

F.No.21-181/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 12th June, 2018

To,

M/s Bengal Shriram Hi-Tech City Private Limited

EN-32, 1st Floor, Sector-V, Slat Lake City,

Kolkata - 700091 (West Bengal)

E Mail: vishal.mangal@shriramproperties.com

Subject: Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal by M/s Bengal Shriram Hi-Tech City Private Limited - Environmental Clearance reg.

Sir,

This has reference to your online proposal No. IA/WB/NCP/64951/2017 dated 15th November, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal promoted by M/s Bengal Shriram Hi-Tech City Private Limited, was considered by the Expert Appraisal Committee (Infra-2) in its 26th meeting held on 14-15 December, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project will be located at Latitude- 22°41'37.89"N and longitude- 88°19'58.41"E.
- (ii) The project is a new project. The proposed Project Shriram Grand City at Uttarpara, District-Hooghly, West Bengal will be developed by M/s Bengal Shriram Hitech City Pvt. Ltd. Provisional Environmental Clearance was granted to the project by the SEAC, West Bengal, vide letter No. 40-2N-36/2008 (E) dated 19.01.2009 for plot area 12,70,850.0 sqm (314.0 Acres) and Built up Area of 24,91,918.36 sqm. The permission for development & Sanction of building Plan for Phase-I of the Mix-use development project was taken from KMDA for built up area 99,290.99 sqm on 30.11.2010.
- (iii) The Environmental Clearance was granted by SEIAA, West Bengal vide letter No. 843/EN/T-II-I/014/2008 dated 01.04.2015 for construction of Phase I of Shriram Grand City for built up area of 99,290.99 sqm and plot area 60,823.404 sqm (11.04 Acre for residential Parcel & 3.99 Acre for water body) for Phase I.
- (iv) The permission for development & Sanction of building Plan for Phase-I of the Mix-use development project was again taken from KMDA for built up area 1,89,256.78 sqm on 60,823.404 sqm (11.04 Acre for residential Parcel & 3.99 Acre for water body) dated 23.11.2016.
- (v) Again, due to change in planning, the project proponent is applying for the Environmental Clearance for total plot area of 12,70,884.0 (314.0 Acres

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including Phase I) and built-up area of the project will be 31,43,536 sqm. The project will be comprising of various activities i.e, Dwelling units, Retail, Shopping Complex, Hospital, Hotel, Mall, IT/IT offices, School, College, Recreational and Automotive Ancillary Industry.

- (vi) The green belt development area will be kept as 3,29,009.4 sqm (25.88%). Maximum no. of floors will be G+20 for the project and maximum height of building will be 76 m. Total population of the project will be 219626 Nos.
- (vii) The total water requirement of the project will be 22426 KLD. The source of water will be Kolkata Metropolitan Water and Sanitation Authority (KMW&SA). The total waste water generation will be 18086 KLD (18.08 MLD). The waste water shall be treated through the Sewage Treatment Plant (STP) of combined capacity 22.0 MLD. 9613 KLD of treated water will be reused in flushing, gardening, DG Cooling, HVAC Cooling & Misc. 7569 KLD of treated water from STP shall be discharge to the Sewer line. As the water table of the proposed project is very high therefore, total 7 No. of RWH tanks and water body (30.1 Acre) are proposed for storm water recharging to ground.
- (viii) Solid waste generation from the proposed project will be 73971 Kg/day. From the proposed project the biodegradable waste (51780 Kg/ day) shall be treated in Solid waste treatment plant proposed within the project, recyclable waste generated (18493 Kg/day) and Plastic waste (3698 Kg/day) will be handed over to authorized recycler, biomedical waste generated with hospital proposed in the project will be (150 Kg/day) shall be sent to CBMWTF and Used Oil of 120 lit/month shall be collected in leak proof containers at isolated place and then it will be given to approved recycler. E- Waste of 10-12 kg/ month will be collected and given to approved recycler.
- (ix) The total power requirement will be 230 MVA which will be provided by West Bengal State Electricity Distribution Company Limited. 140 no of D.G. Set of various capacities shall be installed & the D.G. sets shall be kept acoustically enclosed & installed with anti-vibration pads and will be used during Power failure only. Hence, to avoid the emissions, stack height of 6 m above roof level for each D.G. sets shall be installed to reduce the air emissions, meeting all the norms prescribed by CPCB.
- (x) As the water table of the proposed project is very high therefore, total 7 No. of RWH tanks and water body (30.1 Acre) are proposed for storm water recharging to ground.
- (xi) Adequate parking provision shall be provided in the project of 29823 ECS (for Residential-22698 ECS & Commercial-7125) as Surface parking.
- (xii) Energy Conservation measures:
- Usage of energy efficient Lifts (VVVF Non-gear lifts).
 - Usage of energy efficient / load sharing DG sets to save 10% energy.
 - Providing solar power by PV panels.
 - Providing LED Lamps instead of fluorescent lamps for common area.
 - Providing LED lamp instead of HPSV /Metal halide lamps for street lighting.
 - Providing LED Lamps instead of T-8 lamps for Basement lighting and going with electronic ballast instead of copper ballast.
 - Use of energy efficient Motor By replacing the energy efficient motor class 2 to class 1.

- (xiii) No Eco-sensitive area lies within 10 km radius.
 - (xiv) There is no court case pending against the project but 1 (one) pending Public Interest Litigation relating to Project. A writ petition in the nature of a Public Interest Litigation (PIL) W.P. No. 27996 (W) of 2016 is pending in the High Court at Calcutta, Constitutional Writ Jurisdiction, Appellate Side.
 - (xv) The project was granted Standard ToR by MoEFCC vide letter No. 21-181/2017-IA-III dated 20.07.2017.
 - (xvi) Investment/Cost of the project is Rs. 6,200 Crores.
 - (xvii) Employment potential: Labourers during construction phase 200 no. and about 24512 personnel as staff during operation phase.
 - (xviii) Benefits of the project: It will increase Infrastructure of the area & will provide housing facility, educational facility, commercial area and open space with all other basic amenities to various classes of people. It will provide healthy, green & safe premises for living. People have more open and green spaces, bringing them closer to nature. People live, stay and recreate; and have immediate access to entertainment facilities in a single, spacious and secured area.
3. The project/activity is covered under item 8(b) i.e. 'Townships and Area Development Projects' of the Schedule to the EIA Notification, 2006.
4. The EAC, in its meeting held on 14-15 December, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Proposed "Shriram Grand City" at village Uttarpara, District Hoogly, West Bengal promoted by M/s Bengal Shriram Hi-Tech City Private Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

- (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.
- (ii) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) 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.
- (iv) This clearance is subject to the final outcome/order of Hon'ble High Court at Calcutta in Public Interest Litigation (PIL) W.P. No. 27996 (W) of 2016.

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Topography and natural Drainage

- (v) 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. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge

- (vi) As proposed, fresh water requirement from Kolkata Metropolitan Water and Sanitation Authority (KMWSA) shall not exceed 12813 KLD.
- (vii) A certified report on the sources and availability of water from the local body supplying water along with the permission received by them for the same shall be submitted. This report shall specify the total annual water availability with the organization (local body), the quantity of water already committed to other development projects, the quantity of water committed for this project and the balance water available for distribution. This should be specified separately for ground water and surface water sources.
- (viii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xiv) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed 7 nos. of rain water storage tanks shall be provided.
- (xv) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xvi) Approval of the CGWA require before any dewatering for basements.

Solid Waste Management

- (xvii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (xviii) 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.
- (xix) 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. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xx) 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.
- (xxi) Hospital/Laboratory wastes shall be managed in accordance to the Bio-Medical Waste Management Rules, 2016.

Sewage Treatment Plant

- (xxii) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, gardening, DG cooling & HVAC Cooling. Excess treated water shall be discharged to the Municipal sewer line.
- (xxiii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xxiv) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxv) 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.

Energy

- (xxvi) 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. Outdoor and common area lighting shall be LED. 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.

- (xxvii) 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xxviii) 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. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
- (xxix) 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.
- (xxx) 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. 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.

Air Quality and Noise

- (xxxi) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (xxxii) 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. 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.

- (xxxiii) 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.
- (xxxiv) 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.
- (xxxv) For indoor air quality the ventilation provisions as per National Building Code of India.
- (xxxvi) Ambient noise levels shall conform to residential standard 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.

Green Cover

- (xxxvii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 3,29,009.4 sqm area shall be provided for green belt development.

Top Soil preservation and Reuse

- (xxxviii) 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.

Transport

- (xxxix) 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.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures
 - Proper design of entry and exit points.
 - Parking norms as per local regulation
- (xi) 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.

- (xli) Internal Traffic management should be kept smooth by segregating traffic and parking lots for two wheelers, cars and buses and allowing only ambulances and other emergency services/vehicles to move beyond the parking. Separate pedestrian walk ways with no vehicle access should be provided for attendant movements. Battery operated internal transport arrangement from the parking lot to various departments should be provided.
- (xlii) 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.
- (xliii) Diesel and Petrol Driven Vehicles, except those carrying patients under emergency requirements shall not be allowed to move beyond the parking areas.

Environment management Plan

- (xliv) An environmental management plan (EMP) as prepared and submitted along with EIA Report shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Others

- (xlv) Provisions 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.
- (xlvi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xlvii) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (xlviii) As per the Ministry's Office Memorandum F.No.22-65/2017-IA.III dated 1st May 2018, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) Plan. As per the said O.M., funds @ 0.5% of the total project cost shall be earmarked for the activities proposed under CER. The activities proposed under CER shall be restricted to the affected area around the project.

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PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Bhubaneswar who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Bhubaneswar.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Bhubaneswar.
- (ix) Any appeal against this clearance 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.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were

received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
5. This issues with the approval of Competent Authority.


(Kushal Vashist)
Director

Copy to:

- 1) The Secretary (Environment), Environment and Forest Department, Government of West Bengal Poura Bhavan, 4th floor, FD-415/A, Sector-III, Bidhannagar, Kolkata - 700106.
- 2) The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110032.
- 3) The Addl. Principal Chief Conservator of Forests (Central), Ministry of Environment, Forests and Climate Change, Regional Office (EZ), A/3, Chandrasekharpur, Bhubaneswar - 751023.
- 4) The Chairman, West Bengal Pollution Control Board, Paribesh Bhavan, 10A, Block - L.A., Sector III, Salt Lake City, Calcutta-700 098.
- 5) Guard File/ Record File/ Notice Board.
- 6) MoEF&CC website.


(Kushal Vashist)
Director

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**GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIVISIONAL FIRE OFFICER
WEST BENGAL FIRE & EMERGENCY SERVICES
G.T. Road, Bosepara, Mahesh-1, P.S. - Serampore, Pin -
712202**

Memo No : IND/WB/FES/20182019/27403

DATE: 07/05/2019

From :

**The Divisional Fire Officer
Fire Prevention Wing,
West Bengal Fire & Emergency Services.**

To :

BALASUBRAMANIANS

**JL NO. 6, KHATIAN NO. 1808 LR DAG NOS. 1887, 1888,1889, 1894, 1895 UNDER
MOUZA KHORDA BAHERA & JL NO. 7, KHATIAN NO. 11976 LR DAG NOS. 4473, 4474
UNDER MOUZA KONNAGAR**

**Uttarpara F.S., Uttarpara,
Hooghly - 712246 .**

**Sub :Revise Fire Safety Recommendation for a proposed project consisting of 15 nos.
G+18 storied Residential Tower along with G+4 storied Car Parking Block, 1 no. G+2
storied Club Block in the name & style of Bengal Shriram Grand City- Phase II at
Hindmotors, falling under Uttarpara Kotrang Municipality and Kanaipur Panchayat,
Mouza- Kotrang, Konnagar, Bhadrakali, Barabahara, Khordabahera, Makhla, Dist-
Hooghly.**

This is in reference to your Application No. IND/WB/FES/20182019/27403,dated 07/05/2019, regarding the Fire Safety Measurefor a proposed project consisting of 15 nos. G+18 storied Residential Tower along with G+4 storied Car Parking Block, 1 no. G+2 storied Club Block in the name & style of Bengal Shriram Grand City- Phase II at Hindmotors, falling under Uttarpara Kotrang Municipality and Kanaipur Panchayat, Mouza- Kotrang, Konnagar, Bhadrakali, Barabahara, Khordabahera, Makhla, Dist- Hooghly..

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 Revised Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

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Recommendation:

1. SPECIAL RECOMMENDATION:

1.Regarding the existing canal, if it is to be covered etc., applicant will first take approval from concern authority and will also ensure that any driveway on the top of the canal will bear a load of 45M.T.

2.Considering the huge and large project one two pump fire station will have to be constructed in suitable location of the project as desired by the technical Expert Committee.

2. CONSTRUCTION:

1.The whole construction of the proposed project shall be carried out as per approved plan drawings conforming the relevant building rules with upto date amendment of Local Municipal Rules and shall remain same as per approved plan of this Department.

2.Any deviation with regard to the construction shall be verified by the concerned building sanctioning authority.

3.Applicant will have to complete all connecting roads before applying for "Fire Safety Certificate".

4.Materials for rapid flame spread categories including untreated wood fiber board etc. shall be not use. The doors and windows preferably shall be made of metal.

5.The interior finish decoration of the building shall be made with the materials with low flame spread and low smoke/non-toxic gas generating categories conforming I.S. Specification.

6.Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

7.Service ducts and shafts should be enclosed by a wall of 2 hours and doors of one hour fire rating. All such ducts shall be properly sealed at all floor levels.

3. OPEN SPACE AND APPROACH:

1.The abutting road shall permit the accessibility and maneuverability of fire appliances and shall be constructed according to submitted plan drawing.

2.The open space surrounding the building shall be kept clear open to sky and shall conform the relevant building rules as well as permit the easy accessibility and maneuverability of the Fire Appliances with turning facility.

3.The approach road surrounding the building (drive way) and open car parking area shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.

4.The width and height of the entry gates to the premises shall be 5.0m wide and 5.0m high (as shown/marked in the plan drawing) respecting the abutting road.

5.Driveways to have a clear width as shown in the plan drawing which are accessing towards

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ground level below each fire refuge area and a space of 9.0m X 15.0m below each fire refuge area shall have to be provided as shown/marked.

6. Drive ways should be free of any type of obstruction. No parking will be allowed on the Drive-Way.

7. Turning radius minimum 7.5m shall be provided for approaching towards the ground level near each Fire Refuge Platform.

4. STAIRCASE :

1. The staircases of the buildings shall be enclosed type as shown in the plan drawings. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 2 hours.

2. The staircase shall have permanent vents at the top equal to 5% of the cross sectional area of the staircases enclosures and open able sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.

3. Fire Check Doors at the entrances of all the Staircase enclosures as shown/marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire window fitted with self closing type openable in the direction of escape.

4. Staircase with fire shaft shall be pressurized as per NBC Part-IV.

5. Considering the staircases are only means of evacuation, emergency lighting arrangement directional exit sign etc. shall be made conforming the relevant I.S. Code in this regards.

6. Both staircases of each block shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the stair wall shall be 1m. above the surrounding roof area.

7. The position of the staircases shall be made as shown in the plan. Width of the staircases, corridors and the exit doors shall conform the relevant building rules with up-to-date amendments.

8. Corridors of all buildings shall be kept un-obstructed all the time.

5. LIFT :

1. The walls of the lift enclosure of all buildings shall be at least two hours FIRE resisting type. Collapsible gate shall not be permitted.

2. Lift and lift lobby with fire shaft shall be pressurized as per NBC Part-IV.

3. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. The lift shall be so wired that in case of power failure, it comes down at the ground level landing to stand still with door open.

4. Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be such design as to operate on actuation of sprinkler or Fire Alarm. In case of failure of normal power supply it shall automatically trip to alternate supply.

5. All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting to the Fire Control Room of the building.

6. At least one no. lift of each building shall be designed as high speed "Fire Lift" (shown in the plan drawing) and conspicuously indicated. The speed of the fire lift in the buildings shall be such that it can reach the top from the ground floor within 1 minute in visual indications of floor numbers shall incorporated in the lift cars.

6. REFUGE AREA:

1. The measurement of all Refuge Areas/Fire Refuge Landings shall be as per requirement of occupancy load/floor areas (at the rate 0.3sq.m./person) or 15.0Sq.m. whichever is higher.
2. Refuge areas are to be provided as shown in the plan drawing and shall be provided on the external wall with cantilever projection or other suitable means as shown in the drawings.
3. The refuge areas shall be of Fire resisting construction and protected with self closing F.C.D. at the entrance from the staircase landing.
4. All facilities shall be provided in the fire refuge platforms as detailed in NBC Part-IV.
5. The position of refuge area shall be in such manner so that it shall be negotiable by the Fire Service High Rise Ladder from the ground of each block.

7. ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including transformers (if any, shall be of dry and explosion proof), 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.
2. The vertical supply ducts shall be sealed at each floor level.
3. The electrical installation shall be adequately protected with CO2 / D.C.P.
4. Electrical distribution system of the all buildings shall be made in the form of concealed wiring or in heavy gauge M.S. conduit continuously bonded to the earth. Cables shall be I.S. marked and preferably be of F.R.L.S. categories. M.C.B. shall be installed in electrical circuit to avoid electrical fire hazards.
5. All electrical installation viz. transformer, Switch Gear L.T, H.T rooms shall be protected with both auto detection and suppression system as per suitability.
6. Adequate ventilation of Electrical Room of all buildings shall be made.
7. Alternative Power Supply : Arrangement shall have to be made to supply power with the help of generator to operate at least Fire Pumps, Pump for deep Tube well, Fire Detection & Fire alarm Systems, Lifts, Mechanical smoke venting systems and also illuminating the staircase, corridors, etc. and other assembly places of the building incase of normal power failure.
8. Lightning Arrestor arrangement to be provided at highest altitude of all buildings.

8. FIRE FIGHTING WATER:

1. One Underground Water Reservoir having water capacity of 250935Lts. shown/marked in the plan exclusively for fire fighting purpose. The replenishment arrangements @ 2000 Lts./min. preferably from two different sources of water supply shall be provided for Fire Water Reservoir.
2. Over Head Water Reservoirs (exclusively for Fire Fighting purpose) shall be provided as shown/marked on the roof top of each block with suitable replenishment arrangement.
3. The Fire Water Reservoirs shall have overflow arrangement with the domestic Water Reservoir as well as to avoid stagnancy of water. The fire fighting water reservoir shall be kept full at all time.
4. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency. Provision of necessary manhole shall be made on the top of the reservoir as per specification.
5. Provision of Fire Service inlet (by installing four way collecting head conjunction with water based system) shall be installed at suitable places.

9. FIRE PUMP :

1. Discharge should not be less than 2850Lts/min and pressure at the top and furthest most hydrant shall not less than 3.5Kgs/Sq.cm.
2. A Sprinkler Pump of equal capacity shall be provided.
3. A standby Pump of equal capacity shall be provided on alternative source of supply preferably be of diesel driven type.
4. Provision of jockey pump shall also have to be installed to keep up the water based system under pressurized condition at all the time. The running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conform I.S. specification 3844-1989.
5. All the pumps shall be incorporated with both manual and auto starting facility and with alternate power supply. The suction of Fire Pumps shall preferably of positive type.

10. HYDRANT SYSTEM:

A) Ringmain Hydrant System:-

- i) 200 mm diameter Ring Main water layout arrangement covering the entire premises of the project with provision of pillar type yard hydrants with door hose boxes, containing 2 lengths of 63mm delivery hose and short branch pipe shall be provided at all the strategic location and surrounding the building conforming I.S. 3844-1989 (upto date amendment).
- ii) The system shall be so designed that shall always be kept charged with water under pressure and capable to discharge 2850 Ltrs./min. at the pressure 3.5kg/sq.cm. at any point.

B) Wet Riser & Hose Reel System:-

- i) The building shall be provided with Wet Riser of 150mm internal diameter with provision of landing valves in each floor at the staircases landings/half landings as per suitability at the rate of one such unit of Wet Riser and Hose Reel per 1000sq.m. floor area.

ii)Hose Reel Unit:- Provision of hose reel units on swiveling drum in conjunction with wet riser near each landing valves shall be made at each floor level of the building.

iii)All other requirements of the water base Fire Protection System shall be made as per I.S.Specification 3844-1989 (with upto date amendment).

C)Automatic Sprinkler Installation:-

i)All floors of all buildings shall be suitable protected by automatic Sprinkler installation conforming the grade as per I.S. Specification 9972.

ii)Alarm gang to be incorporated along with the sprinkler system.

iii)Sprinkler Annotation Panel shall be installed and incorporated with the system.

iv)Water curtains shall be provided in car parking block as per NBC Part-IV.

11. AUTO DETECTION AND ALARM SYATEM:

1.Auto Fire Alarm System with addressable smoke/heat detectors as per suitability shall be installed in all floors of all buildings except car parking block.

2.Both way Public address system linked between all floors and Control Room shall have to be incorporated.

3.Manually operated Electrical fire alarm system with at least two numbers of break glass type call boxes fitted with hooters at each floor connecting with audio-visual Panel board shall be made in Fire Control Rooms (shown in the ground floor of each block).

4.Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point, Hooter will sounded on all floors.

5.All other requirements of the system shall be made conforming I.S. 2189 as amended and the code of practice as laid down in N.B.C. Part-IV.

12. AIR CONDITIONING SYSTEM:- (if there any centralized air condition system)

1.The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.

2.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

3.The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.

4.The air handling units room shall not be used for storage of any combustible materials.

5.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning System.

6.The system of auto shut down of AHU shall be incorporated with the auto detection and alarm system.

7.Escape route like staircase, common corridors, lift lobby etc. shall not be used as return air passage.

8.Wherever the ducts pass through Fire wall of floors, the opening arounding the ducts shall be sealed with Fire resisting materials such as asbestos rope vermiculite concrete etc.

9.The metallic ducts shall be used even for the return air instead of space above the false

ceiling.

10. The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.

11. Area more than 750 sq. m. on individual floor shall be segregated by a Fire wall and automatic fire damper for isolation shall be provided.

12. Air duct services main floor area, corridors etc. shall not pass through the staircase enclosures.

13. The air handling units shall be separation for each floor, and air ducts for every floor shall be separated and in no way interconnected with the ducting of any other floor.

14. If the air handling units serve more than 1 floor, the recommendation given above shall be complied with in addition to the conditions given below:-

a. Proper arrangements by way of automatic Fire dampers working on fusible link for isolating all ducting at every floor from the main riser shall be made.

b. When the automatic Fire alarm operates the respective air handling units of the air conditioning system shall automatically switched off.

c. The dampers shall operate automatically and shall simultaneously switch off the air handling fans. Manual operation facilities shall also be provided.

d. 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.

15. The vertical shaft for treated fresh air shall be of masonry construction.

16. The air filters for air handling units shall be of non combustible materials. The air handling units room shall not be used for storage of any combustible materials.

17. Inspection panel shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

18. No combustible materials shall be fixed nearer than 15cm to any duct unless such duct properly enclosed and protected with non combustible materials (glass wool or Spun wool with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2m thick. And which would not readily conduct heat.

13. KITCHEN PROTECTION (Club Block):

The Kitchen should have at least 2 (two) doors for safety point of view as remote as possible from one to another. The food process zone (kitchen) shall never be allowed at other occupied area or never near the exits. No other L.P.G. oven with separately loose L.P.G. cylinder will be used inside the kitchen where L.P.G. supply is being maintained from L.P.G. Bank through L.P.G. manifold.

14. L.P.G. BANK (for Club Block Kitchen):

a) L.P.G. (Liquefied Petroleum Gas) Bank shall be constructed as per Gas Cylinder Rules-2004 and I.S. 6044 maintaining adequate safety distance between an installation of same

and any building, public place, roadways and other surroundings. Anti static mastic bituminized flooring shall be made inside the L.P.G. bank.

b) Cross ventilation shall be provided at ground level and at the top and the ventilators shall be covered by two layers of non-corrugible metal wire mesh.

c) L.P.G. Bank shall never be used as store room of other articles.

d) Gas Sensor shall be installed inside the L.P.G. Bank while the isolation valve or regulating devices shall be retained outside the Bank for easy operation on any operation.

e) No electrical connection, wirings, fittings shall be installed inside the Gas Bank.

f) The L.P.G. Bank shall be protected either by Auto Modular (D.C.P. type) or by portable D.C.P.

fire extinguisher of adequate capacity and sand buckets with dry sand.

g) L.P.G. Bank shall be constructed of brick wall and R.C.C./Asbestos roofing having three sides closed and one side provided with open able C.I./Steel double leaf door which will open outwardly.

h) Checking, testing and proper maintenance of L.P.G. installation, L.P.G. manifold. Pipe lines shall be checked by expert (authorized) agency and a certificate of safety to that effect to be endorsed to this department in due course.

15. FIRST AID FIRE FIGHTING SYSTEM:

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

16. GENERAL RECOMMENDATION:

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.

2. Floor numbers and directional sign of escape route shall be displayed prominently.

3. Provision of illuminating exit shall be made at all floor levels of building conforming the I.S. Specification.

4. The employees and security staff shall be conversant with installed First aid Fire Fighting equipments of the building and to operate in the event of Fire and Testing.

5. 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.

6. Special rescue equipment like Smoke Hood, self contained B.A. set, portable lights shall be made available in the main fire Control Room of the premises.

7. A crew of trained Fireman shall be maintained round the clock for safety of the housing complex.

8. Mock Fire practice and evacuation drill shall be performed periodically with participation of

all occupants of building.

9.Haphazard indoor or outdoor storage shall be avoided. All staircases and corridors shall be kept free

from any type of obstructions.

10.Telephone numbers of all Emergency Services and Departments shall be hanged at conspicuous places of all floors and inside Office/Reception Counter.

11.Drill: Must be acquainted with evacuation passage of escape route by practicing as a drill with all occupants as a drill every month as a special duty and records of which must be kept in their custody.

12.The Department of Fire & Emergency Services, Government of West Bengal shall not take any responsibility in respect of any legal dispute if pending or arises about the title of land/property.

13.This Fire Safety Recommendation cannot be treated in any case for regularizations of any unauthorized construction.

On compliance of all the above Fire & Life Safety Recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installations, Fire Safety Certificate 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.

**Divisional Fire Officer
West Bengal Fire & Emergency Services**

Signature valid

Digitally signed by TARUN
KUMAR SINHA
Date: 2019.05.07 16:14:33 IST

SPL ESTATES PRIVATE LIMITED

Arunav
- Authorised Signatory

No. G/MWC/1-150/T.B/2018-19/Cat-3/Vol-IV/25 (359)

Dated at Kolkata, 25-01-2019

To
M/s Bengal Shriram Hitech City Private Limited
GN-37/2, 7th Floor, Victoria Park,
Sector-V, Salt Lake City,
Kolkata- 700 091

Sub: "No Objection Certificate" for Microwave clearance of height for proposed Residential Buildings.

Ref: Your application No. BS/OPS/BSNL/18-19/085 dtd. 23-01-2019

With reference to your abovementioned application seeking "No Objection Certificate" for Microwave clearance, it is observed that there is no physical obstruction to the working BSNL Microwave System from the proposed Residential Buildings, as per drawing supplied with your application.

Therefore, No Objection Certificate for Microwave clearance in respect of your project having following particulars is hereby issued.

Name of the Project	Shriram Grand City (Phase II).
Location	Shriram Grand City (Phase II) at Uttarpara, Under Uttarpara Kotrang Municipality & Kanaipur Panchayat, Mouza- Kotrang, Konnagar, Bhadrakali, Barabahara, Khordabehera, Makhla, Dist-Hoghly.
Height	64.55M (Sixty Four Point Five Five meters only) above ground level including lift, machine room and water tank on the roof top.

Any change / alteration / Modification in the drawings with respect to upward revision of height and / or shifting of Building Footprint is not permissible and will constitute an actionable violation of the NOC.

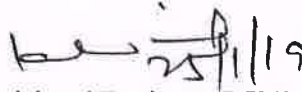
The earlier clearance given by this office vides No-G/MWC/1-150/T.B/2018-19/Cat-3/Vol-III/20 (359) Dated at Kolkata 11.10.2018 may be treated as cancelled.

One set of drawings, duly signed is returned hcrewith.

Encl: As stated

SPL ESTATES PRIVATE LTD.

Authorized Signatory


25/1/19
Divisional Engineer, BSNL
Microwave Survey Division
Kolkata.



(780/19.)

भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

BENGAL SHRIRAM HIITECH CITY PVT. LTD.

GN-37/2, 7th Floor, Victoria Park, Sector-V,
Salt Lake City, Kolkata - 700091.

Date: 09-09-2019

Valid Upto: 08-09-2027

No Objection Certificate for Height Clearance

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 for Safe and Regular Aircraft Operations.

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

NOC ID :	KOLK/EAST/B/081919/422210
Applicant Name*	Ashim Kumar Das
Site Address*	LR Dag No. 4474(P), 4473 within Mouza- Konnagar, J.L. No. 7 and LR Dag No. 1887, 1888, 1889, 1894, 1895, 1896 within Mouza- Khordabahera, J.L. No. 6 in the district of Hooghly, West Bengal, Konnagar, Hooghly, West Bengal
Site Coordinates*	22 41 48.06N 88 20 19.57E, 22 41 43.99N 88 20 20.01E, 22 41 38.94N 88 20 20.29E, 22 41 38.94N 88 20 24.11E, 22 41 47.73N 88 20 25.41E, 22 41 38.85N 88 20 30.05E, 22 41 42.98N 88 20 30.28E, 22 41 47.81N 88 20 30.35E
Site Elevation in mtrs AMSL as submitted by Applicant*	14.07 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	104.07M

*As provided by applicant

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

- 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 office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"
- 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.
- 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.
- 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.
- 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.

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतर्राष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या : 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616

SPL ESTATES PRIVATE LIMITED
Ashim Kumar Das
Authorized Signatory

CERTIFIED TRUE COPY



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 104.07M (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- 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.
- 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.
- 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
- 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 to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t Behala, Kolkata Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).
- 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 GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

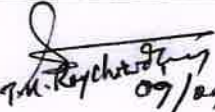
Chairman NOC Committee

Region Name: EAST

Address: General Manager Airports Authority of
India, Regional Headquarter, Eastern
Region, N.S.C.B.I Airport,
Kolkata-700052

Email ID: gmatmer@aaiaero

Contact No: 033-25111293


09/09/2019
महा प्रबंधक (वायानी) पू.क्षे.
General Manager (ATM) ER
भा.वि.प्रा. / A.A.I.
ने.सु.च.बो.अ. हवाई अड्डा / N.S.C.B.I. Airport
कोलकाता / Kolkata - 700052

Name / Designation / Sign with Date	
Prepared By :	(Shoudhary) 09.09.19
Verified By :	(Shoudhary) 09.09.19

क्षेत्रीय मुख्यालय पूर्वी क्षेत्र, नेताजी सुभाष चन्द्र बोस अंतरराष्ट्रीय हवाई अड्डा - 700052 दूरभाष संख्या: 91-33-2511 9 616
Regional headquarter Eastern Region, Netaji Subhash Chandra Bose International Airport - 700052, Tel : 91-33-25119616

SPL ESTATES PRIVATE LIMITED


Authorised Signatory

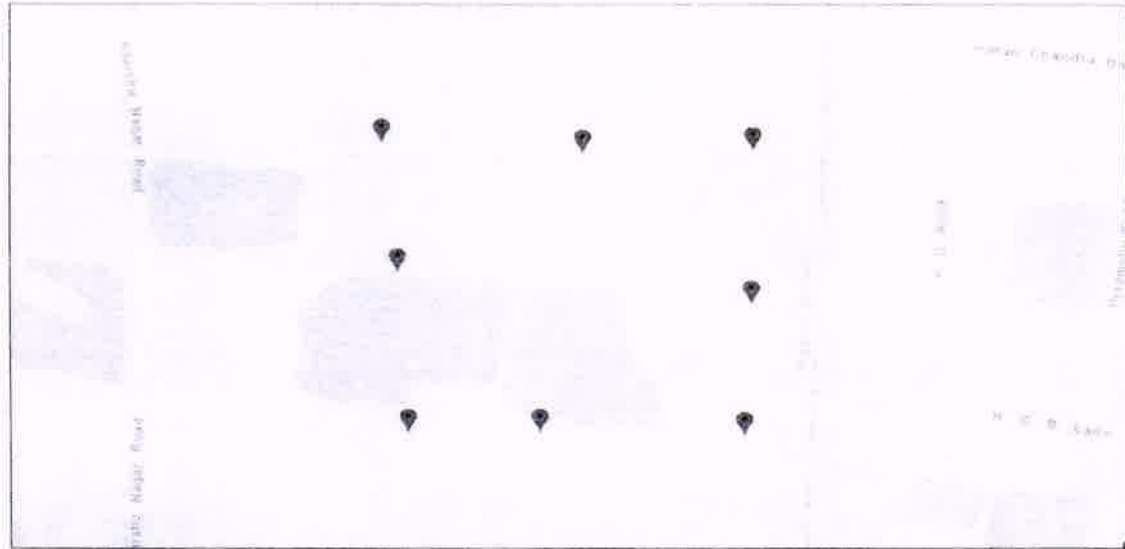
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(780/19)

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Bchala	21243.48	12.02
Kolkata	11673.64	291.85
NOCID	KOLK/EAST/B/081919/422210	

Street View



August 17, 2019

Satellite View



August 17, 2019

SPL ESTATES PRIVATE Limited

Signature
Authorized Signatory



No. 143/KMDA/SPU/I-5/09/SW

Dated: 19 -09-2019

From : **The Director (In-Charge),**
Statutory Planning Unit. KMDA.

To : **The Chief Executive Officer**
Bengal Shriram Hi-Tech City Pvt. Ltd.
37/2, 7th floor, Victoria Park, Sector- V,
Salt Lake City. Kolkata - 700 091.

Sub : **Development Permission & Sanction of 'Phase-II' development of the Integrated I.T Township and Auto Ancillary Park at Uttarpara, Hooghly.**

Ref: Your Letter No- BS/OPS/KMDA/19-20/35 dated 23/07/2019,
BS/OPS/KMDA/19-20/46 dated 05/08/2019,
& BS/OPS/KMDA/19-20/47-B dated 14/08/2019

Sir,

I am directed to send herewith '**Approved**' Building Plans for the 'Phase-II' development proposal on Parcel -3(P) & 4 (measuring 19.51 Acre) in the proposed Integrated I.T. Township and Auto Ancillary Park at Uttarpara, Hooghly, in respect of Development Permission & Sanction as accorded by the Single Window Committee in KMDA.

The compliance of the specific and general conditions as laid down by MoEF & CC, Fire safety recommendations given by WBF&ES , order/s and direction/s of other Govt. departments (as may be applicable from time to time) would be mandatory in respect of the aforesaid Development Permission and Sanction.

List of Approved Drawings are enclosed in a separate sheet.

Note: Please note the following 'Conditions' in respect of the present process of 'Approval' by the SWC.

- 1) The component of 'Development Charge' Rs 2,36,88,234.00 /- (Rupees Two Crore Thirty Six Lac Eighty Eight Thousand Two Hundred and Thirty Four only) under item (C) *Change of Use (as mentioned in Letter No. 142/KMDA/SPU/I-5/09/SW dated 17-09-19) would be deposited to KMDA within 15 days of receipt of direction from UD & MA Govt. of WB (if applicable in the present case).
The decision of the Dept. would be intimated in due course of time by KMDA.
- 2) The provisions of matching 'EWS' & 'LIG' components (For Phase I, Phase II and proposed housing in Parcel-10, as per notification no-: 1448/T &CP/C-2/3A-2/2011 would be complied and accommodated by BSHCPL in one/more parcel/s in Phase -I portion of the approved Master Plan (2018), on receipt of direction from the UD & MA Dept. GoWB (if applicable in the present case).
The decision of the Dept. would be intimated in due course of time by KMDA.

SPL ESTATES PRIVATE LIMITED


Authorized Signatory

CERTIFIED TRUE COPY



**Kolkata
Metropolitan
Development
Authority**

Yours faithfully,

Suman Konch 19/09/2019
Director (In-Charge),
SPU/ KMDA

Encl: As stated.

No. 143/1/7/KMDA/SPU/I-5/09/SW

Dated: 19 -09-2019

Copy forwarded for information to:

- 1) Sabhadhipati, Hooghly Zilla Parishad, Dist. Hooghly along with one set of building plan as per list.
- 2) Chairman, Uttarpara-Kotrung Municipality along with one set of building plan as per list.
- 3) Secretary, Chairman (SWC), KMDA
- 4) Chief Engineer, SD & SWM wing under Water & Sanitation Sector, KMDA
- 5) Chief Engineer, WS wing under Water & Sanitation Sector, KMDA
- 6) Chief Engineer, R & B Sector, KMDA.
- 7) PS to CEO, KMDA

Director (In-Charge),
SPU/ KMDA

SPL ESTATES PRIVATE LIMITED

Arun
Authorised Signatory

PHASE - II
INTEGRATED IT TOWNSHIP AND AUTO ANCILLARY PARK
UTTARPARA HOOGHLY

LIST OF DRAWINGS

SERIAL NO.	DETAILS	DRAWING NO.
1	LAYOUT PLAN AT GROUND LEVEL (PARCEL 3-PART & 4 measuring 19.51 acres)	MAVA/252/01
2	SITE PLAN (PARCEL 3-PART & 4 measuring 19.51 acres)	MAVA/252/01-A
3	GROUND FLOOR PLAN, TYPICAL FLOOR PLAN (1ST TO 18TH), ROOF PLAN & PART PLAN OF L.M.R. (1BHK TOWER)	MAVA/252/02
4	SECTION 1A-1A & SECTION 1B-1B (1BHK TOWER)	MAVA/252/03
5	ELEVATION A & B (1BHK TOWER)	MAVA/252/04
6	GROUND FLOOR PLAN, TYPICAL FLOOR PLAN (1ST TO 18TH), ROOF PLAN & PART PLAN OF L.M.R. (3BHK TOWER)	MAVA/252/05
7	SECTION 3A-3A & 3B-3B (3BHK TOWER)	MAVA/252/06
8	ELEVATION A & B (3BHK TOWER)	MAVA/252/07
9	GROUND FLOOR PLAN, TYPICAL FLOOR PLAN (1ST TO 18TH), ROOF PLAN & PART PLAN OF L.M.R. (2BHK TOWER)	MAVA/252/08
10	SECTION 2A-2A & SECTION 2B-2B (2BHK TOWER)	MAVA/252/09
11	ELEVATION A & B (2BHK TOWER)	MAVA/252/10
12	GROUND, TYPICAL, ROOF PLAN WITH ELEVATION & SECTION (CAR PARKING BLOCK)	MAVA/252/11
13	GROUND FLOOR PLAN, 1ST. FLOOR PLAN, 2ND. FLOOR PLAN & ROOF PLAN, SECTION-AA, SECTION-BB, ELEVATION SIDE-A (CLUB BLOCK)	MAVA/252/12

SPL ESTATES PRIVATE LIMITED
Aravind
Authorized Signatory

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NOC NO159416

SPEED POST

WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan
10A, Block – LA, Sector III, Bidhannagar
Kolkata - 700 106



Memo No. 1085-2N-36/2008(E)

Dated 01.10.2019

From :
Member Secretary,
West Bengal Pollution Control Board

To : **M/s. Bengal Shriram Hitech City Pvt. Ltd.**
CN-37/2, 7th Floor, Victoria Park,
Sector-V, Salt Lake City, Kolkata-700091.

Sub : Consent to Establish (NOC) from Environmental Point of View

Ref : Your letter No. BS/OPS/WBP/19-20/64 dated 26.09.2019 received dated
Dated 27.09.2019

WEST BENGAL

Dear Sirs,

In response to the application for Consent to Establish (NOC) for proposed Unit of M/s. **Bengal Shriram Hitech City Pvt. Ltd.**

for manufacturing/storage/installation **construction of residential complex "Shriram Grand City -Phase-II" comprising of 15(G+18) storied tower + Club Block (G+2) + MGP(G+4) providing 3576 flats with total built up area of 231059.26 sqm. on a plot area of 19.51 acres at LR Dag nos.4474(p)* 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 ***4473(P), JL No.7, Mouza-Konnagar, L R Dag Nos. 1887(P), 1894(P)-1896(P), JL No.6, Mouza-Khordabahera, under Kanaipur G.P. PO-Hindmotor, PS-Uttarpara, Dist-Hooghly, PIN-712246.**

1. The quality of sewage and trade effluent to be discharged from your factory shall satisfy the permissible limits as prescribed in IS : 2490 (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.

SPL ESTATES PRIVATE LIMITED

A. Aranya
Authorised Signatory

M. M. S. S. S.
Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

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NOC NO159416

7. You shall comply with
- (i) Water (Prevention and Control of Pollution) Cess Act, 1977, if applicable.
 - (ii) Water (Prevention and Control of Pollution) Cess Act, 1978, if applicable.
 - (iii) Environment (Protection) Act, 1986
 - (iv) Environment (Protection) Rules, 1986
 - (v) Hazardous Wastes (Management and Handling) Rules, 1989 and Amended Rules, 2000
 - (vi) Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989 and Amended Rules, 2000
 - (vii) Manufacture, Use, Import and Storage and Hazardous Micro-Organisms, Genetically Engineered Organisms or Cell Rules, 1989
 - (viii) The Public Liability Insurance Act, 1991 and Amended Act, 1992
 - (ix) The Public Liability Insurance Rules, 1991 and Amended Rules 1993
 - (x) Biomedical Wastes (Management & Handling) Rules, 1998 and Amended Rules 2000 if applicable.
 - (xi) Recycled Plastics Manufacture and Usage Rules 1999, if applicable and
 - (xii) 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 :

Refer to Annexure I & II.

N.B.: Gross Capital Investment is Rs.530 crores only.

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

Yours faithfully,

Mukherjee
Member Secretary,

West Bengal Pollution Control Board

Sr. Env. Sr. Engineer (SPL Cell)

W. B. Pollution Control Board

Dept. of Environment, GoWB

Memo No. 1095 -2N-36(2008(E) dt. 01.10.2019
Copy forwarded for information to :

1. Chief Inspector of Factories, Government of West Bengal, N. S. Building, Kolkata-700 001
 2. Director of Industries/Director of Cottage & Small Scale Industries, Government of West Bengal, N. S. Building, Kolkata-700 001
 3. Guard file, West Bengal Pollution Control Board.
 4. Environmental Engineer, I/II/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
Balurchar Bandh Road
Malda-732101 | Asansol Sub-Regional Office
ADDA Commercial Market (2nd Floor)
Opposite Asansol Fire Station
G.T. Road, Asansol-713 301 | | |

SPL ESTATES PRIVATE LIMITED

Aranjan
Authorised Signatory

Mukherjee
Member Secretary,

Sr. Env. Sr. Engineer (SPL Cell)

W. B. Pollution Control Board
Dept. of Environment, GoWB

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Special Conditions issued to: M/s. Bengal Shriram Hitech City Private Limited for the construction of the Proposed Residential Complex 'Shriram Grand City – Phase II' at L.R. Dag Nos. 4474(P), 4473(P), Mouza – Konnagar, J.L. No. 7, L.R. Dag Nos. 1887(P) – 1889(P), 1894(P) – 1896(P), Mouza – Khordabahera, J.L. No. 6, Under Kanaipur G.P., P.O. – Hindmotor, P.S. – Konnagar, Dist. – Hooghly, PIN – 712246, W.B.

A. Emission:-

1. DG Sets : 1X500KVA + 2X250KVA + 2X320KVA + 4X380KVA
2. Stack –
 - i. DG sets to be provided with stacks of height 3.5 m above the roof of the DG room as proposed, with inbuilt acoustic enclosures and residential silencers.
 - ii. Stacks to have sampling port, platform and ladder as per the Emission Regulation Part – III of CPCB.

B. Effluent:-

Domestic – wastewater generated from the entire project shall be treated in STP of adequate capacity. Treated wastewater shall be partly reused and partly discharged. Discharge of treated sewage shall conform to E(P) Rules. Sewage Treatment Plants should be monitored on a regular basis and records should be maintained properly.

C. Solid Waste :-

1. Construction & Demolition Waste – To be collected and disposed of as per the provisions of the Construction & Demolition Waste Management Rules, 2016.
2. Municipal Solid Waste – To be disposed of through onsite compost plant (equipped with Mechanical Organic Composter) regularly as per the provisions of the Solid Waste Management Rules, 2016.

D. General:-

1. The Project Proponent shall have to obtain prior concurrence from the concerned authority for ensuring supply of water, partial discharge of treated sewage and disposal of solid wastes.
2. Supply of treated surface water from local body for the project to be arranged.
3. D.G. Set noise level should not exceed the permissible limit. The Project Proponent should ensure that the ambient noise level is maintained within permissible limits during the construction phase.
4. The proponent should strictly comply with the standards / guidelines for control of noise from stationary Diesel Generator sets. These standards and guidelines are prescribed under the notifications of Ministry of Environment & Forest, Govt. of India, G.S.R. 371(E) [17.05.2002], G.S.R. 489(E) [09.07.2002] and subsequent amendments.
5. The following activities are restricted during the night time (10 pm to 6 am), if there is any significant human settlement in the vicinity
 - a) Piling work.
 - b) Operation of Ready Mix Plant, if installed and Vibrator.
 - c) Loading and unloading of construction materials.
5. Adequate measures are to be taken to reduce vibration during piling work.
6. Water sprinkling arrangement should be ensured at every loading and unloading point to prevent spreading of dust, rubbish, debris, broken materials and others must be kept properly within project area at suitable place with proper water sprinkling to prevent fugitive dust spreading.
7. Provision of drinking water, wastewater disposal and solid waste management should be ensured for labour camps. Proper sanitation facilities should be provided for construction workers to ensure environmental sanitation. Health and safety of the workers should be ensured during construction.
8. The project proponent should take necessary care not to cause any inconvenience to the residents of surrounding neighborhood. Regular supervision should be in place all through the construction phase so as to avoid disturbance to the surroundings.
9. The Project Proponent will ensure that no accumulation of any kind of water occurs within the project area to prevent breeding of various disease spreading vectors.
10. Necessary dust barrier should be provided during construction phase. Before taking up the construction work it is preferable to enclose the area with some enclosure.

SPL ESTATES PRIVATE LIMITED


Authorised Signatory

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Special Conditions issued to: **M/s. Bengal Shriram Hitech City Private Limited for the construction of the Proposed Residential Complex 'Shriram Grand City – Phase II' at L.R. Dag Nos. 4474(P), 4473(P), Mouza – Konnagar, J.L. No. 7, L.R. Dag Nos. 1887(P) – 1889(P), 1894(P) – 1896(P), Mouza – Khordabahera, J.L. No. 6, Under Kanaipur G.P., P.O. – Hindmotor, P.S. – Konnagar, Dist. – Hooghly, PIN – 712246, W.B.**

11. Appropriate arrangement is to be done for rainwater harvesting within the site. The proponent must practice rainwater harvesting on regular basis.
12. Ground water should be abstracted only after obtaining prior permission of the Local body as well as the Competent Authority as per the West Bengal Ground Water Resources (Management, Control and Regulation) Act, 2005.
13. Provision of screen wall should be made surrounding the batching plant, if installed for control of fugitive emission from such operation.
14. 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 and S.O. 2804(E) dated 03.11.2009 of the Ministry of Environment & Forests, Govt. of India.
15. 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 within the project site. Water intensive and/or invasive species should not be used for landscaping.
16. Proper steps are to be taken so that the flora and fauna are not affected during the construction phase.
17. Adequate firefighting storage should be provided as per Rules.
18. Adequate parking space should be provided within the project site as per Rules.
19. 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.
20. Use of energy efficient construction materials should be ensured. Water efficient devices / fixtures should be installed. Energy efficient systems should be installed.
21. 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 of by arrangement with the local body.
22. The proponent shall undertake awareness programs for the residents to promote water and energy conservation and to ensure environmental protection.
23. No expansion of the project should be undertaken without prior permission of the State Board.
24. The unit should not start operation without obtaining 'Consent to Operate' from this Board.
25. The proponent should maintain a display board at the site, providing detailed information on the salient features of the proposed project.
26. 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).
27. The proponent should strictly abide by the conditions stipulated in the Environmental Clearance accorded by the MoEF&CC, Gol, vide No. 21-181/2017-1A-III dated 12.06.2018.
28. This NOC is valid up to **30.09.2026** for construction of a proposed Residential Complex 'Shriram Grand City – Phase II.' The proposed Residential Complex will comprise of **15 X (G+18) Storied Tower, 1 X (G+2) Storied Club Block & 1 X (G+2) Storied MLCP providing 3576 Flats. The Total Built-Up Area of the proposed project will be 231059.26 sq. m. on a Plot Area of 19.51 Acres .**

SPL ESTATES PRIVATE LIMITED

Arun
Authorised Signatory

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11/01/2019
Sr. Environmental Engineer (EIM Cell)
West Bengal Pollution Control Board

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Sr. Environmental Engineer
W. B. Pollution Control Board
Dept. of Environment, GoWB

FORM E
(Rule 28)
Form of Notice of Commencement



From:
Bengal Shriram Hi-Tech City Pvt Ltd.
37/2, 7th Floor, Victoria Park, Sector V
Salt Lake City, Kolkata 700091
Ref No : BS/OPS/KMDA/19-20/69

Dated: 21/10/2019

To,
The Director
KMDA
Kolkata

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 sanction Memo No: 143/KMDA/SPU/1-5/09/SW dated 19/09/2019.

Building Particulars: PHASE II Of Shriram Grand City (An Integrated I.T Township and Auto Ancillary Park) at Uttarpara, Hooghly, on LR Dag No: 1887(P), 1888(P), 1889(P), 1894(P), 1895(P), & 1896(P)/ 4473(P) & 4474(P) , J.L: 6 & 7, Of Mouza: Khardabahera & Konnagar, Street/Road : T.N Mukherjee Road, Naity Road, Birla Road of Kanaipur Gram Panchayat under Hooghly Zilla Parishad

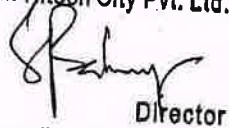
Sir,

We hereby give notice that the erection of the building on LR Dag No: 1887(P), 1888(P), 1889(P), 1894(P), 1895(P), & 1896(P)/ 4473(P) & 4474(P) , J.L: 6 & 7, Of Mouza: Khardabahera & Konnagar, Street/Road : T.N Mukherjee Road, Naity Road, Birla Road of Kanaipur Gram Panchayat will commence as per building plan sanction memo no: 143/KMDA/SPU/1-5/09/SW dated 19/09/2019 granted by you, with the plans and specification sanctioned.

Thanking You.

Yours faithfully,

For Bengal Shriram Hitech City Pvt. Ltd.


Director

Signature of the Applicant

SPL ESTATES PRIVATE LIMITED


Authorized Signatory

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