



Kolkata Port Trust
15, Strand Road
Kolkata- 700001

Fax No 033-2230-4901
Telephone No. 2230-3451
e- mail: calport@kopt.in
Website: www.kolkataporttrust.gov.in

General Administration Department

No.Admn./6454/Antrix Housing/2

Dated : 16th August, 2016.

M/s Antrix Housing LLP,
225C, A.J.C. Bose Road,
4th Floor,
Kolkata – 700020.

Sir,

Sub : Construction within Port Limits – reg.


This has reference to your application dated 24th December, 2014 for construction of a Housing Project (B+G+11) at Premises No. 1, Rustamji Parsee Road, Ward No. 6, Kolkata Municipal Corporation, P.S.Cossipore, Kolkata – 700 002 and subsequent clarifications dated 02.04.2015, 17.05.2015, 20.07.2015, 29.07.2015, 03.09.2015, 16.10.2015, 29.10.2015, 31.12.2015, 17.03.2016 and 27.06.2016.

2. Permission is hereby accorded for construction within port limits as per your application read with subsequent clarifications subject to the following conditions :-

- (i) You will have to comply with all conditions as enumerated in the guidelines framed by the Trustees in this respect (copy enclosed).
- (ii) Onus of design, construction and operation will lie on you and the same should be designed and constructed as per relevant Indian Standards.
- (iii) Onus of failure / damage of the proposed Bank Protection Measure due to change in behavioural pattern of the river , if occurred , would entirely rest with you and KoPT will not be held responsible in any manner. The cost of remedial measure, if required, for protection of your infrastructure which has to be borne by you.
- (iv) The sheet pile of the Bank Protection Work as proposed in the engineering drawing should be in-shore of the foreshore on your own land and there should be no change of Bank Line.
- (v) After completion of the construction , if it is noticed that the proposed construction or any part thereof, including Guard wall is occupying portion of the foreshore land, Foreshore Occupation Charges for 30 years at the applicable rate, as one time upfront value will be recovered from you.
- (vi) You will have to comply with the order of National Green Tribunal (Eastern Zone Bench) as passed on 13.02.2015.
- (vii) Inspection fees of Rs.1.10 Lakh plus service tax and admissible S.B.Cess and K.K.Cess will be payable.

Enclo : As stated.

Yours faithfully,


(S.Pradhan)
Secretary(I/C)

Procedure for grant of permission for construction u/s 46 of MPT Act

Under Section 46(1) of MPT Act, prior permission of KoPT Board is required for making, erecting or fixing within the port limits or port approaches any wharf, dock, quay, stage, jetty, pier, erection or mooring or undertaking any reclamation of foreshore within the said limit. The port limit is that part of River Hooghly and shores thereof as are within 45.7 mtrs. of High Water Mark at Spring Tide and extends from Jangipur in the North to Sandheads in the South. Considering the large number of private and public properties in the entire stretch, the following procedures and guidelines have been drawn up for grant of permission u/s 46 of MPT Act :-

1. The Board may permit construction of public utilities, parks, gardens, beautification, bathing ghats, jetties and other activities which essentially require a waterfront. Apart from these, any permanent construction as per Municipality approved plan may also be permitted subject to the following :-

i) The developer/land owner/authorized agency would undertake bank protection works based on detailed study report/recommendation of any of the three reputed institutes in Bengal, viz. Jadavpur University, BESU or IIT, Kharagpur. Presence of KoPT's Surveyor would be essential during inspection for drawing up the recommendation/study report. Concurrence of KoPT to the methodology recommended by the Institutes would be necessary. The bank protection work should be executed by the party and certified by the concerned Institute. The periodical maintenance of bank protection would have to be carried out by the developer/land owner/authorised agency as per plan to be given by the above institutes.

ii) No changing of bank line will be allowed and no encroachment into the river will be allowed in the name of bank protection work.

iii) For conservancy purposes, a paved clear corridor fit for vehicular movement of 11 mtrs. (3-lane width) from High Water Mark at Spring Tide should be maintained by the developer/land owner/authorized agency and provide access to the said corridor. Depending upon erosion potential of a particular stretch of river bank, the 11 mtrs. clear corridor may also be increased.

iv) Restriction on construction of deep tube well within port limits would apply, depending on location.

v) In case of any unprecedented hydromorphological changes in the river, KoPT shall not be responsible in any manner for any consequential effect on the construction and stability of the structures falling within the port limits.

vi) The above conditions would be applicable in respect of all future constructions, irrespective of existence of already sanctioned plans from concerned Municipality.

2. KoPT may invoke Section 46(2) for removal of any construction done without prior permission of the Board.

3. In cases of permission granted to developers for authorized construction, foreshore occupation charge for 30 years will be recovered as one time upfront value from the developer.

4. While applying for permission u/s 46, a processing fee of Rs. 11,000/- per application plus applicable taxes will be payable. Apart from the processing fee, other applicable dues/charges like foreshore occupation charge, fee for beautification, inspection charge, etc. would be payable.

5. An Inspection fee of Rs. 1.10 lakh will be payable on grant of permission for construction.

6. Both Processing Fee and Inspection Fee would be reviewed after every 2 years. Service tax and any other applicable tax/cess would be payable over and above the fees.

7. Attempts will be made to process applications accompanied by requisite map, plan, drawing in the prescribed format within three weeks of getting relevant documents. For time bound processing of applications, the same should be submitted as per proforma attached.

Proforma application for grant of construction
permission u/s 46 of the MPT Act, 1963

The Secretary,
General Administration Department,
Kolkata Port Trust,
15, Strand Road,
Kolkata – 700 001.

Sub: Request for construction within port limits.

Sir,

I/we propose to construct------(brief description of the proposed construction) at ----- (name of area). I/We am/are authorized to undertake the construction activity being owner of the land/public utility concern/.... (any other authorization). Necessary information/documents as required for processing the application for grant of permission u/s 46 of MPT Act, 1963 is furnished as follows :-

I. Area of proposed construction demarcated on latest Hydrographic Survey Chart of KoPT which is available for sale at the DMD's Drawing Office. 5 copies of such location chart with a copy of money receipt towards payment of cost of chart to be furnished with the application.

II. Detailed project plan with engineering drawing, where applicable, clearly showing area falling within 45.7 m. of High Water Mark at Spring Tide (5 copies) and protrusion of structure into the river from the bank.

III. Tentative period of construction.

IV. Purpose of construction.

V. Complete address of applicant, PAN/TAN and contact numbers (both mobile & land line) for communication. In case of firm/company, name, address and phone number of Proprietor/Partner/Director to be furnished.

2. I/We hereby declare that Kolkata Port Trust will not be held responsible for any dispute over the land on which construction is proposed.

3. I/We hereby agree to pay processing fee of Rs. 11,000/- (Rupees Eleven Thousand) with applicable taxes and other applicable charges like Hydrographic Survey Charges, Impact Assessment Study Charges, Foreshore Occupation Charge, Beautification Fee, Inspection Charge with applicable taxes as may be claimed by Kolkata Port Trust. I/We also undertake that I/We will abide by all the rules/regulations as well as terms/conditions of Kolkata Port Trust and other statutory bodies and local authorities in connection with the proposed construction.

4. I/We also hereby declare that no construction will be carried out by us until valid permission is granted to me/us by KoPT. It is requested that our/my application may be considered favourably.

Yours faithfully,
Signature
(Name of the applicant)

KOLKATA PORT TRUST
General Administration Department
15, Strand Road,
Kolkata-700 001

Bill No. Inspection Fee/36

Date : 17.08.2016.

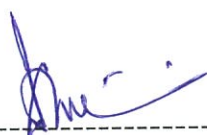
Inspection fees for grant of permission u/s 46 MPT Act, 1963 in favour of Antrix Housing LLP of 225C, A.J.C Bose Road, 4th. Floor, Kolkata 700020

Inspection Fee	Rs.1,10,000/-
Service Tax @ (14%)	Rs. 15,400/-
Swatch Bharat cess (0.5%)	Rs. 550/-
Krishi Kalyan Cess (0.5%)	Rs. 550/-
Grand Total	Rs.1,26,500/-

PAN No. ABAFA4372Q

Contact No. of the Applicant : 8335053834

The amount mentioned above is paid Vide Pay Order / DD No..... dated on Bank, Branch, for Rs.1,26,500/-.



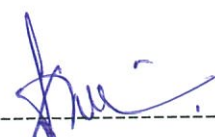
Signature of the issuing authority

Treasurer, KoPT

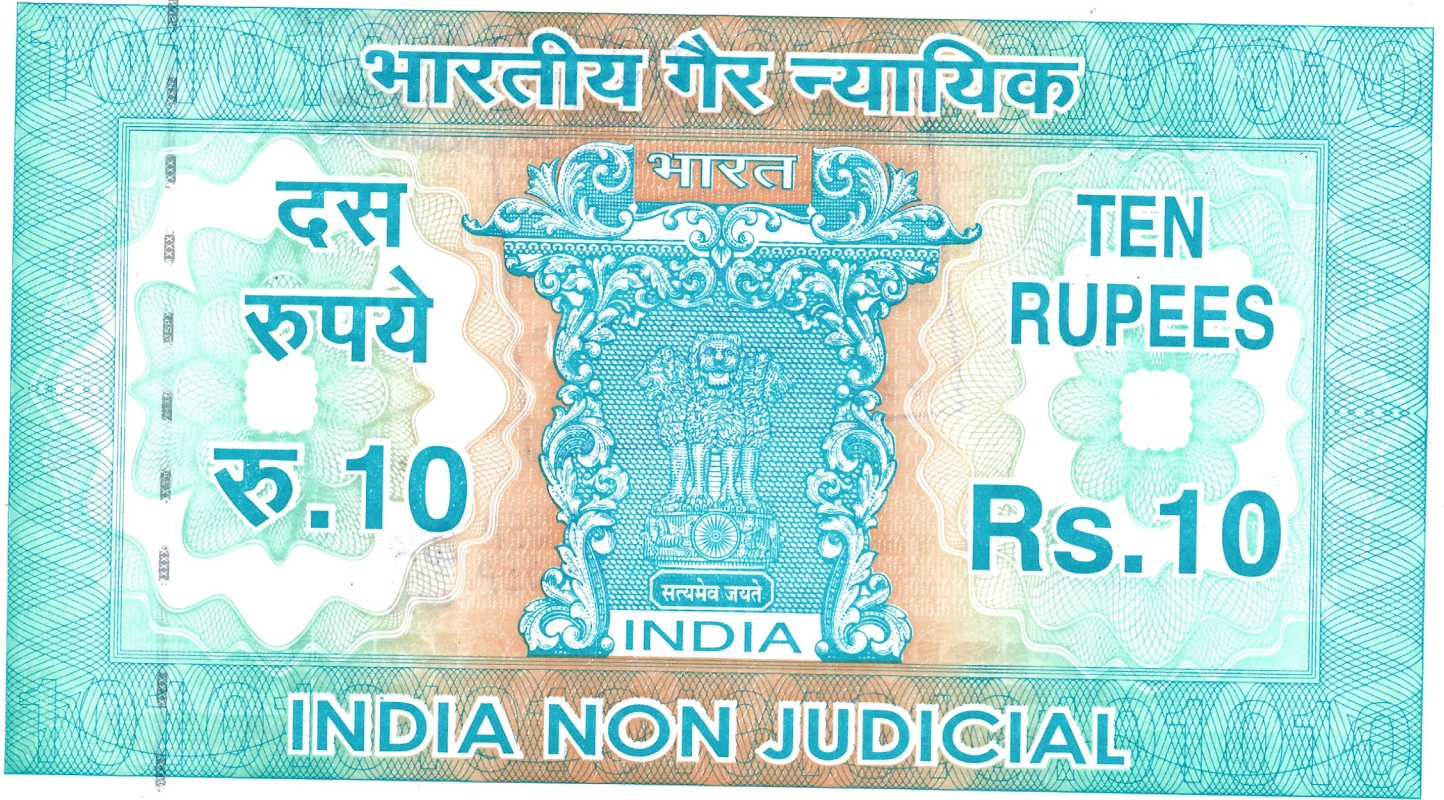
Please accept a sum of Rs.1,26,500/- towards Inspection Fee & Service Tax thereon (paid vide Bill No./Inspection Fee/36 dated 17.08.2016) Vide Pay Order / DD No..... dated in connection with the above subject matter and issue TR.

PAN No. ABAFA4372Q

Contact No. of the Applicant : 8335053834



Signature of the issuing authority



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

38AB 083741

DECLARATION

This is to declare and confirm that Oswal Residential Buildings LLP is the new developer for the premises no. 1 Rustamjee Parsee Road, Kolkata in partnership with the land owner, Abas Nibas Pvt Ltd and old developer, Antrix Housing LLP as per the registered supplementary development agreement being no. 190105480/19 dated 28th August 2019

Permissions with respect to Kolkata Improvement Trust and Kolkata Port Trust were applied for and sourced in the name of Antrix Housing LLP and the same is being used for the required purpose

For Oswal Residential Buildings LLP
OSWAL RESIDENTIAL BUILDINGS LLP

S. Balan

Authorised Signatory
CONSTITUTED ATTORNEY
OF ABAS NIBAS PVT. LTD.

DATE-- 22/03/2021

For Antrix Housing LLP
ANTRIX HOUSING LLP.

Amrit Dalsand
Designated Partner.

121540

OSWAL RESIDENTIAL BUILDINGS LLP,
159, Rabindra Sarani
ONKAR MANSION, 2nd Floor:
Room No-2C, Kolkata-700007

NAME.....
ADD.....
Re.....
24 SEP 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kat-I

24 SEP 2019
24 SEP 2019

ANTRIX HOUSING L.P.
Designated Partner

OSWAL RESIDENTIAL BUILDINGS LLP
Authorized Signatory
SARADITA DEBTHAKUR
FOR AND BEHALF OF THE COMPANY