.85 96.98 97.11 97.24 97.37 97.50 97.63 97.76 97.89 98.02 98.15 98.28 98.41 98.54 98.67 98.80 98.93 99.06 99.19 99.32 99.45 99.58 99.71 99.84 100.00

Satellite View



August 31, 2014

0 0.13 0.26 0.39 0.52 0.65 0.78 0.91 1.04 1.17 1.30 1.43 1.56 1.69 1.82 1.95 2.08 2.21 2.34 2.47 2.60 2.73 2.86 2.99 3.12 3.25 3.38 3.51 3.64 3.77 3.90 4.03 4.16 4.29 4.42 4.55 4.68 4.81 4.94 5.07 5.20 5.33 5.46 5.59 5.72 5.85 5.98 6.11 6.24 6.37 6.50 6.63 6.76 6.89 7.02 7.15 7.28 7.41 7.54 7.67 7.80 7.93 8.06 8.19 8.32 8.45 8.58 8.71 8.84 8.97 9.10 9.23 9.36 9.49 9.62 9.75 9.88 10.01 10.14 10.27 10.40 10.53 10.66 10.79 10.92 11.05 11.18 11.31 11.44 11.57 11.70 11.83 11.96 12.09 12.22 12.35 12.48 12.61 12.74 12.87 12.99 13.12 13.25 13.38 13.51 13.64 13.77 13.90 14.03 14.16 14.29 14.42 14.55 14.68 14.81 14.94 15.07 15.20 15.33 15.46 15.59 15.72 15.85 15.98 16.11 16.24 16.37 16.50 16.63 16.76 16.89 17.02 17.15 17.28 17.41 17.54 17.67 17.80 17.93 18.06 18.19 18.32 18.45 18.58 18.71 18.84 18.97 19.10 19.23 19.36 19.49 19.62 19.75 19.88 20.01 20.14 20.27 20.40 20.53 20.66 20.79 20.92 21.05 21.18 21.31 21.44 21.57 21.70 21.83 21.96 22.09 22.22 22.35 22.48 22.61 22.74 22.87 23.00 23.13 23.26 23.39 23.52 23.65 23.78 23.91 24.04 24.17 24.30 24.43 24.56 24.69 24.82 24.95 25.08 25.21 25.34 25.47 25.60 25.73 25.86 25.99 26.12 26.25 26.38 26.51 26.64 26.77 26.90 27.03 27.16 27.29 27.42 27.55 27.68 27.81 27.94 28.07 28.20 28.33 28.46 28.59 28.72 28.85 28.98 29.11 29.24 29.37 29.50 29.63 29.76 29.89 30.02 30.15 30.28 30.41 30.54 30.67 30.80 30.93 31.06 31.19 31.32 31.45 31.58 31.71 31.84 31.97 32.10 32.23 32.36 32.49 32.62 32.75 32.88 33.01 33.14 33.27 33.40 33.53 33.66 33.79 33.92 34.05 34.18 34.31 34.44 34.57 34.70 34.83 34.96 35.09 35.22 35.35 35.48 35.61 35.74 35.87 36.00 36.13 36.26 36.39 36.52 36.65 36.78 36.91 37.04 37.17 37.30 37.43 37.56 37.69 37.82 37.95 38.08 38.21 38.34 38.47 38.60 38.73 38.86 38.99 39.12 39.25 39.38 39.51 39.64 39.77 39.90 40.03 40.16 40.29 40.42 40.55 40.68 40.81 40.94 41.07 41.20 41.33 41.46 41.59 41.72 41.85 41.98 42.11 42.24 42.37 42.50 42.63 42.76 42.89 43.02 43.15 43.28 43.41 43.54 43.67 43.80 43.93 44.06 44.19 44.32 44.45 44.58 44.71 44.84 44.97 45.10 45.23 45.36 45.49 45.62 45.75 45.88 46.01 46.14 46.27 46.40 46.53 46.66 46.79 46.92 47.05 47.18 47.31 47.44 47.57 47.70 47.83 47.96 48.09 48.22 48.35 48.48 48.61 48.74 48.87 49.00 49.13 49.26 49.39 49.52 49.65 49.78 49.91 50.04 50.17 50.30 50.43 50.56 50.69 50.82 50.95 51.08 51.21 51.34 51.47 51.60 51.73 51.86 51.99 52.12 52.25 52.38 52.51 52.64 52.77 52.90 53.03 53.16 53.29 53.42 53.55 53.68 53.81 53.94 54.07 54.20 54.33 54.46 54.59 54.72 54.85 54.98 55.11 55.24 55.37 55.50 55.63 55.76 55.89 56.02 56.15 56.28 56.41 56.54 56.67 56.80 56.93 57.06 57.19 57.32 57.45 57.58 57.71 57.84 57.97 58.10 58.23 58.36 58.49 58.62 58.75 58.88 59.01 59.14 59.27 59.40 59.53 59.66 59.79 59.92 60.05 60.18 60.31 60.44 60.57 60.70 60.83 60.96 61.09 61.22 61.35 61.48 61.61 61.74 61.87 62.00 62.13 62.26 62.39 62.52 62.65 62.78 62.91 63.04 63.17 63.30 63.43 63.56 63.69 63.82 63.95 64.08 64.21 64.34 64.47 64.60 64.73 64.86 64.99 65.12 65.25 65.38 65.51 65.64 65.77 65.90 66.03 66.16 66.29 66.42 66.55 66.68 66.81 66.94 67.07 67.20 67.33 67.46 67.59 67.72 67.85 67.98 68.11 68.24 68.37 68.50 68.63 68.76 68.89 69.02 69.15 69.28 69.41 69.54 69.67 69.80 69.93 70.06 70.19 70.32 70.45 70.58 70.71 70.84 70.97 71.10 71.23 71.36 71.49 71.62 71.75 71.88 72.01 72.14 72.27 72.40 72.53 72.66 72.79 72.92 73.05 73.18 73.31 73.44 73.57 73.70 73.83 73.96 74.09 74.22 74.35 74.48 74.61 74.74 74.87 75.00 75.13 75.26 75.39 75.52 75.65 75.78 75.91 76.04 76.17 76.30 76.43 76.56 76.69 76.82 76.95 77.08 77.21 77.34 77.47 77.60 77.73 77.86 77.99 78.12 78.25 78.38 78.51 78.64 78.77 78.90 79.03 79.16 79.29 79.42 79.55 79.68 79.81 79.94 80.07 80.20 80.33 80.46 80.59 80.72 80.85 80.98 81.11 81.24 81.37 81.50 81.63 81.76 81.89 82.02 82.15 82.28 82.41 82.54 82.67 82.80 82.93 83.06 83.19 83.32 83.45 83.58 83.71 83.84 83.97 84.10 84.23 84.36 84.49 84.62 84.75 84.88 85.01 85.14 85.27 85.40 85.53 85.66 85.79 85.92 86.05 86.18 86.31 86.44 86.57 86.70 86.83 86.96 87.09 87.22 87.35 87.48 87.61 87.74 87.87 88.00 88.13 88.26 88.39 88.52 88.65 88.78 88.91 89.04 89.17 89.30 89.43 89.56 89.69 89.82 89.95 90.08 90.21 90.34 90.47 90.60 90.73 90.86 90.99 91.12 91.25 91.38 91.51 91.64 91.77 91.90 92.03 92.16 92.29 92.42 92.55 92.68 92.81 92.94 93.07 93.20 93.33 93.46 93.59 93.72 93.85 93.98 94.11 94.24 94.37 94.50 94.63 94.76 94.89 95.02 95.15 95.28 95.41 95.54 95.67 95.80 95.93 96.06 96.19 96.32 96.45 96.58 96.71 96.84 96.97 97.10 97.23 97.36 97.49 97.62 97.75 97.88 98.01 98.14 98.27 98.40 98.53 98.66 98.79 98.92 99.05 99.18 99.31 99.44 99.57 99.70 99.83 100.00

Ref. No.:

September 21, 2006

To,
Sri Sumit Dabriwala
Managing Director
Riverbank Holdings Pvt. Ltd.
225, C AJC Bose Road, 4th Floor
Kolkata - 700 020

Sub.: Confirmation of assistance from Maheshtala Municipality in disposal of 4.953 MT non-recyclable inorganic waste generated by proposed Batanagar township.

Sir,

We hereby confirm that Maheshtala Municipality shall be able to accept about 4.953 MT of non-recyclable domestic inorganic waste generated on daily basis from the proposed Batanagar township located at PO-Batanagar, PS-Maheshtala, 24 Parganas (S), Pin-743 313.

This is for your kind information.

Yours faithfully,
For **Maheshtala Municipality**

 26.9.06

Sri Kali Bhandari
Chairman

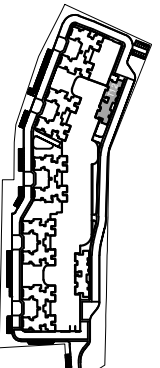
Chairman
Maheshtala Municipality
South 24 Parganas

6

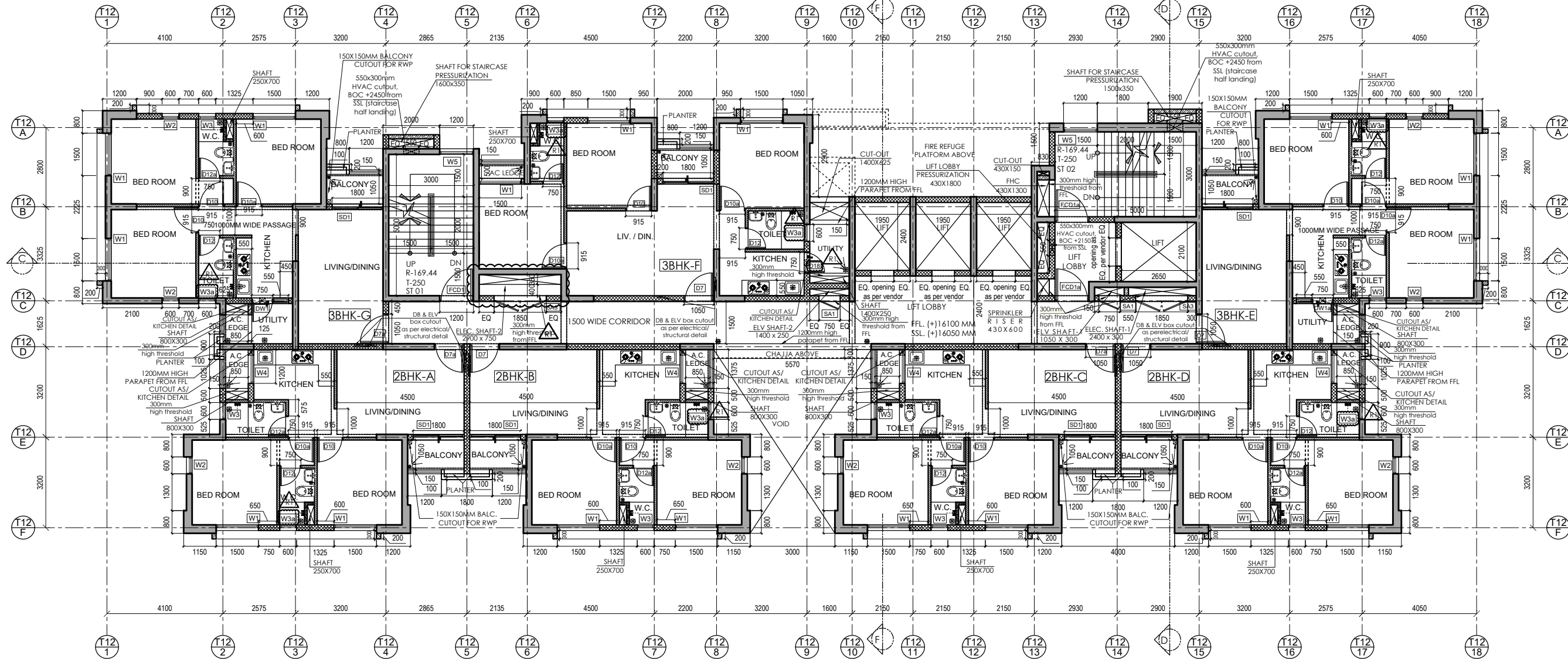


Annexure - 9

KEY PLAN

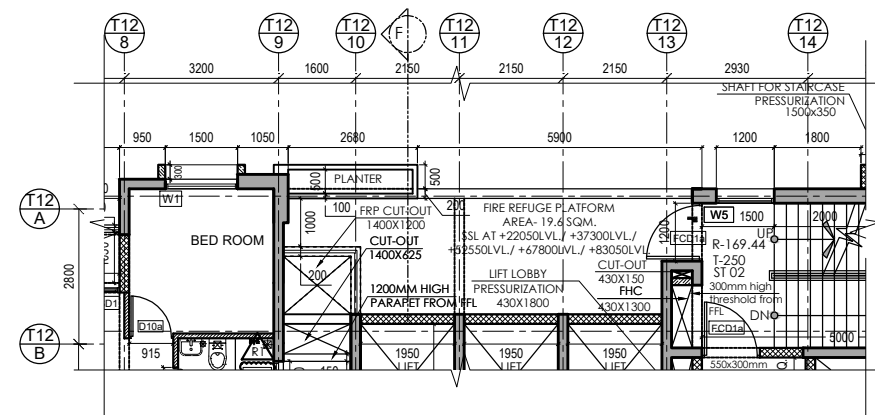


SCALE: 1:4000



FIFTH FLOOR PLAN

(6TH,8TH,10-11TH,13TH,15-16TH,18TH,20-21ST,23RD,25-26TH,28TH,30-31ST SIMILAR)



FIRE REFUGE AREA

STRUCTURAL COLUMN
400 MM THICK WALL
350 MM THICK WALL
200 MM THICK NSW
150 MM THICK NSW
125 MM THICK NSW
100 MM THICK NSW
100MM THICK BLOCK WORK UP TO 2300MM FROM FFL
200 MM THICK BLOCK WORK
100 MM THICK BLOCK WORK

- Notes:
- All dimensions are in millimeters.
 - All levels are in millimeters, unless otherwise mentioned.
 - This drawing shall be read in conjunction with relevant architectural, structural and services drawings.
 - Any discrepancy, if so, shall be immediately brought to the notice of the Consultants before start of construction work.
 - This drawing shall be used for the purpose issued and shall not be used for any other purpose without the written consent from the Consultants.
 - Only written dimensions to be followed.

- Staircase detail: refer drawing no. AMB-A12 series.
- Lift detail: refer drawing no. AMB-A13 series.
- Toilet detail: refer drawing no. AMB-A14 series.
- Kitchen detail: refer drawing no. AMB-A15 series.
- Door Window detail: refer drawing no. AMB-A16 series.
- Plumbing layout except for Kitchen & Toilet is to be followed from drawings from Plumbing consultant.

Client:
Riverbank Developers Pvt. Ltd.
225C, A/C, Bose Road, 4th Floor
Kolkata - 700020, W.B.

Landscape Consultant:
Srija Associates
D-220, Anand Vihar, New Delhi
Delhi-110092, India

Child-Friendly Design Consultant:
Kamal Chatterjee and Associates
H-156B, C.R. Park, New Delhi
Delhi-110019, India

Electrical Consultant:
Soenit India Engineering Consultants Pvt. Ltd.
Chandima Apartment, Flat No.- 3C,
67, Rajdanga Chatterbotyapara, Kolkata-700107

P/E Consultant:
UECPL
Unique Engineering Consultancy Pvt. Ltd.
12, Russa Road (East), 2nd Lane, (1st Floor), Kolkata - 700033

Fire Consultant:
Southern Engineering Consultancy Services
6A- Third Street, Modern Park,
Santoshpur, Kolkata-700075

Civil & Structural Consultant:
M.N. Consultants (Pvt). Ltd.
ISO 9001:2008 CERTIFIED
"MNC" HOUSE
1516, Rajdanga Main Road, Kolkata - 700107
Tel: +91-33-40163700
Email: mncosd@gmail.com
Fax: +91-33-24418083
Email: mncorp2008@gmail.com

Design & Executing Architect:
M.N. Consultants One Design Solutions
1516, Rajdanga Main Road, Kolkata-700107.
Tel: +91-33-40163700
Email: mncosd@gmail.com
Url: www.mnc-one.com

Rev	Description	Date	Checked	Approved
R1				
R2				
R3				

Project:

USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-12: FIFTH FLOOR PLAN
(6TH,8TH,10-11TH,13TH,15-16TH,18TH,20-21ST,
23RD,25-26TH,28TH,30-31ST TYPICAL), FIRE
REFUGE PLAN

Scale: 1 : 100 Date: 09.07.2021

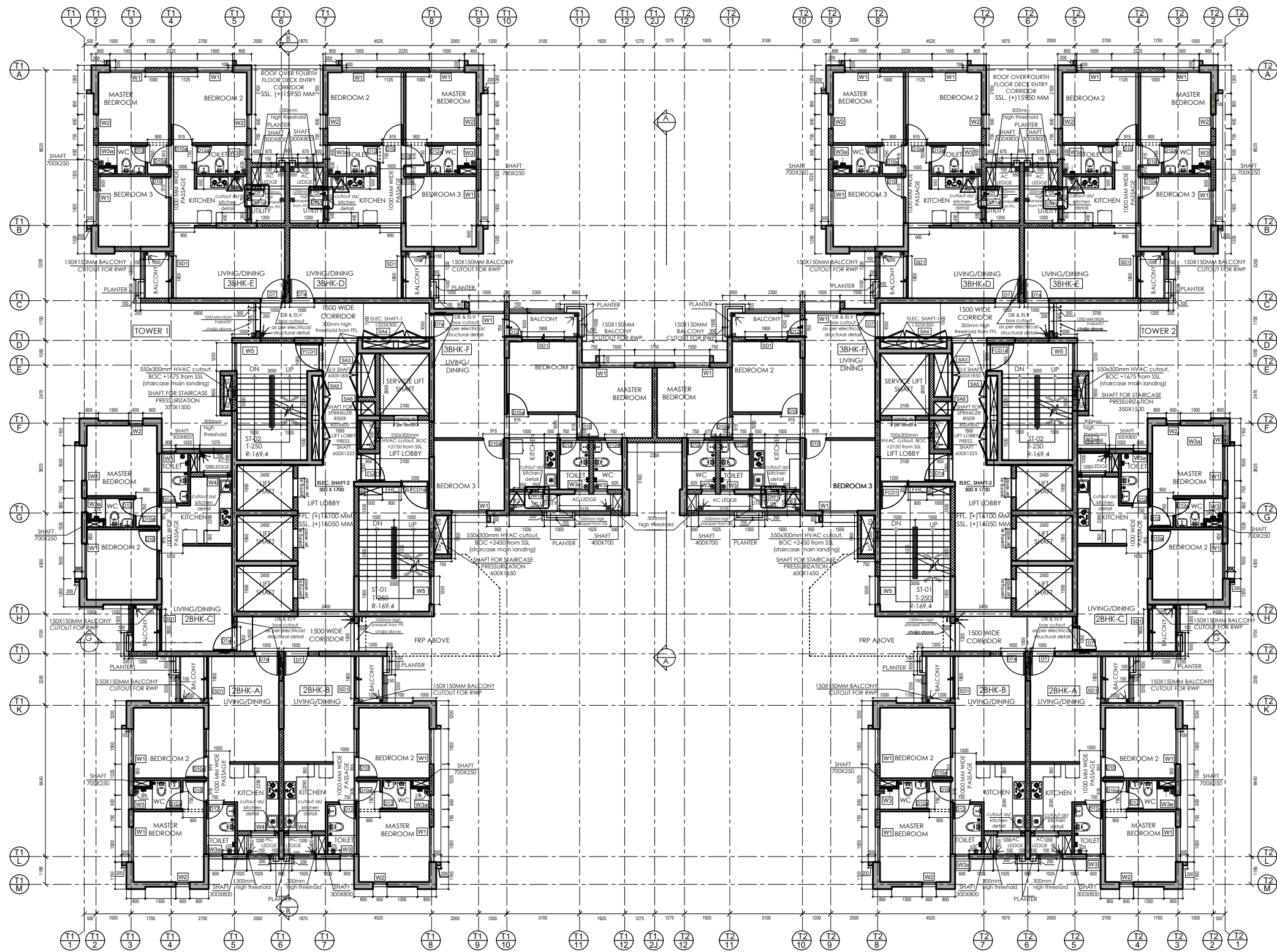
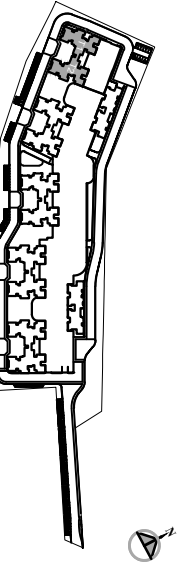
Drawn by: H.B. Checked by: P.B. Approved by: A.L.

Design Development: ☐ Contract Document: ☐ Advance Day: ☐ As-Built Day: ☐

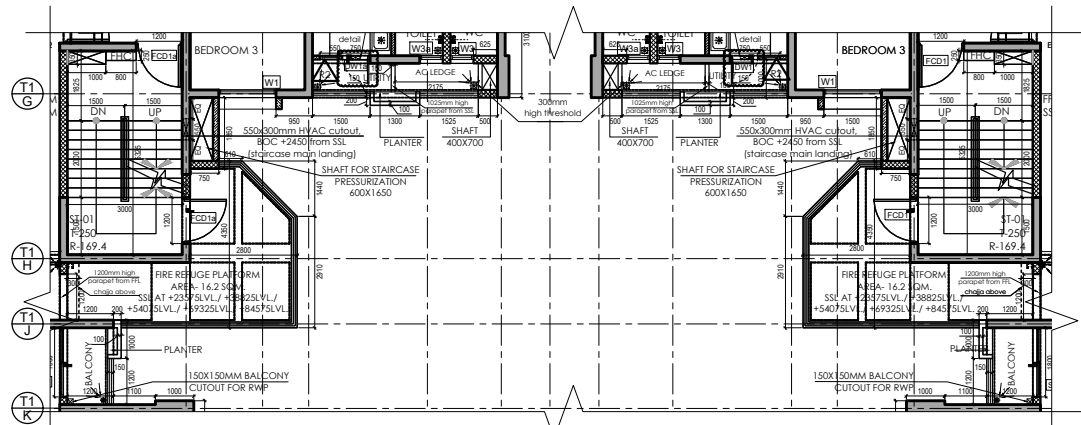
Drawing No: AMB-T12-A20-05-01 Rev. No: R1 Sheet: A2L

Job No: 2019-2020/02/AMB

[illegible]



TOWER-1,2,RAC: FIFTH FLOOR PLAN(6TH TO 31ST FL. TYPICAL)



TOWER-1,2,RAC: FIRE REFUGE AREA

LEGEND

STRUCTURAL COLUMN	
400 MM THICK WALL	
100 MM THICK WALL	
200 MM THICK NSW	
150 MM THICK NSW	
125 MM THICK NSW	
100 MM THICK NSW	
100 MM THICK BLOCK WORK UPTO 230MM FROM FFL	
200 MM THICK BLOCK WORK	
100 MM THICK BLOCK WORK	

- Notes:
- All dimensions are in millimeters.
 - All levels are in millimeters, unless otherwise mentioned.
 - This drawing shall be read, not scaled either in part or full.
 - This drawing shall be read in conjunction with relevant architectural, structural and all services drawings.
 - Any discrepancy, if so, shall be immediately brought to the notice of the Consultants before start of construction work.
 - This drawing shall be used for the purpose issued and shall not be used for any other purpose without the written consent from the Consultants.
 - Only written dimensions to be followed.

- Staircase detail refer drawing no. AMB-A42 series.
- Lift detail refer drawing no. AMB-A43 series.
- Toilet detail refer drawing no. AMB-A47 series.
- Kitchen detail refer drawing no. AMB-A46 series.
- Door Window detail drawing no. AMB-A54 series.
- Plumbing layout except for Kitchen & Toilet is to be followed from drawings from Plumbing consultant.

Client:
Riverbank Developers Pvt. Ltd.
225C A/JC Bose Road, 4th Floor
Kolkata - 700020, W.B.

Landscape Consultant:
Singal Associates
D-220, Anand Vihar, New Delhi
Delhi-110092, India

Child-friendly Design Consultant:
Kaimal Chatterjee and Associates
H-1568, C.R. Park, New Delhi
Delhi-110019, India

Electrical Consultant:
Scent India Engineering Consultants Pvt. Ltd.
Chandrima Apartment, Flat No.-3C
67, Rajdanga Chakraborty Road, Kolkata-700107

PHE Consultant:
UECPL
Unique Engineering Consultancy Pvt. Ltd.
42, Naxal Road (East), 2nd Lane, (1st Floor), Kolkata - 700033

Fire Consultant:
Southern Engineering Consultancy Services
4A- Third Street, Modern Park,
Santoshpur, Kolkata-700075

Civil & Structural Consultant:
M.N. Consultants (Pvt). Ltd.
ISO 9001:2008 CERTIFIED
"MNC HOUSE"
1516, Rajdanga Main Road, Kolkata - 700107.
Tel: +91-33-40165700
Fax: +91-33-24418083
Email: mncpl2008@gmail.com

Design & Executing Architect:
M.N. Consultants One Design Solutions
1516, Rajdanga Main Road, Kolkata-700107.
Tel: +91-33-40165700
Email: mncods@gmail.com
Url: www.mnc-one.com

Rev.	Description	Date	Checked	Approved
R1	Change in Door marking	21-10-2022	PR	AB
R2	T2 Staircase TYP direction revised	07-08-2021	PR	AB

Project:
USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-1,2,RAC: FIFTH FLOOR PLAN(6TH TO 31ST FL. TYPICAL), FIRE REFUGE PLAN

Scale: 1 : 100 Date: 09.07.2021

Drawn by: _____ Checked by: _____ Approved by: _____

☐ Tender Dwg. ☐ Contract Document ☐ Advance Copy
☐ Design Development ☐ Construction Dwg. ☐ As-Built Dwg.

Drawing No: AMB-T1,2,RAC-A20-05-01 Rev. No: R2 Sheet: A1

Job No: 2019/2020/02/AMB

Annexure- 10



PROJECT: CALCUTTA RIVERSIDE

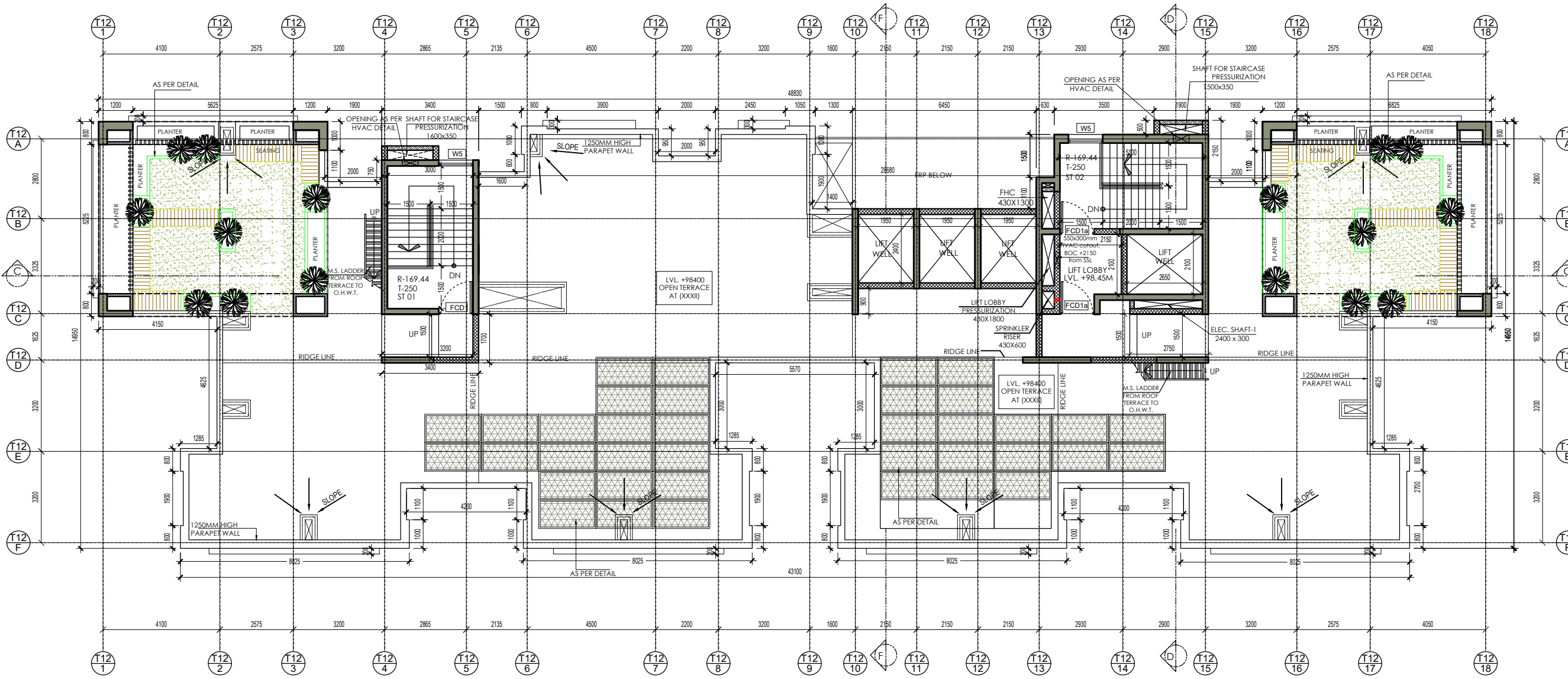
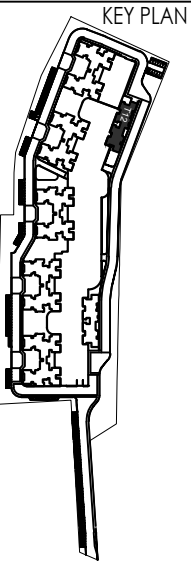
TITLE: RAINWATER HARVESTING PLAN

SUB-TITLE: CONTOUR PLAN



RIVERBANK DEVELOPERS PVT. LTD.

Annexure- 17



- Notes:
1. All dimensions are in millimeters.
 2. All levels are in millimeters, unless otherwise mentioned.
 3. This drawing shall be read, not relied upon in part or full.
 4. This drawing shall be read in conjunction with relevant architectural, structural and all services drawings.
 5. Any discrepancy, if so, shall be immediately brought to the notice of the Consultants before start of construction work.
 6. This drawing shall be used for the purpose issued and shall not be used for any other purpose without the written consent from the Consultants.
 7. Only written dimensions to be followed.

1. Staircase detail refer drawing no. AMB-A42 series.
2. Lift detail refer drawing no. AMB-A43 series.
3. Toilet detail refer drawing no. AMB-A47 series.
4. Kitchen detail refer drawing no. AMB-A48 series.
5. Door Window detail drawing no. AMB-A54 series.

Client:
Riverbank Developers Pvt. Ltd.
225C A/C Bose Road, 4th Floor
Kolkata - 700020, W.B.

Landscape Consultant:
Singh & Associates
D-220, Anand Vihar, New Delhi
Delhi-110092, India

Old-Handy Design Consultant:
Kamal Chatterjee and Associates
H-1568, C.P. Park, New Delhi
Delhi-110019, India

Electrical Consultant:
Soen India Engineering Consultants Pvt. Ltd.
Chandrima Apartment, Flat No. - 3C
A/1, Rajdanga Chakrabortypara, Kolkata-700017

P/E Consultant:
UECP
Unique Engineering Consultancy Pvt. Ltd.
12, Russa Road (East), 2nd Lane, (1st Floor), Kolkata - 700033

Fire Consultant:
Southern Engineering Consultancy Services
6A- Third Street, Modern Park,
Santoshpur, Kolkata-700075

Structural Consultant:
M.N. Consultants (Pvt). Ltd.
ISO 9001:2008 CERTIFIED
"MNC HOUSE"
1516, Rajdanga Main Road, Kolkata-700107
Tel : +91-33-40163700
Fax: +91-33-24418083
Email: mncorp2008@gmail.com

Design & Executing Architect:
M.N. Consultants One Design Solutions
1516, Rajdanga Main Road, Kolkata-700107
Tel : +91-33-40163700
Email: mncosd@gmail.com
Url: www.mnc-one.com

Project:
USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-12: ROOF PLAN

Scale: 1 : 100 Date: 15.06.2021

Drawn by: [Signature] Checked by: [Signature] Approved by: [Signature]

Project:
USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-12: ROOF PLAN

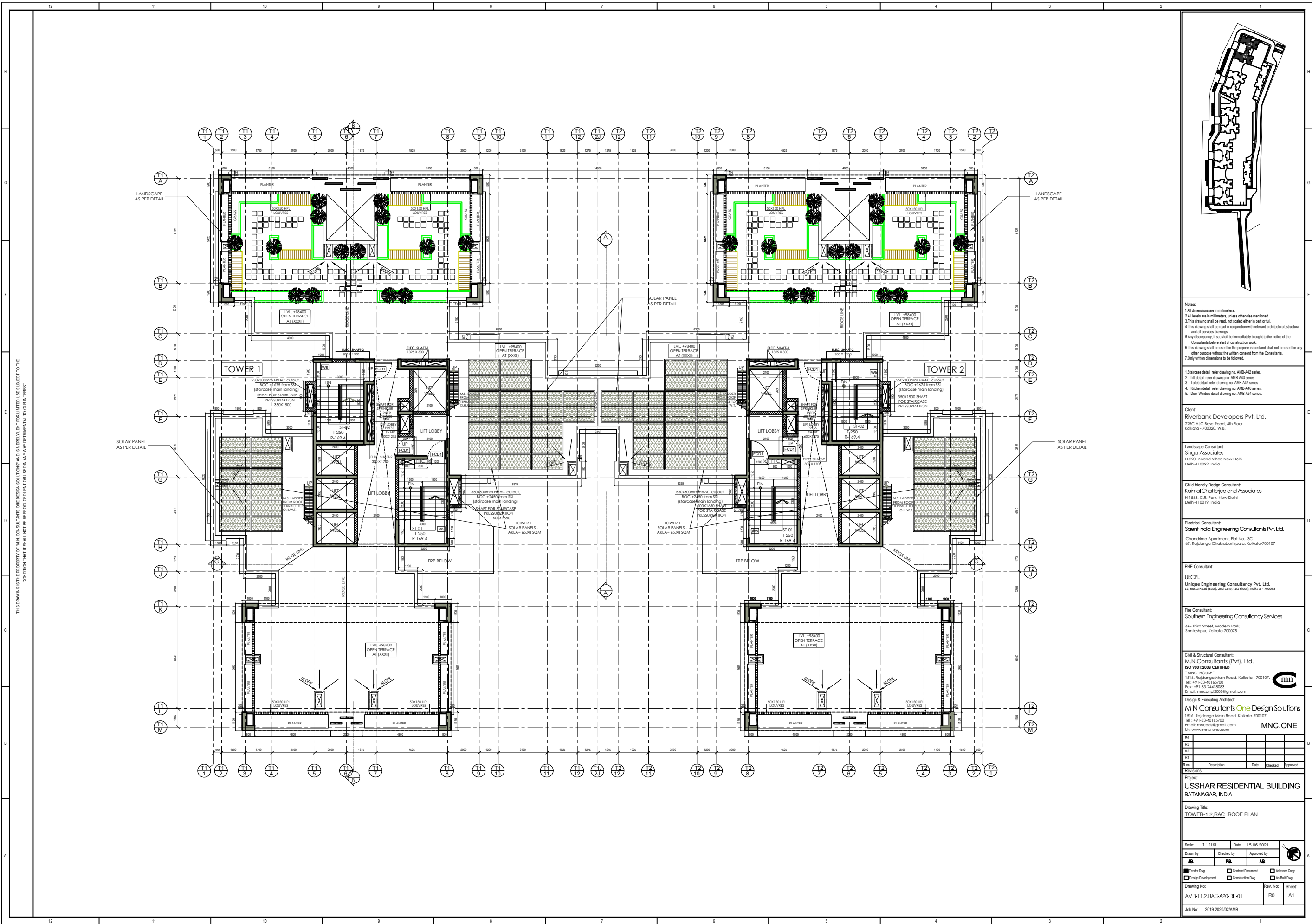
Scale: 1 : 100 Date: 15.06.2021

Drawn by: [Signature] Checked by: [Signature] Approved by: [Signature]

Project:
USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-12: ROOF PLAN

Scale: 1 : 100 Date: 15.06.2021



Notes:
1. All dimensions are in millimeters.
2. All levels are in millimeters, unless otherwise mentioned.
3. This drawing shall be read, not scaled either in part or full.
4. This drawing shall be read in conjunction with relevant architectural, structural and all services drawings.
5. Any discrepancy, if any, shall be immediately brought to the notice of the Consultants before start of construction work.
6. This drawing shall be used for the purpose issued and shall not be used for any other purpose without the written consent from the Consultants.
7. Only written dimensions to be followed.

1. Staircase detail refer drawing no. AMB-A12 series.
2. Lift detail refer drawing no. AMB-A13 series.
3. Toilet detail refer drawing no. AMB-A17 series.
4. Kitchen detail refer drawing no. AMB-A18 series.
5. Door Window detail drawing no. AMB-A14 series.

Client:
Riverbank Developers Pvt. Ltd.
225C, A/C Bose Road, 4th Floor
Kolkata - 700020, W.B.

Landscape Consultant:
Singh Associates
D-220, Anand Vihar, New Delhi
Delhi-110092, India

Child-Friendly Design Consultant:
Kamini Chatterjee and Associates
H-1548, C.R. Park, New Delhi
Delhi-110019, India

Electrical Consultant:
Soerf India Engineering Consultants Pvt. Ltd.
Chandima Apartment, Flat No.- 3C
67, Rajdanga Chakraborty Park, Kolkata-700107

PHE Consultant:
UECPL
Unique Engineering Consultancy Pvt. Ltd.
12, Rouse Road (East), 2nd Lane, 1st Floor, Kolkata - 700033

Fire Consultant:
Southern Engineering Consultancy Services
6A, Third Street, Modern Park,
Santoshpur, Kolkata-700075

Civil & Structural Consultant:
M.N. Consultants (Pvt.) Ltd.
ISO 9001:2008 CERTIFIED
"MNC HOUSE"
1516, Rajdanga Main Road, Kolkata - 700107
Tel: +91-33-40162700
Fax: +91-33-24418083
Email: mnconsultants@gmail.com
Website: www.mnc-one.com

Design & Executing Architect:
M.N. Consultants One Design Solutions
1516, Rajdanga Main Road, Kolkata-700107
Tel: +91-33-40162700
Email: mnconsultants@gmail.com
Website: www.mnc-one.com

Rev.	Description	Date	Checked	Approved
R1				
R2				
R3				

Project:
USSHAR RESIDENTIAL BUILDING
BATANAGAR, INDIA

Drawing Title:
TOWER-1,2,RAC - ROOF PLAN

Scale: 1 : 100	Date: 15.06.2021
Drawn by: JB	Checked by: PB
Design Development	Contract Document
Advance Copy	As-Built Drawing
Drawing No: AMB-T1,2,RAC-A20-RF-01	Rev. No: R0
Job No: 2019-2020/02/AMB	Sheet: A1



EMERGENCY PREPAREDNESS PLAN

Usshar Project, Batanagar

Emergency - Definition

An event at the site, which may affect several other work areas within and may cause serious injuries, loss of life, serious affliction to health or serious damage to property. This may demand the rescue and relief measures on a war footing and at short notice. External resources may also be required to handle the situation.

Objective

- ◆ Preserving the life, property and environment from the consequences of emergencies arising within the site.
- ◆ Systematic coordination of emergency control action to arrest escalation of emergency,
- ◆ To evacuate personnel within or outside the site where necessary and to rehabilitate them.
- ◆ Restoring normalcy in site operation with minimum loss of time.

Purpose

The purpose of ERP is to establish a plan in the event of an emergency, set notification procedures and establish actions to be taken in the event of various emergencies for a quick safe and effective response.

Scope

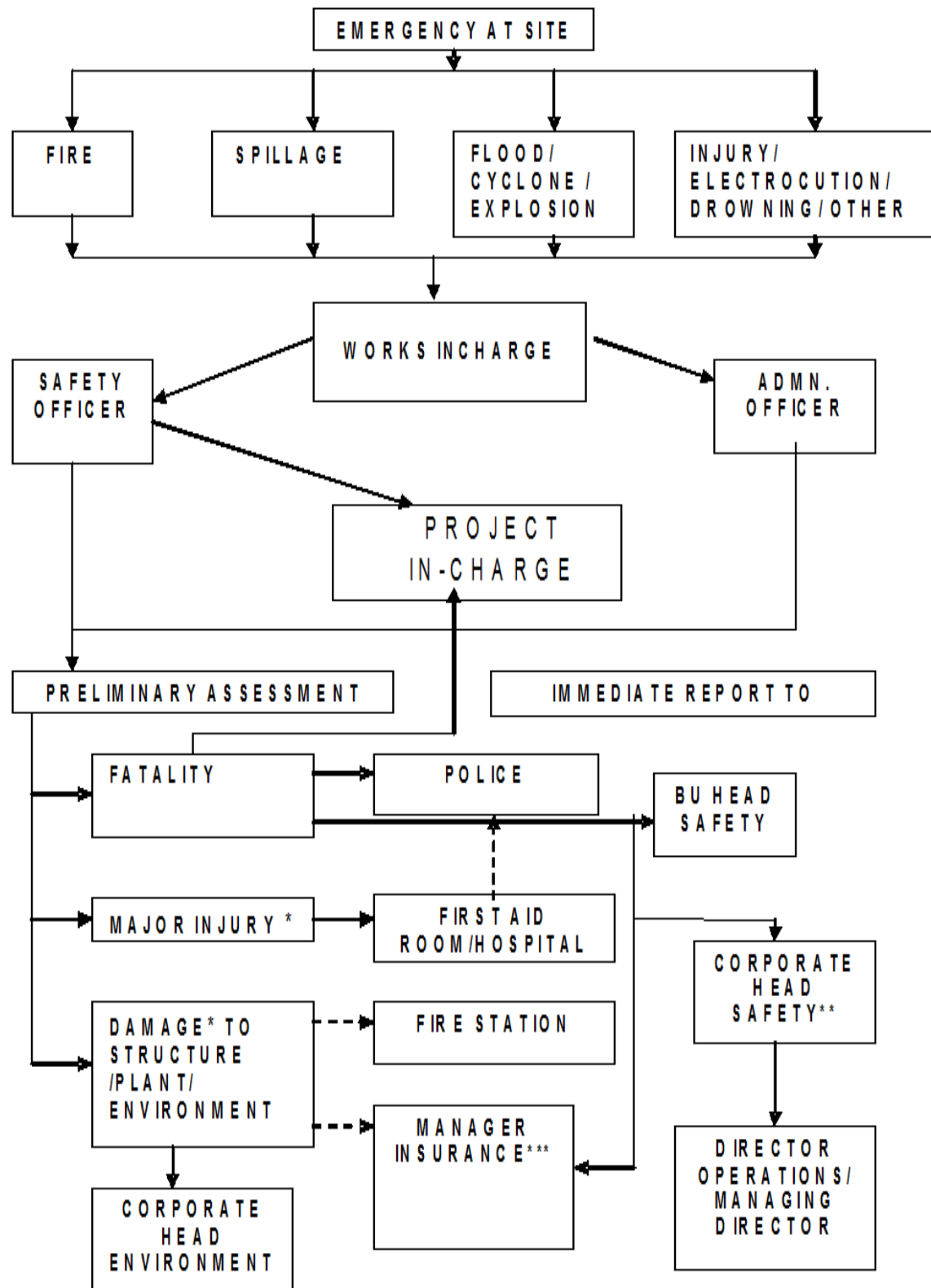
All site activities

All personnel working at site

Emergency Handling Strategies for different Scenarios

Typical Emergency situations

- Occupational Injury & Illness
- Collapse of Constructing Temporary Structure or Lifting Equipment
- Fire & Explosion
- Security breaches
- Flood, Cyclone

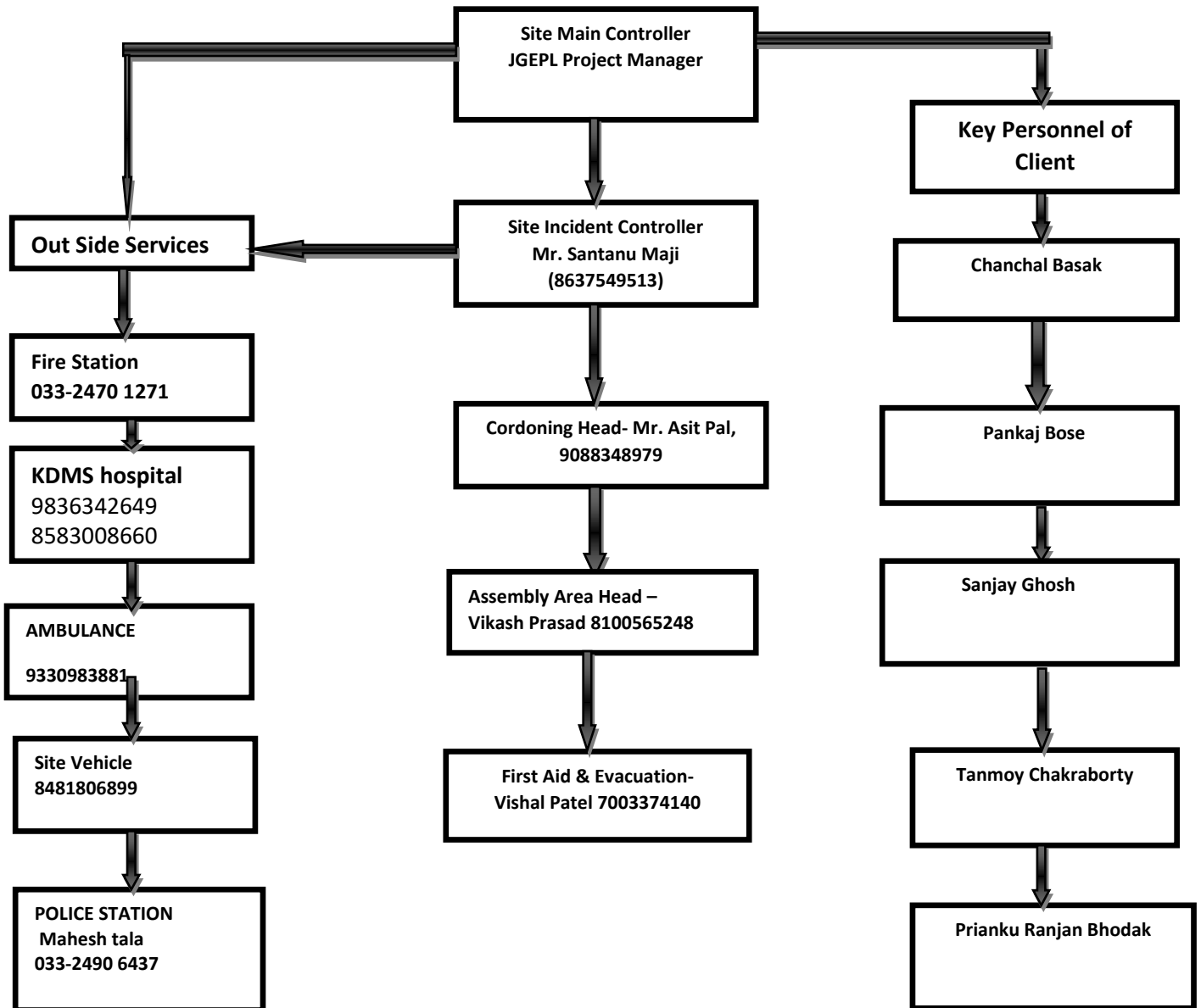


* Inform Head of Safety on phone and carry out investigation. Keep Project Manager informed.

** Arrange for site visit by senior management and investigation report in case of fatality

*** Arrange for compensation to the victim

Structure for On Site Emergency Plan Team:



Declaration of Emergency

- Project In-charge declares the emergency.
- Declared by the established communication system such as alarm or siren.
- People have to stop the work and move towards assembly point.

Termination of Emergency and Debrief

- PIC is responsible for the termination of the emergency.
- After termination PIC shall conduct an inspection & submit investigation report.
- Reassessment of the work site must be completed prior to recommencement.
- Resumption of the work only after head count.

Assembly Point

- Assembly Point for our near site office.
- Sign boards displayed to indicate the direction to the assembly point from different work areas.

Head Count

- A system for accounting for personnel following an evacuation shall be taken by the time office / Admin department personnel in assembly point
- Method for accounting for suppliers and customers

Emergency Communication System

- Shall give clear guidelines on how
 - To alert workers in case of emergency
 - To evacuate or take other action
 - To report emergencies
- The alarms shall be distinctive and recognized by all.

Training

Training for emergency response shall address,

- Function and elements of emergency action plan
- Types of potential emergencies
- Notification, warning, and communications procedures
- Emergency response procedures
- Evacuation, shelter, and accountability procedures
- Location and use of common emergency equipment
- Any other special hazards onsite such as
 - flammable materials,
 - toxic chemicals,
 - Radioactive sources.

On the site Emergency Amenities:

- Fire extinguishers
- First aider with all first Aid Facilities
- First Aid centre
- Emergency vehicle

Action plan during emergency

1. Inform Emergency controller & EHS Team paralleled. They will notify in turn each other and all other ERT members through phone / intercom or through messenger according to the situation.
2. PIC will declare the Emergency through the available media may be a siren.
3. Damage control Team will act swiftly to take out the victims and control further damage
4. **For Minor Injuries also First-Aid is given at KDMSH. First-aid Box is available in the Site for very minor injury.**
5. **If it is major the injured person will be send to KDMSH Hospital.**
6. Remaining work force will be directed to Emergency Assembly Point by Evacuation team
7. Emergency escape instruction will be given at by EHS team
8. Shifting of Construction Equipment/Material to an identified location will be done by Property Safe Guard team
9. Administrative team provides all administrative aide to ERT

10. Fire Brigade of the State Gov. will be informed by ERT, if the fire is getting out of control.
11. In case of short notice, all the identified persons to contact themselves and act as mentioned above.
12. EHS team will investigate.
13. Entire site team will take remedial measures.
14. It will be ensured that the damage / fire is stopped and the environment will be assessed, whether safe to work.
15. After the emergency is over, the normal situation is to be declared by the PIC.
Staff, Workmen to be rehabilitated

Dos and Don'ts:

✓ Sudden collapse of constructing temporary structure or lifting equipment:

- Observe from safe distance, is any workmen trapped inside.
- If trapped search for live persons after taking enough precisions.
- Don't allow public to assemble near the incident location.
- Allow only authorized & trained persons nearer to that location.
- There is a possibility other workers may become violent keep an eye on the surroundings.
- If situation becomes violent protect yourself from violent crowd by hiding, unless situation changes.
- Inform Site In-charge about situation and get his help for rescue.
- Keep security personal alert.
- Mean time information shall be passed to site in-charge and Admin. In-charge as in the above flow chart for initiation of necessary rescue arrangement.

✓ Explosion of Gas cylinders:

- If fire in a compressed gas cylinder observed it may lead to explosion. Hence from distance water shall be poured on the body of the cylinder such that cylinder body temperature can be kept in control such that cylinder will not explode.
- All other cylinders in that area, if possible, to be taken away from that area.
- After completion of fire, cylinder which caught fire shall be returned to manufacturer.
- If any leakage found in cylinder it shall be kept in well ventilated shaded area unless it becomes empty and then it shall be returned to manufacturer.

Major Fire Incident:

- Reduce fire load if possible.
- Communicate Site In charge / Rescue team for immediate action.
- Call ambulances as required.
- Identify any materials, which may become toxic on vaporization & remove from that area.
- Call nearby Fire station.
- Switch off main power supply.

- Use available fire extinguishers.
- Use available construction water for putting off fire.
- Check any persons trapped in fire, if trapped arrange for rescue.

✓ **Flood, Cyclone:**

- As per the guidelines of the local authority's initiate rescue operations.
- Generally, keep people in an elevated location.
- Inform all workers according to information from local authorities
- Evacuate people from low lying locations to high level locations.
- Don't lock tower crane cantilever boom.

✓ **Earth Quake:**

- If information received or initial tremors are observed.
- Trace information from local bodies & media.
- According to information if severity may increase or further tremors if expected.
- Take decision and inform all workers in site about the expected danger.
- Inform all to come and assemble in a safe open location identified. (Emergency Assembly Point)
- In load bearing structures people should not stay.
- Framed structures are best area to stay.

✓ **Public Emergencies:**

- In case of public emergencies information will be received from media.
- According to Govt. Decision people in site will be instructed and rescued.
- In all above emergencies, Emergency will be declared by Emergency Rescue team after discussion and Emergency rescue team will co-ordinate, review and monitors the and takes stock of the situations until emergency situation comes to normalcy. Once situation becomes normal once again same will be informed to all by the Rescue team for regular operations.

✓ **Emergency in Regular working time:**

- Emergency Situation Noticed in regular working time during day time 8.00 am to 8.00 pm can be well communicated to all site section in-charges and to our best extent rescue and rehabilitation measures can be assumed.

Emergency in Weekly off days late night working hours:

- During weekly off and late-night working hours Site In charge shall be declared.
- He will also act as Site Emergency Control co-coordinator.
- His name and phone No. shall be kept in site & time office notice board along with contact no.
- Emergency Control co-coordinator will co-ordinates and gets the help from regular site emergency rescue team in the shortest possible time.
- In the meantime, he will guide the site team in co-ordination with Emergency Rescue Committee.

Unrest, other situations

- Adequate precautions to be taken for work sites close to areas prone to political / communal unrest.
- Information can be obtained from television, radio, newspaper / any other Sources.
- Assemble at emergency assembly point
- Declaration of emergency situation by Project Manager, Construction Manager.
- Evacuation of workmen & staff from emergency assembly point to a safe shelter by time office.
- Security arrangement to be ensured in coordination with near police station.
- In case of military aggression, air raids, additional arrangements e.g., Military protection / bunkers may be required.
- Arrangement for flood, drinking water & medical aid by package I/c
- District emergency authority (district Collector to be informed).
- In case of short notice, all the identified persons to contact themselves act as mentioned above.
- After the emergency is over, the normal situation is to be declared by Project Manager, Construction Manager.
- Staff, workmen, & family to be rehabilitated.

CONTACT PHONE NUMBERS OF KEY PERSONS/LOCATIONS

NAME OF COMPANY	Name	TELEPHONE Number
Nearest Fire Brigade	Budge Budge	033-2470 1271
Nearest Police Station	Mahesh Tala	033-2490 6437
Nearest Hospital	KDMSH	9836342649 8583008660
Ambulance	Mr. Ashok Mondal	9330983881
Site Emergency Vehicle	Mr. Umesh Yadav	8481806899
Project Manager (Incident Controller)	Mr. Jibitesh Dutta Roy	9330695456
Sr. Engineer	Mr. Santanu Maji	8637549513
Site Engineer	Mr. Manoranjan Dholai	8918525337
Admin Officer	Mr. Sourav Raha	9681720385
P&M Head	Mr. Rupchand Hembrane	6289282152
Safety Officer	Mr. Vikash Prasad	8100565248
Safety Supervisor	Mr. Vishal Patel	7003374140
Site Electrician	Mr. Hafijul Haque	9123879369



Mock Drill:

Once in a 6month mock drill shall be conducted for various emergency situations cited in the emergency plan.

1. All Emergency rescue team members and site engineers shall be trained over emergency rescue plan.
2. All EHS, Site, P&M, stores mates will be trained on Firefighting & control.
3. First aid training shall be given to all EHS, Site, P&M, stores & Sub-contractor supervisors.





☆☆☆
আনন্দবাজার পত্রিকা কলকাতা
২৮ আগস্ট ২০০৮

নোটিস

এতদ্বারা জানানো হইতেছে যে রাজ্য স্তরে এনভাইরনমেন্ট ইম্প্যাক্ট অ্যাসেসমেন্ট অথরিটি আমাদের রিভারসাইড টাউনশিপ প্রজেক্ট বাটানগর কে ছাড়পত্র অনুমোদন করিয়াছেন। ছাড়পত্রের প্রতিলিপিগুলি পলিউশন কন্ট্রোল বোর্ড এবং ওয়েবসাইট SEIAA at <http://enviswb.gov.in> হইতে দেখা যাইবে। প্রযত্নে, রিভারব্যাঙ্ক ডেভেলপার্স প্রাইভেট লিমিটেড।

নোটিস

এতদ্বারা জানানো হইতেছে যে রাজ্য স্তরে এনভাইরনমেন্ট ইম্প্যাক্ট অ্যাসেসমেন্ট অথরিটি আমাদের আই.টি/ আই.টিইএস এসইজেড প্রজেক্ট বাটানগর কে ছাড়পত্র অনুমোদন করিয়াছেন। ছাড়পত্রের প্রতিলিপিগুলি পলিউশন কন্ট্রোল বোর্ড এবং ওয়েবসাইট SEIAA at <http://enviswb.gov.in> হইতে দেখা যাইবে। প্রযত্নে, রিভারব্যাঙ্ক হোল্ডিংস প্রাইভেট লিমিটেড।

C104811001-PL

THE TELEGRAPH CALCUTTA
THURSDAY 28 AUGUST 2008

CE

5

notice

This is to inform that State Level Environment Impact Assessment Authority has accorded clearance to our Riverside township project at Batanagar. The copies of the clearance letter are available with the Pollution Control Board and may also be seen at website of the SEIAA at <http://enviswb.gov.in> for Riverbank Developers Pvt. Ltd.

This is to inform that State Level Environment Impact Assessment Authority has accorded clearance to our IT/ ITES SEZ project at Batanagar. The copies of the clearance letter are available with the Pollution Control Board and may also be seen at website of the SEIAA at <http://enviswb.gov.in> for Riverbank Holdings Pvt. Ltd.

C104811001-PL

LEGEND:
LANDSCAPE MATERIALS & SURFACE FINISHES

SYMBOL	DESCRIPTION
	CURB STONE: 100x20x200MM HIGH CURB STONE. MATERIAL: PRECAST CONCRETE. COLOR: GREY. MAKE: WONDERCRETE OR MULTITWIN.
	WALLS & PLANTER WALLS: MINI THK. COPING. 100x20x200MM THK. CLADDING WITH HALF STAGGERED JOINTS PATTERN. MATERIAL: TILES. MAKE: VESTILE. COLOR: KONG.
	SAUCER DRAIN: 100x20x100MM THK. SAUCER DRAIN. MATERIAL: PRECAST CONCRETE. COLOR: LIGHT GREY. MAKE: WONDERCRETE OR MULTITWIN.
	THRUST BLOCK: 200x20x200MM THK. THRUST BLOCK. MATERIAL: PRECAST CONCRETE. COLOR: LIGHT GREY. FINISH: SHOT-BLASTED & BRUSHED. MAKE: WONDERCRETE OR MULTITWIN.
	DRIVEWAY PAVING BANDS: 100MM WIDE (OUT OF 100x20x200MM THK.) PAVING BANDS WITH SQUARE AND PATTERN & ROUND EDGES. MATERIAL: PRECAST CONCRETE. COLOR: DARK GREY. FINISH: SHOT-BLASTED & BRUSHED. MAKE: WONDERCRETE OR MULTITWIN.
	DRIVEWAY PAVING: 100x20x200MM THK. PAVING INFILL WITH HALF STAGGERED JOINTS. PATTERN & ROUND EDGES. MATERIAL: PRECAST CONCRETE. COLOR: LIGHT GREY. FINISH: SHOT-BLASTED & BRUSHED. MAKE: WONDERCRETE OR MULTITWIN.
	PERIPHERAL JOGGING TRACK: BANDS: 200MM WIDE PERIPHERAL BANDS IN QUARTZITE STONE. IN OUTSIDE SIDES OF THE PATHWAY. MATERIAL: FRENCH RED QUARTZITE. COLOR: RED. FINISH: VELVET. INFILL: 100MM WIDE INFILL IN QUARTZITE STONE WITH 8MM QUARTZITE. COLOR: RED. FINISH: VELVET. WITH ALL AROUND 8MM THK. GROOVED JOINTS. LAD IN PATTERN AS SHOWN.
	DROP-OFF PAVING: REFER DETAIL 01.
	PAVING BANDS: 100x20x200MM WIDE BANDS (OUT OF 100x20x200MM PAVERS) WITH ALL AROUND 8MM WIDE GROOVED JOINTS. LAD IN PATTERN AS SHOWN. MATERIAL: POLYCRETE PAVERS. COLOR: DARK GREY. FINISH: GRANITE. MAKE: WONDERCRETE OR MULTITWIN.
	PAVING INFILL: 100x20x200MM PAVERS WITH ALL AROUND 8MM WIDE GROOVED JOINTS. LAD IN SQUARE GRID PATTERN AS SHOWN. MATERIAL: POLYCRETE PAVERS. COLOR: LIGHT GREY. FINISH: GRANITE. MAKE: WONDERCRETE OR MULTITWIN.
	TOWER CLUB ENTRANCE LOUNGE PAVING: BAND: 200MM WIDE PERIPHERAL BAND. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED. INFILL: PAVING IN GRANITE STONE. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED. WITH ALL AROUND 8MM WIDE GROOVED JOINTS. LAD IN PATTERN AS SHOWN.
	PAVING BANDS: 100MM WIDE, 200MM THK. PAVING BANDS. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED.
	PAVING INFILL: 100MM WIDE, 200MM THK. PAVING BANDS. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED.
	RAMP PAVING: REFER DETAIL 02.
	STEPS: TREADS: 200MM THK. STONE FOR TREADS. MATERIAL: STEEL GREY GRANITE. FINISH: SHOT-BLASTED & BRUSHED. RISERS: 200MM THK. STONE FOR RISERS. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED.
	SEAT: 200MM THK. SEAT TOP & 200MM THK. CLADDING. MATERIAL: STEEL GREY GRANITE. FINISH: POLISHED.
	STEPPING STONES: 200MM THK. STEPPING STONES. MATERIAL: STEEL GREY GRANITE. FINISH: SHOT-BLASTED & BRUSHED.
	WATER FEATURE: 100MM THK. COPING. 100MM THK. INNER CLADDING & BED FLOORING. MATERIAL: GRANITE. COLOR: STEEL GREY. FINISH: POLISHED.
	PLAY COURTS PAVING: FINISHED IN EPDM COLORFUL FLOORING. DESIGN & PATTERN AS PER APPROVAL.
	PARKING BAYS: 100x20x200MM THK. PRECAST CONCRETE GRASS PAVERS. COLOR: LIGHT GREY. FINISH: SMOOTH. MAKE: WONDERCRETE OR MULTITWIN.
	PLANTERS: PLANTING WITH MIN. 500 MM DEEP PLANTING SOIL MIX AS PER SPECIFICATIONS.
	PLANTING BEDS: PLANTING WITH MIN. 400 MM DEEP PLANTING SOIL MIX AS PER SPECIFICATIONS.

LEGEND: RESIDENTIAL

- 1

ENTRANCE/EXIT GATE COMPLEX
- 2

PERIPHERAL JOGGING TRACK
- 3

TOWER DROP-OFF WITH ACCENT PAVING
- 4

GARDEN WITH FEATURE TOWER SIGNAGE
- 5

TOWER ENTRANCE COURT WITH ADDA ZONE
- 6

ENTRY THRU PORTALS
- 7

HALF BASKETBALL COURT
- 8

INTERGENERATIONAL ORGANIC LANDSCAPED ZONE
- 9

ORGANIC PLANTING BEDS
- 10

BADMINTON COURTS (2 NOS.)
- 11

OUTDOOR SITTING

12

ADVENTURE PLAY ZONE (AGE GROUP: 6-12 YEARS)

13

CLUB DROP-OFF WITH ACCENT PAVING

14

WATER FEATURE

15

SKATE BOARDING ARENA (REMOVED)

16

GREEN MOUND WITH SLIDE & SAND PIT

17

FREE PLAY ZONE

18

PLANTERS

19

PLAYFUL FENCING

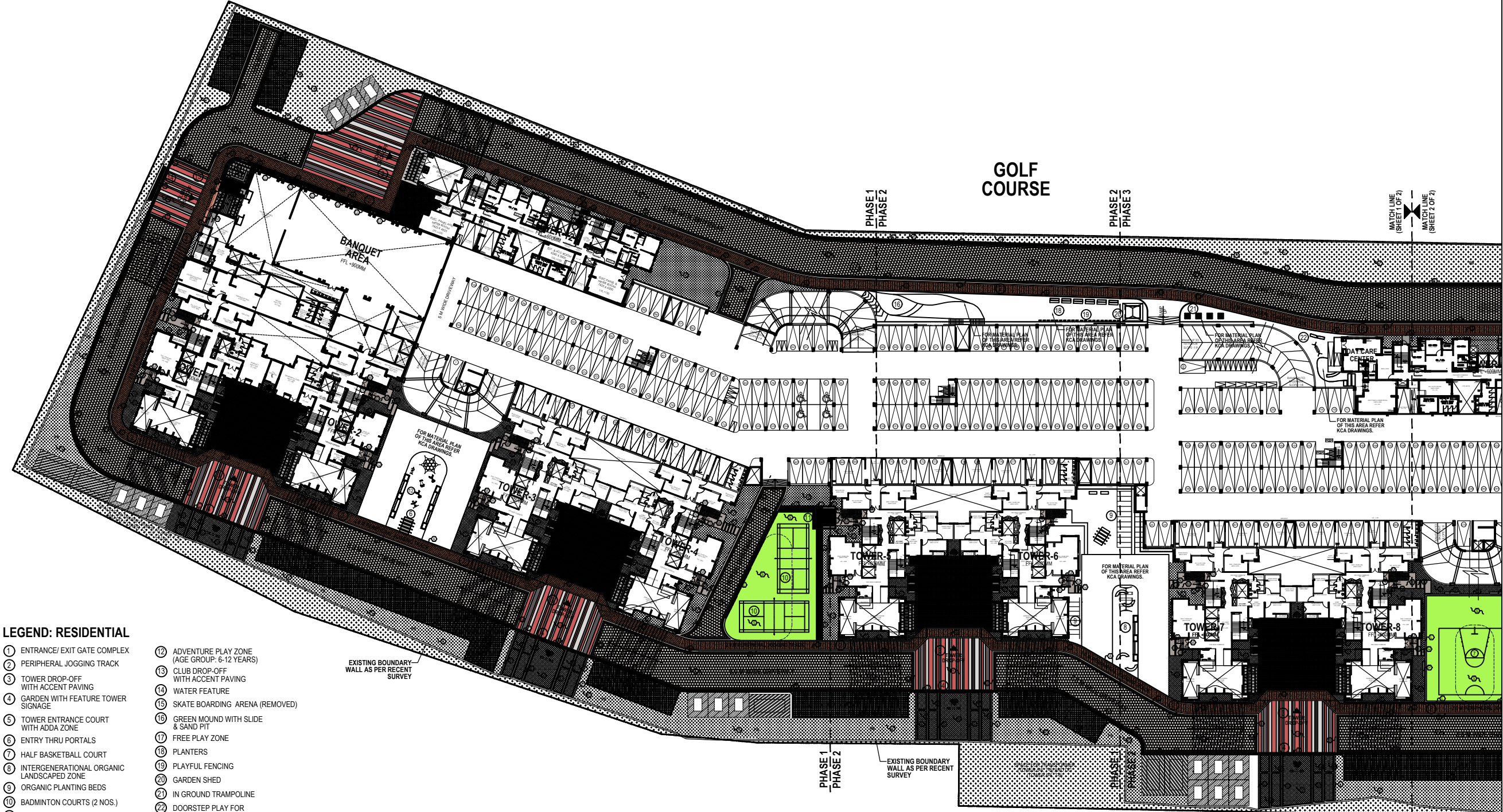
20

GARDEN SHED

21

IN GROUND TRAMPOLINE

22

DOORSTEP PLAY FOR DAY CARE CENTER

GOOD FOR
CONSTRUCTION
ISSUED ON
Nov. 26, 2021

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. THE CONTRACTOR SHOULD CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AT SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCY IN THE DRAWING SHALL BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT.

LANDSCAPE CONSULTANT

Singal Associates

Architects, Landscape Architects & Interior Designers
10th Floor, 10th Cross, 10th Main, 10th Stage, 10th Phase, 10th Block, 10th Sector, 10th Township, 10th District, 10th Division, 10th Region, 10th Country.
E-mail: singalassociates@gmail.com

ARCHITECT

USHRM PVT. LTD.

10th Floor, 10th Cross, 10th Main, 10th Stage, 10th Phase, 10th Block, 10th Sector, 10th Township, 10th District, 10th Division, 10th Region, 10th Country.

REV. TITLE

OVERALL LANDSCAPE MATERIAL & SURFACE FINISHES PLAN

PROJECT

INVERSIDE RESIDENTIAL PROJECT USHRM AT BATAVIA, KOLKATA

CLIENT

USHRM PVT. LTD.

10th Floor, 10th Cross, 10th Main, 10th Stage, 10th Phase, 10th Block, 10th Sector, 10th Township, 10th District, 10th Division, 10th Region, 10th Country.

DEALT BY:

ALAN

CHECKED BY:

K.C.S.

DATE:

16.11.2020

SCALE:

1:250 (A1 EXT'D.)

NORTH:

DRAWING NO.:

L12a

REVISION:

JOB NO.:

USHRM - 485UL

FORM E

[See rule 21]

FORM OF NOTICE OF COMMENCEMENT

To
The Administrator
Maheshtala Municipality
Kolkata – 700141

RECEIVED
(Contents are not verified)
Maheshtala Municipality

Date: 16th October, 2020

Subject: Notice of Commencement under rule 28 of the West Bengal Municipal (Building) Rules, 2007 under the West Bengal Municipal Act, 1993 as per Building Permit No III-B/MM/BLDG/2/578/2006/SP/BP, Dated 16th October, 2020.

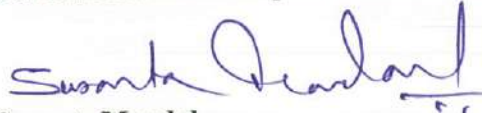
Holding No. / Street / Ward No. "USSHAR Tower – 1, 2 & 12" at Calcutta Riverside, 1 New Bata Road, Batanagar, within Ward no. 27 & 28 Maheshtala Municipality Kolkata – 700140. Plan No. III-B/MM/BLDG/2/578/2006/SP/BP, Dated 16th October, 2020.

Sir,

We hereby give notice that the erection/re-erection of /addition to alteration of the building on Holding No. USSHAR Tower – 1, 2 & 12, at Calcutta Riverside, 1 New Bata Road, Batanagar, within Ward No. 27 & 28 Maheshtala, Kolkata – 700140, will be commenced on 10th December, 2020 as per Building Permit No III-B/MM/BLDG/2/578/2006/SP/BP dated 16th October, 2020, granted by you, with the plans and specifications sanctioned.

Thanking you,

Yours faithfully,
For Riverbank Developers Private Limited



Susanta Mondal
Authorised Signatory

Riverbank Developers Pvt. Ltd.
Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India
P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

Calcutta Riverside, 1, New Bata Road, Maheshtala Municipality,
Kolkata 700 140

P: 033 2490-5491/ 6970 E: sales@hilandcal.com

CIN: U70101WB2007PTC120037

Ref: RDPL/PCB/AC/20-21/064

To
The Member Secretary,
West Bengal Pollution Control Board,
Paribesh Bhawan, Block-LA, No.-10A,
Sector-III, Saltlake City,
Kolkata - 700 106

Date : 22/03/2021

Sub : Submission of papers for obtaining Consent to Establish (NOC) for the proposed expansion of "Calcutta Riverside Township" at 1, New Bata Road, Batanagar, Meheshtala Municipality, Mouza - Mirpur, Bangal, Jagtala and Nungi, Ward No. - 27 & 28, Dist. - South 24 Parganas, Kolkata - 700140, West Bengal by M/s. Riverbank Developers Pvt. Ltd.

Ref : EC memo No. 268/EN/T-II-1/034/2018, dated 11.02.2021

Kind Attn : EIM Cell

Dear Sir,

With reference to the above subject we would like to inform you that we have already received Environmental Clearance vide Memo No. 268/EN/T-II-1/034/2018, dated 11.02.2021 for the proposed expansion of the township project at the above address free from all encumbrances.

We wish to obtain Consent to Establish i.e. NOC. Enclosed please find the duly filled-in application form in EMIS, challan, copy of environmental clearance, copy of paper advertisement, synopsis of project, land related documents and other supporting documents.

We hereby authorize Basudeb Das, whose signature is attested here below, to represent us, collect documents, do the needful & sign wherever necessary on our behalf in order to obtain the said clearance.

An early clearance of the above would be highly appreciated.

Thanking you,

Yours faithfully,

Basudeb Das

Signature of Basudeb Das
Attested by us



For M/s. Riverbank Developers Pvt. Ltd.

Riverbank Developers Pvt. Ltd.

Amit Chakraborty

Authorized Signatory.

Amit Chakraborty (Authorised Signatory)

Riverbank Developers Pvt. Ltd.

Registered Office

225C, AJC Bose Road, 4th Floor, Kolkata - 700020, India

P: +91 33 2283 9015-17 F: +91 33 2289 2148 W: www.hiland.in

Sales and Marketing Office

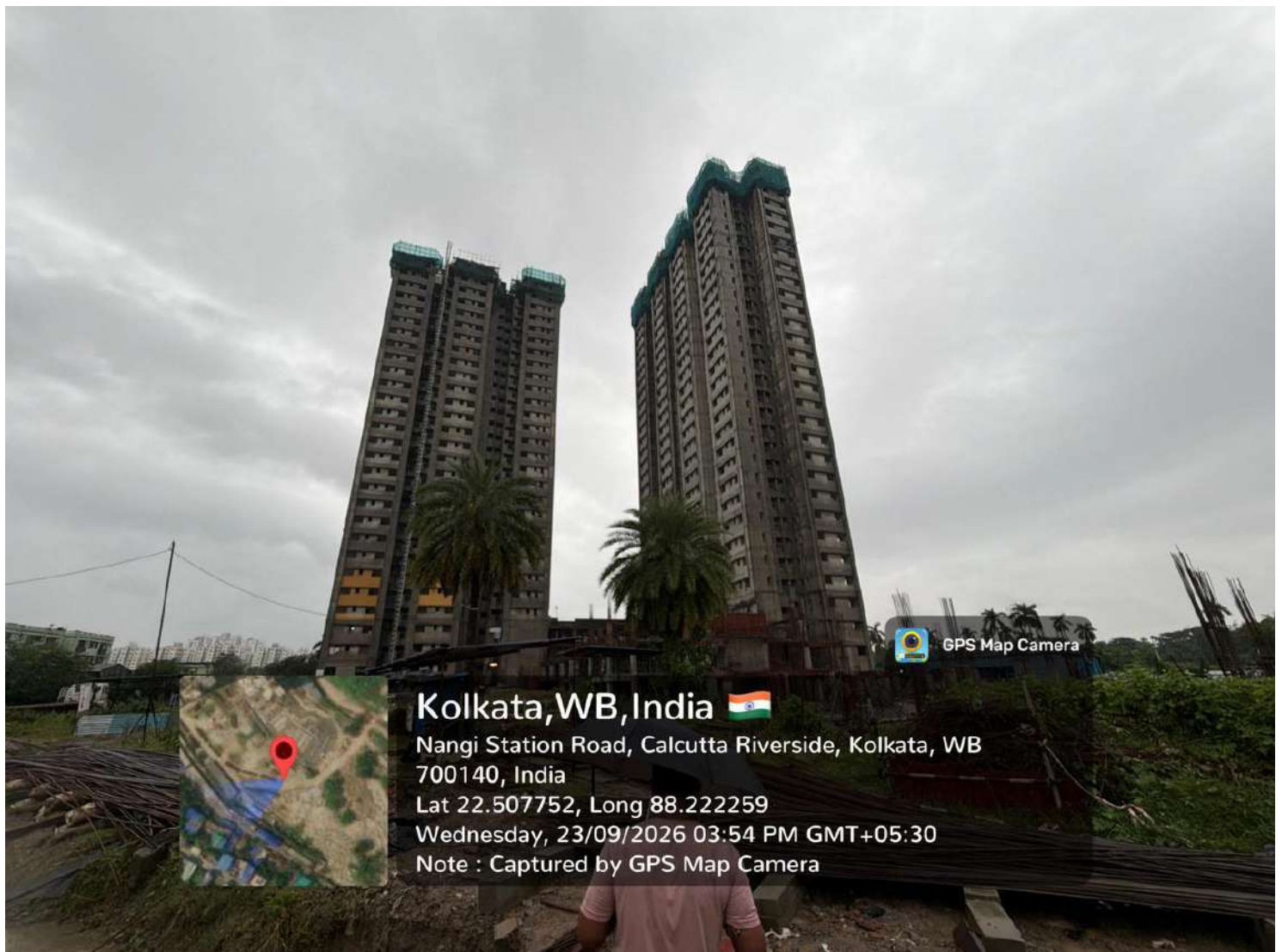
Calcutta Riverside, 1, New Bata Road, Maheshtala Municipality,

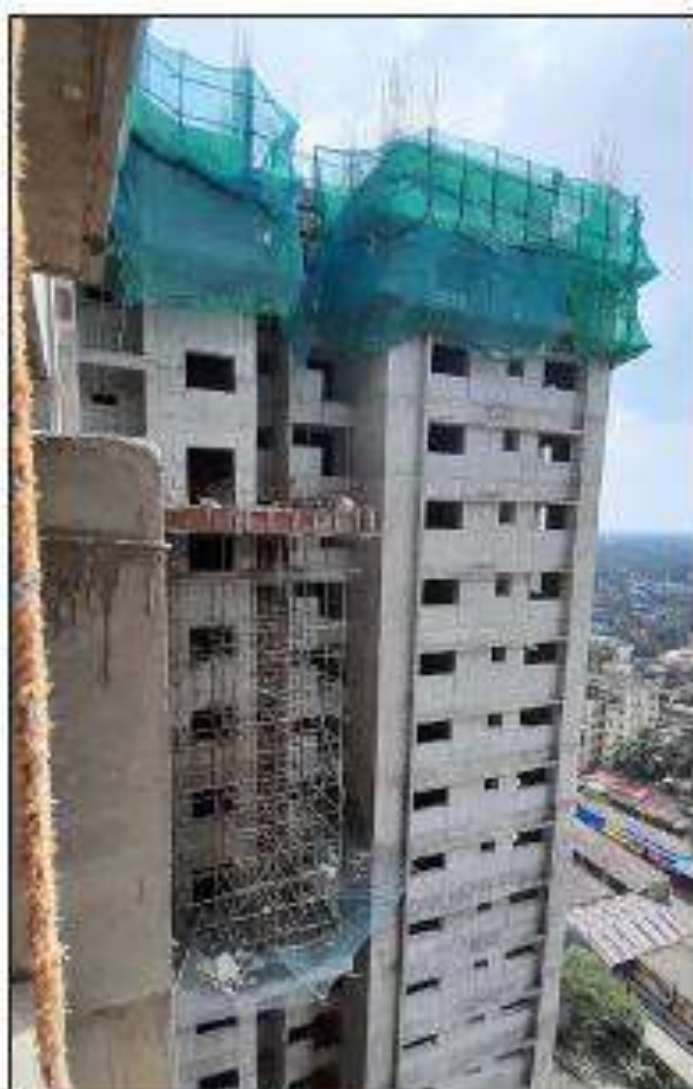
Kolkata 700 140

P: 033 2490-5491/ 6970 E: sales@hilandcal.com

CIN: U70101WB2007PTC120037

SITE PHOTOGRAPHS









Kolkata, WB, India



Mullick Bazar Road, Calcutta Riverside, Kolkata, WB
700140, India

Lat 22.508240, Long 88.221529

Wednesday, 23/09/2026 03:59 PM GMT+05:30

Note : Captured by GPS Map Camera



Kolkata, WB, India

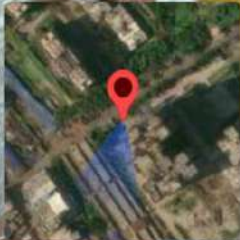


Mullick Bazar Road, Calcutta Riverside, Kolkata, WB
700140, India

Lat 22.508687, Long 88.221198

Wednesday, 23/09/2026 04:01 PM GMT+05:30

Note : Captured by GPS Map Camera



Kolkata, WB, India 🇮🇳

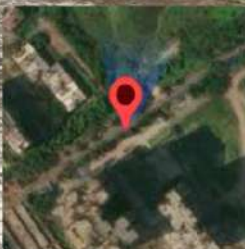
Mullick Bazar Road, Calcutta Riverside, Kolkata, WB
700140, India

Lat 22.508720, Long 88.221285

Wednesday, 23/09/2026 04:03 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera



Kolkata, WB, India 🇮🇳

Mullick Bazar Road, Calcutta Riverside, Kolkata, WB
700140, India

Lat 22.509030, Long 88.221686

Wednesday, 23/09/2026 04:06 PM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera











