

# Land Acquisition and Resettlement Due Diligence Report

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Document Stage: Draft for Consultation  
Project Number: 53262-001  
November 2020

IND: Agartala City Urban Development Project –  
Revitalization of Maharaja Bir Bikram Lake

## CURRENCY EQUIVALENTS

(as of 20 June 2020)

Currency unit	–	Indian rupee (₹)
₹1.00	=	\$0.0131
\$1.00	=	₹76.2952

## ABBREVIATIONS

ABD	–	Area Based Development
ADB	–	Asian Development Bank
AMC	–	Agartala Municipal Corporation
ASCL	–	Agartala Smart City Limited
CBO	–	Community-based organization
CDP	–	City Development Plan
DDR	–	due diligence report
DPR	–	detailed project report
GRC	–	grievance redress committee
GRM	–	grievance redress mechanism
HED	–	Higher Education Department
MBB	–	Maharaja Bir Bikram
NER	–	North Eastern Region
NGO	–	nongovernmental organization
NOC	–	no objection certificate
PMU	–	project management unit
PMC	–	project management consultant
PwC	–	PricewaterhouseCoopers Pvt. Ltd
ROW	–	right-of-way
SCP	–	Smart City Proposal
SPS	–	Safeguard Policy Statement
TA	–	technical assistance
TCE	–	TATA Consulting Engineers Limited
TOR	–	terms of reference

## WEIGHTS AND MEASURES

°C	–	Degree Celsius
km	–	kilometer
m	–	meter
mm	–	millimeter
nos.	–	numbers
m <sup>2</sup>	–	square meter
MCM	–	million cubic meter

## NOTE

In this report, "\$" refers to United States dollars.

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## I. INTRODUCTION

### A. Project Description

1. The Government of India intends to transform 100 Indian cities into Smart Cities. Agartala is one of the 13 cities selected in the second round of smart cities challenge. The Smart City Proposal (SCP) for Agartala was prepared in active consultation with citizens through online and offline mode of interaction. Various workshops, seminars, meetings and essay competitions, ward level surveys were conducted to seek active participation of the community, to record their views and aspirations for their city which were then incorporated into the SCP.

2. The objective of Smart City Mission is to promote cities to provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment with application of “Smart Solutions”. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a path setter to other aspiring cities. The smart city projects are meant to set examples that can be replicated both within and outside the smart city, catalysing creation of similar smart cities in various regions and parts of the country.

3. The major open space in the Area Based Development (ABD) area identified to be developed using SCP funds is the Shibnagar Lakes area, a part of the Maharaja Bir Bikram (MBB) College Precinct.

4. Agartala Municipal Corporation (AMC) has incorporated a special purpose vehicle (SPV) – Agartala Smart City Limited (ASCL) to plan, design, implement, coordinate and monitor the smart city projects in Agartala. Pursuant to above, TATA Consulting Engineers Limited (TCE) in association with PricewaterhouseCoopers Pvt. Ltd (PwC) has been appointed as Project Management Consultants for implementation of Smart City Mission Projects in Agartala.

### B. Scope of this Report

5. This Land Acquisition and Resettlement Due Diligence Report (DDR) is prepared for the proposed project of MBB College Lake Revitalization assess potential land acquisition and resettlement impacts. The DDR is based on the examination of the lake area; proposed development activity; public consultations with ASCL, ADB officials, members from the Angling and Aquatic Conservation Society of Tripura which leases the lake area annually from AMC for Angling; students from MBB College; people using the *ghat* area; and interviews with Fisheries Department Officials. The main objective of due diligence exercise is to confirm that the project is free of involuntary resettlement impact such as land acquisition, physical displacement, economic displacement, adverse impact on livelihood, community properties or any other impacts, based on a review of land records, stakeholder consultations and field visits to proposed project locations.

6. The Land Acquisition and Resettlement DDR describes the findings and provides copies of relevant documents, resolutions, minutes of meetings and photographs; and will be further assessed and reconfirmed before project implementation.

## II. PROJECT DESCRIPTION

7. The preliminary scope of the project was outlined in the SCP and the study was undertaken by ASCL. A Detailed Project Report (DPR) was prepared (refer to document TCE.10918A-AC-1018-DP-06). The project is about redefining the quality of city life through public spaces - a lake rejuvenation project in which the lake system in the MBB College environs is proposed for redevelopment to transform it to create active community public spaces with socio-recreational facilities. The revitalization of MBB College Lake campus outlines the following activities to be undertaken:

- (i) Lake preservation and rejuvenation;
- (ii) Preservation of existing flora and fauna;
- (iii) Converting an unutilized space into an active community public space;
- (iv) Inclusion of active and passive recreational activities within the public zones;
- (v) Upgradation of the existing roads and infrastructure; and
- (vi) Creating a major tourist magnet.

### A. About the Project Area

8. Rapid urbanization has led to unplanned growth of cities and deterioration of open spaces within the urban areas. Open spaces have significant importance in the life of the settlements and its people. These green spaces can improve the urban climate, abate the urban heat-island effect by their ecological-balancer function and reduce environmental damages while providing opportunities for active and passive recreation. There are a few promising open spaces in Agartala, especially within the ABD Area, the most important of which is the MBB College Lake precinct, which needs to be redeveloped to create a vibrant and dynamic public precinct. This zone would also address the need of a magnet for tourism development and can provide a substantial impetus to the economic and cultural life of the city.

9. Agartala is the capital of the Tripura state located in the North East and second largest city in the North-east India after Guwahati, both in municipal area and population. It is one of the fastest developing cities of India. The Agartala city is divided into 35 wards. The strategic focus of the city is to accelerate growth of local business along with the promotion of international trade, promote equality of education and enhance tourism. The economy of the city is mainly based on the service sector, marketing, business, trade and commerce and industry.

10. Agartala city is the most important commercial hub of the state and important trade route to the north-eastern states. It is situated on the Bangladesh-Bhutan-India-Nepal economic corridor, and infrastructure is expected to be substantially strengthened due to the various initiatives taken by the four countries to improve trade and connectivity in the eastern part of South Asia.

### B. Project Description

11. MBB College is one of the premier heritage educational institutes located in the College Tilla in Agartala. The college campus, which is about 3.0 km away from the City Centre of Agartala, is sprawled over an approximate land area of 264 acres. The coordinates of the location are 23°49'38" N and 91°17'56" E. The Howrah River flows along the south-east periphery of the lake. The region has been found to have a higher elevation than the rest of Agartala. The most prominent zones within the campus are the system of lakes, dominated by a large horse-shoe shaped lake of 73145 m<sup>2</sup> area, comprising 1/3rd of the total premises of the

college. The lake is surrounded by a large hillock and dense forestations of various tropical plants and shrubs. The top of the hillock is flat, and it hosts a big playground, a stadium, some academic buildings, some student hostels, and a few residential apartments for the academicians.

12. The MBB college area includes the college; system of water bodies, forested area,<sup>1</sup> playground, stadium, some academic buildings, student's hostel, and staff quarters encompasses roughly 264 acres of land and lake. Of the entire area, the MBB Lake Revitalization Area is spread over an area of 29.65 acres,<sup>2</sup> comprising lakes, garden area, stadium, outdoor sports area, and institutions. which has been identified for rejuvenation of natural water bodies.

**Figure 1: Location of MBB College Lakes Along with the Existing Structures**



13. The MBB Lake is surrounded by primarily residential and institutional land use. The existing facilities at the lake serve as a recreational space (morning walk and laughter club) for these localities. The loop road is used for morning walks, while the existing *ghat* provides bathing and washing facilities.

14. AMC is the nodal government department for the MBB Lake Area. The lake area required for revitalization of MBB College lake site is under the ownership of Higher Education Department (HED), Government of Tripura. The lake is being leased by AMC on an annual basis to the Angling and Aquatic Conservation Society of Tripura which is a registered society.

<sup>1</sup> The Tripura Forest Department website. There is no mention of MBB lake forest area under Reserved or Protected forests. MBB lake/ College Tilla lake is identified among the 7 important inland wetlands of Tripura in terms of biodiversity conservation. Refer to IEE.

<sup>2</sup> One hectare is equal to 2.47 acres.

15. The Project Components for revitalization of lake area are as follows:

- (i) Addition/creation of activity hubs to attract more tourists and local footfall, thereby upgrading the surrounding environs and increasing revenue.
- (ii) Redevelopment and upgradation of the existing eco park at the main lake edge.
- (iii) Development of a major water recreation area, with facilities for kayaking, shikara rides, and other water adventure activities.
- (iv) Development of a lakeside public zone, to promote place making “a give an identity” to the area. The majority of the public zone A area would be developed in terms of visual improvement of the space, with dedicated sculpture areas, arrival zones, signage and information, and public art. This area provides access to the Botanical and Eco park zones from the loop road near the Law College building. It will encompass a free-access common area comprising of the common ticket booth, sculpture court, eatery, memento shop, public conveniences and a supervised play area. The other aspect to this precinct is within a gated enclosure, which will contain the outdoor gym and the yoga area, along with grassed lawns for small gatherings. Framed views of the lake through strategically placed feature walls will enhance the entire experience. Public Zone B will be free access and provide a space for all kinds of social and cultural activities, both planned and organic. Designated access areas would include infrastructure for public gathering, both in the cultural and commercial context. The spaces designed are multi-use and can adapt to a variety of functions and users over time.
- (v) Improving the safety concerns for proper utilization of the lake by installing proper lighting and specific water access zones.
- (vi) Creation of a botanical garden with thematic gardens, lawns, trees to preserve and substantially enhance the green cover of the area.
- (vii) Renovation and extension of the “Park View “cafeteria to make it a major public magnet.
- (viii) Development of Physical Activity Zones for all age groups and provision of adequate utilities and amenities as required.
- (ix) Setting up of an Open-Air Theatre to enhance the social and cultural essence of the region.
- (x) Enhancement of the water quality of the MBB Lake by creating artificial wetlands and by proper aeration.
- (xi) Delineation and shoring of the water edge as per the existing condition to be assessed and implemented.
- (xii) Use of Waste and Effluent Management Strategies for preservation of the ecology and environs.

16. Main outcome of the project is expected to be:

- (i) Improved basic urban infrastructure at existing tourist destinations;
- (ii) Enhanced quality of natural and cultural tourist attractions to ensure convenience and safety for visitors;
- (iii) Greater participation by local communities in tourism-related economic and livelihood activities; and
- (iv) Strengthened capacity of concerned sector agencies and local communities for planning, development, and management.

17. The benefits of the project are:



- (i) To develop greater awareness and understanding of the significant contributions that tourism can provide to the environment and the economy;
- (ii) To promote equity in development;
- (iii) To improve the quality of life of the host community;
- (iv) To provide a high quality and different experience to the visitor;
- (v) To maintain the quality of the environment on which the foregoing objectives depend;
- (vi) To build environmental and cultural awareness and respect;
- (vii) To provide positive experiences for both visitors and hosts; and
- (viii) To provide financial benefits and empowerment for local people.

### III. FIELD WORK AND PUBLIC CONSULTATION

18. Maps prepared for the lake area, revenue records available online, documents pertaining to the project area and to the location, state and city collected from public domain were examined to assess the ownership of the land under development.

19. Consultations with the following stakeholder groups were carried out: Fisheries Department, Angling Society, Students of MBB College and Bathing *Ghat* users.

20. A joint site visit was carried out to assess the land acquisition and resettlement impacts for MBB Lake area between 12th November 2018 to end of November 2018 by the ASCL Officials, ADB Experts and PMC Engineer, Landscape/Architect, Social and Resettlement Expert. The Land Acquisition and Resettlement DDR was prepared based on assessment from available records, site visit and consultations undertaken.

21. Consultations were conducted by the project team to understand the possible impacts of the project. During consultation meetings, the participants expressed their support for the project as they find it important and needed. There was no disagreement about this project as this proposed project will improve the quality of environment of the area.

#### A. Outline of Field Work

22. Site visit/ transect walk and informal consultations were undertaken to assess the social and environment impact for MBB Lake Area to be revitalized under smart city during November 2018 and January 2019.

#### B. Public Consultation

23. Consultations were held with key stakeholders such as the Angling and Aquatic Conservation Society of Tripura members and office bearers, Petty shopkeeper/people using *ghat* area, Fisheries Department officials, and students of the College.

**Table 1: Details of Consultations**

Sr. No	Group	Type of consultation	Date and Venue of Consultation	No. of Participants		
				Males	Females	Total
1	MBB College	Group Discussion	16/11/2018, Botany	7	16	23

Sr. No	Group	Type of consultation	Date and Venue of Consultation	No. of Participants		
				Males	Females	Total
	Students		Department Classroom, MBB College			
2	Angling Society members and Office Bearers	Stakeholder consultation meeting	16/11/2018 Auditorium, Fisheries Department, MBB Lake Area	22	0	22
3	Fisheries Department, MBB College Officials, etc	Inter departmental consultation meeting	04/12/2018 ASCL Conference Hall, AMC Building	6	0	6
4	Bathing Users <i>Ghat</i>	Stakeholder consultation meeting	21/11/2018, <i>Ghat</i> MBB Lake	2	1	3
5	Bathing Users <i>Ghat</i>	Stakeholder consultation meeting	22/03/2019, <i>Ghat</i> , MBB Lake	3	0	3
	Total (No. of participants)			40	17	57
	Percentage			70%	30%	100%

Source: Consultations Undertaken for the Project.

24. Minutes of meetings are attached in Appendix 1 to 5. Outcome of stakeholder consultations for MBB Lake Area in Agartala Smart City is attached in Appendix 6. The development proposed to be carried out was explained and discussed with each of the stakeholder groups. The key feedback given by the stakeholders was that they are in favour of the proposed revitalization of the lake area. Members of the Angling and Aquatic Conservation Society of Tripura and office bearers are very positive about the development and anticipate benefits for all the people and for their Society. All stakeholders expressed their concern about the lack of maintenance and cleaning of the lake. Use of the lake area by men for consumption of alcohol and other activities has resulted in concerns about women's safety and security. About 10-15 people from nearby areas use the *ghat* for washing and bathing. The ill effects of polluting lake water were explained to the bathers present during consultations.

25. With the proposed development, the Principle of Crime Prevention through Environmental Design<sup>3</sup> is being followed for lake development. Key features include construction of a boundary wall, well-lit areas, ticketed entry, security personnel and information and technology. The land use under the proposed development will not change from the current use.

<sup>3</sup> Crime Prevention through Environmental Design principles makes the design effective and use of the built environment to encourage a reduction in the fear of crime, a reduction in the actual number of crimes, an improvement in community safety, an improvement in the perception of safety, and an improvement in the overall quality of life in a community

#### IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

26. The project will not result in any permanent or temporary land acquisition, and no resettlement impact is envisaged as the proposed site and development activities are within the MBB College campus. There is no encroachment by any private parties on the land. There are no squatters or kiosks either residing or conducting any commercial activities within the site area.

27. ASCL is a Special Purpose Vehicle set up to plan, design and implement, coordinate and monitor the smart city projects in Agartala. Land is not required to be transferred to ASCL temporary or permanently. According to the Land Revenue Department, the land belongs to the Government of Tripura (see appendix 8). The copy of the permission letter to carry out the development work is in Appendix 9. The cafeteria renovation and creating new infrastructure for ticketing will be done within the MBB college premises. A request letter for No Objection Certificate (NOC) from HED, Government of Tripura for the renovation of the cafeteria and creating infrastructure for ticketing has been sent by ASCL. The copy of the letter is in Appendix 10. The Memorandum of Understanding signed between ASCL & HED, Government of Tripura is presented in Appendix 10.a.

28.

**Table 2: Project Components and their Land Acquisition and Resettlement Impacts**

Description of Project Components	Impact on Land Acquisition and Resettlement	Temporary Impact	Remarks
Addition / Creation of Activity Hubs to attract more tourists and local footfall, thereby upgrading the surrounding environs and increasing revenue.	Nil	Nil	Land is in the possession of HED, Government of Tripura. The copy of the land record is in Appendix-8 and permission letter to carry out development work from AMC and HED is in Appendix 9 , 10 and 10a respectively.
Redevelopment and Upgradation of the existing Eco park at the main Lake edge.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendix 8.
Development of a major Water Recreation Area, with facilities for Kayaking, Shikara rides, and other water adventure activities.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendix 8.
Development of a Lakeside public zone, to promote Place making a give an identity to the area.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendix 8.

Description of Project Components	Impact on Land Acquisition and Resettlement	Temporary Impact	Remarks
Creation of a Botanical Garden with thematic gardens, lawns, trees to preserve and substantially enhance the green cover of the area.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendix 8.
Renovation and extension of the "Park View "cafeteria to make it a major public magnet.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendices 8, 9 and 10
Development of Physical Activity Zones for all age groups and provision of adequate Utilities and Amenities as required.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is placed in Appendices 8, 9 and 10
Setting up of an Open-Air Theatre to enhance the social and cultural essence of the region.	Nil	Nil	Land is in the possession of Government of Tripura. The copy of the land record is in Appendix 8.

Source: Detailed Project Report for Revitalization of MBB Lake Area Project.

29. For proposed development of the lake area, the required total built up area (BUA) of proposed buildings including refurbishment area is 1.93 acres of the total area under MBB Lake (29.65 acres). This comprises 6.17% of the total area.

30. Part of the area developed earlier but currently not fully utilized, includes the lake view cafeteria, platforms for fishing, botanical garden, gazebos, nature trail and footbridge. These existing areas will be refurbished and enhanced.

31. The total proposed area for new built up consisting of the commercial ticket counter, entry plaza ticket counter and amenities block is 156 m<sup>2</sup>, approximately 0.039 acres. Few of the proposed toilets and water ATMs are modular and space requirement is minimal. (Refer to DPR sections on Water ATMs and E Toilets). The area for proposed new built up is devoid of any structures, encroachments, squatters or hawkers and vendors carrying out commercial activities.

**Table 3: New area for Proposed Construction Activity**

Sr. No.	Proposed Construction Activity and Use	Area (in m <sup>2</sup> )	Area (in Acres)
1	Commercial ticket counter	19	0.005
2	Entry plaza ticket counter @ public zone A	19	0.005
3	Amenities blocks @ public zone A	118	0.029
	<b>Total</b>	<b>156</b>	<b>0.039</b>

Source: Detailed Project Report for Revitalization of MBB Lake Area Project.

32. The proposed area under new construction activity is within the MBB college campus. A letter requesting MBB College Authority has been sent to obtain NOC for the construction of the

facilities and amenities presented in Table 3. Before deployment of contractor the NOC will be obtained and submitted to ADB.

33. The *ghat* consists of flight of steps has been constructed near the entrance of the MBB College and is used for bathing and washing clothes. The following information was collected from petty shopkeeper<sup>4</sup> adjacent to the *ghat* and users of the *ghat* - about 15-20 people visit the *ghat* daily for either bathing or washing clothes. The number rises in summer season. Also, they were of the opinion that the *ghat* should not be discontinued and a designated area should be reserved for bathing. There is one more lake in the Shiv Nagar area besides the MBB College Tilla. People from this area also come to MBB Lake for bathing because the lake in Shiv Nagar is not accessible to the people. Post development, the bathing and washing in lake area will be discontinued due to public health issues and environmental concerns. Consultations were conducted with a few users who mentioned that the development works would be good for the area and users but the *ghat* needs to be continued. *Ghat* users were informed about the ill effects of polluting lake through washing and bathing and they agreed to give up bathing on the MBB Lake *ghat*, if proper alternative provision was made. Under the Smart City Mission, alternative provisions are being made in surrounding locality. See Appendix 5 for minutes of meeting with *ghat* users. Based on the findings of consultation, ASCL has decided to develop a "3-pond" *ghat* for the users of MBB Lake pond. The construction work has been taken up by ASCL under separate project<sup>5</sup> not under the scope of ADB financed projects under ACUDP. The plot identified for the purpose is owned by AMC and within 20 m of MBB Lake (Appendix 11). With the completion of the work, the present users of MBB Lake *ghat* will be able to access the newly constructed bathing *ghat* and they can fulfil their requirement too. There is no permanent resettlement impact as there is no land acquisition for private or government land. The MBB lake area falls within the MBB College Campus. Approximately 156 m<sup>2</sup> of land is required for new built up for namely commercial ticket booth, entry plaza and amenities block. Other areas such as cafeteria, botanical gardens, footbridge, gazebo, eco park zone, pathways to gazebo plaza, nature trail and pedestrian loop were developed earlier and currently proposed to be refurbished under the project. The proposed area for new development is devoid of structures, encroachments, squatters and kiosks. The area belongs to MBB College Authority, HED, Government of Tripura.

34. The project may require land during construction period for laydown area for storing construction material. The contractors will identify such area as per Environmental Management Plan (EMP) and take necessary approval from the ASCL. The DDR will be updated to reflect selection and assessment of impacts for sites for storing/keeping construction material.

## V. CONCLUSION

35. No involuntary resettlement impact is identified at any of the project sites for any of the project components as land will not be acquired from private landowners. The proposed land under the project is within the MBB College Campus and is devoid of structures, encroachments, squatters, and kiosks.

36. Existing areas including lake view cafeteria, platforms for fishing, botanical garden, gazebos, nature trail and footbridge will be refurbished and enhanced. The total proposed area

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<sup>4</sup> Pan bidishop located opposite on the site and is not affected by project.

<sup>5</sup> ASCL is constructing a 3-pond *ghat* under Smart City Mission. Cost of the project is approximately INR 32.3 million (INR 3.23 crore).

for new built up consisting of the commercial ticket counter, entry plaza ticket counter and amenities block is 156 m<sup>2</sup>, approximately 0.039 acres. The area is devoid of structures. The bathing and washing *ghat* is proposed to be discontinued due to public health and environmental concerns. The proposed project has no involuntary resettlement impacts. The project is classified as "Category C" for involuntary resettlement impacts as per ADB's Safeguard Policy Statement (SPS), 2009. No further action is required.

37. There will be no impact on Indigenous peoples (IPs). All the proposed construction activities will be done within the vacant land within the MBB College Campus. This project is categorized as "C" for Indigenous Peoples. No Indigenous Peoples Development Plan will be needed for this project.

38. The proposed project is not envisaged to have any adverse impact on women and/or girls or to widen gender inequality. The project will have some positive potential employment scope. To create awareness among the upcoming development activities and livelihood opportunities that are likely to come up, continuous consultation and focus group discussion with women and men in the community in Agartala will be conducted throughout the project implementation period. The aim would be to encourage their participation in income generation and livelihood related activities.

#### **A. Summary and Conclusion**

39. The revitalization of the lake area will provide a green space for the city's residents for relaxation and recreation. It will also be an additional site that tourists from Agartala and rest of India can visit. Existing areas will be developed under the Smart city project for revitalization of lakes. The total area for new built up consisting of the commercial ticket counter, entry plaza ticket counter and amenities block is 156 m<sup>2</sup>, approximately 0.039 acres. The proposed toilets and water ATMs are modular and space requirement is minimal and the same will be constructed within the area.

#### **B. Next Steps**

40. The project will be further assessed, and the DDR updated prior to contract award. Any change in site or proposed activities during implementation will require to be assessed afresh for land acquisition and involuntary resettlement impacts and if required a revised document needs to be prepared and submitted for ADB approval.

The NOC from AMC will be included in the updated DDR and ADB's No Objection will be obtained prior to contract award.

**Figure 2: Photographs of Community Consultations**



Angling and Aquatic Conservation Society of Tripura



Angling and Aquatic Conservation Society of Tripura



Angling and Aquatic Conservation Society of Tripura



Angling and Aquatic Conservation Society of Tripura



MBB College students



MBB College students

## Appendix 1: Minutes of Meeting & List of Participants for community Consultations for Angling and Aquatic Conservation Society

### Meeting with ANGLER'S SOCIETY, Agartala at Auditorium, Fisheries Office 16-

Nov-18

#### PARTICIPANTS:

1. Mr. Debbarma, ASCL
2. Mr. Kali Ghosh, ADB
3. Mr. Govind Rathore, ADB
4. Dr. Rajani Iyer, TCE
5. Ms. Zita Patnaik, TCE
6. Members of the Agartala Angling Society

#### POINTS DISCUSSED:

- The concept of Smart City and ASCL was explained to the attendees by Mr. Kali Ghosh, ADB.
- The proposed design was explained in brief with stress on the design approach of Ecological Integrity and Inclusiveness by Zita Patnaik, TCE. Broad discussions focused on the existing activities on site which should be formalised and regulated in order to provide a better infrastructure and experience.
- The Angler's Society cardholders want to get paid access to protected fishing grounds in the season as fishing may be affected due to presence of other people in the more accessible areas.
- Maintenance of the precinct post construction. Earlier development activities were carried out which were dismantled in the operation due to lack of security and maintenance.
- The lake bank and existing trees at the fishing edge should not be disturbed as they provide the breeding ground for plankton. The disturbance of breeding grounds of the migratory birds (November to March) should be avoided during construction and operation.
- The location and design of decks should be vetted by the Angling society as earlier provided concrete structures were not suitable for fishing/angling.
- Anglers association will provide biodiversity data available with them to TCE.
- The maintenance of the site shall be paid for by revenue generation from the onsite paid activities.

Dr. Rajani Iyer, TCE gave the closing remarks, with stress on the inclusive approach of the project.



## Appendix 2: Minutes of Meeting and List of Participants for Consultations with MBB College Students

Meeting with STUDENT BODY at Department of Botany, MBB College held on 16.11.2018

### PARTICIPANTS:

1. Mr. Debbarma, ASCL
2. Mr. Kali Ghosh, ADB
3. Mr. Govind Rathore, ADB
4. Dr. Rajani Iyer, TCE
5. Ms. Zita Patnaik, TCE
6. Students of the Department of Botany, MBB College

### POINTS DISCUSSED :

- The concept of Smart City and ASCL was explained to the attendees by Mr. Kali Ghosh, ADB.
- The proposed design was explained in brief by Zita Patnaik, TCE
- The students had no access to public transport to the college premises. They had to use private transport.
- Most of the students were not acquainted with the lake area except for student related activity for their course work.
- The lack of facilities and the disorganized nature of the site were the points put forward by the students we interacted with.
- The area be developed as an information node for the heritage of Tripura was proposed by the students.
- They were very receptive to the concept of a pay and use cycling system.
- The lack of amenities – lighting, seating, food kiosks, proper layout, boating, toilets and general cleanliness was put forward – and it was communicated to the students that they have been considered in the design scheme.
- The idea of a ropeway was enthusiastically greeted, provided the tickets were in the range of INR 50-INR 60.

Dr. Rajani Iyer, TCE gave the closing remarks, with stress on the inclusive approach of the project and request for any further input by the student body.

The team also informally interacted with the HoD, Botany Department, and Ex-HoD Zoology Department, and they were conducive to sharing any information available within their department regarding flora, fauna and aquatic fauna.

### Appendix 3: Minutes of Meeting and List of Participants for Stakeholders Meeting Held for MBB Lake

#### AGARTALA SMART CITY LIMITED

(CIN: U74999TR2016SGC013499)

AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE, PARADISE  
CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001

#### Minutes of the Meeting

A Stakeholders Meeting related to "MBB College Revitalization" and "Renovation and Restoration of Ujjayanta Palace Garden", held on 04.12.2018 from 15:00 hrs at 5<sup>th</sup> floor of Agartala Smart City Office Conference Hall. The meeting notice was circulated vide this office letter No.4 (31)/ASCL/2018/2094-3008 Dated-30.11.2018.

This meeting has been called upon the observations received during the site visits and meetings held with the representatives of Asian Development Bank (ADB) from 12th to 16th of November, 2018.

The following points have been discussed:

Sl. No.	Points discussed	Action taken
(i)	Details of ownership of the land area under the scope of development.	Land Records and Settlement department agreed to provide MBB lake surrounding area land ownership details and areas by 6th December 2018. PMC has provided plot number that are falling within lake development are submitted to LRS department for details.  AMC confirmed that lake is with fisheries department and any approval (Demolition/refurbishment/construction) for same will be provided by Fisheries department.
(ii)	Delineation/identification of area for parking to MBB college.	HOD (Botany Dept., MBB college) along with the other House Members have expressed that after college hours, open space along MBB college road can be used for off-street parking for the visitors only, without any Civil modification. Accordingly PMC has been advised by the house not to consider parking space for the visitors by the side of MBB college road (MBB college gate to stadium by the left side) by providing retaining wall and filling of land thereon.

*bu*

Sl. No.	Points discussed	Action taken
03	Check on the legal permissibility of the temporary structures erected for fishing, etc on the lake waters.	Legal permissibility of fishing decks (Permanent & temporary) to be discussed with Fisheries department. PMC will interact with the Fisheries department separately.
04	Lease details of lakes to Anglers society and relocation of fishing decks of Anglers society.	Lake lease details to be discussed with Fisheries department. PMC will interact with the fishery department separately.
05	Ownership details of Signage/ advertisements/ Boardings and revenue generated from same.	AMC confirmed that signages/advertisements/boardings within the lake development area can be removed.
06	Design and maintenance of proposed Botanical Garden by Botanical department of MBB College or the Tripura State Horticultural Society.	MBB college agreed that at the end of O&M period of five (5) years after completion, MBB college shall maintain the Botanical garden.
07	Apart from angling society fishing and repopulation any other user and activities within the MBB lake precinct.	AMC confirmed that apart from Angling society and Fisheries department no other stakeholder is involved in the precinct of MBB lake.
08	Viability and requirement of Ropeway.	Based on the present foothall and previous experience, Tourism department expressed their concern regarding viability of ropeway. Anyhow financial viability of same needs to be checked once by PMC.
09	Viability and requirement of Bike track and smart hiking system.	It was decided by all concerned that cycle track is not viable due to adverse impact on the ecology, biodiversity and unsuitable gradient along the lake bed.
10	Anticipated concerns like safety/security of women, children, lighting, walkway, solid waste disposal, or any other concerns that may arise due to the future development).	AMC agreed that at the end of O&M period of five (5) years after completion, AMC shall take care of Solid Waste or they may lease out same to third party. Joint site visit is proposed on 05.12.2018 with TSECL to check feasibility of relocation feeder transformer at near the Lake.
<b>Revitalization &amp; Renovation and Restoration of Ujjayanta Palace Garden</b>		
1	Heritage Building.	It was informed that Ujjayanta Palace is not listed as a heritage building in Archaeological Survey of India (ASI) state heritage building list.
2	Facade lighting and Fountain lighting colour scheme	It was discussed that Façade lighting and Fountain lighting colour scheme has already been approved by Hon'ble Chief Minister, Tripura on 13-08-2018. Hence, no need to change the colour scheme.

Sl. No.	Points discussed	Action taken
1	Provision of light and sound show	Tourism Department confirmed that Light & Sound shows including siting arrangement has already considered in separate project.
4	Parking facility for visitors' vehicle	It was informed that dedicated parking zone is there opposite to the entry plaza for visitors.

  
 (Er. R. Pal)  
 Executive Engineer  
 Agartala Smart City Limited

Encls : List of attendance:

**AGARTALA SMART CITY LIMITED**  
 (CIN: U74999TR2016SGC013499)

AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE, PARADISE  
 CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001

No.4 (31)/ASCL/2018/ 3025- 3040

Dated-06.12.2018

Copy to:

- 1) Managing Director, Agartala Smart City Limited.
- 2) The Chief Executive Officer, Agartala Smart City Limited (Municipal Commissioner, AMC).
- 3) The Director, Department of Revenue (Settlement Dept./Directorate of Land Records).
- 4) The Chairman Pollution Control Board.
- 5) The Director, Higher Education Department.
- 6) The Deputy Director Fisheries (Tripura West).
- 7) The Superintending Engineer, Agartala Municipal Corporation.
- 8) The Senior Architect, PWD.
- 9) The General Manager (Tech), TSECL, Bidyut Bhavan, Agartala.
- 10) The Director, Department of Forest/ Horticulture.
- 11) The Principal, MBB College, Agartala.
- 12) The Managing Director, Tripura Tourism Development Department.
- 13) The Curator, Tripura State Museum.
- 14) Smt. D. K. Majumder, Conservation Assistant, Archaeological Survey of India, Udaipur Sub Circle.
- 15) The President, Angler's Society.
- 16) The Team Leader, PMC (Project Management Consultant).

  
 (Er. R. Pal)  
 Executive Engineer  
 Agartala Smart City Limited



**Appendix 4: Minutes of Meeting and List of Participants for community Consultations with Ghat Users**

TATA CONSULTING ENGINEERS LIMITED		MINUTES OF MEETING		MEETING DATE 15-11-2018		SH 1 OF 1	
JOB NO.: TCE.10918			CLIENT: ASCL				
			BU: Infrastructure				
ORGANISATION TCE			ORGANISATION FISHERIES DEPARTMENT, AGARTALA				
1.	Dr. Rajani Iyer		1.	Mr. Ashok Debbarma Dy. Director (W) & Superintendent of Fisheries (Sadar)			
2.	Zita Patnaik <i>ZP Patnaik</i> <i>16/11/2018</i>		2.	Mr. Bijoy Kanti Ghosh Fisheries Officer, Headquarters (Sadar)			
3.			3.				
4.			4.				
5.			5.				
6.			6.				
SL. NO.	POINTS DISCUSSED						
1	The MBB Lake area has been leased to the Angler's Association for the past 8 to 9 years by MBB.						
2	A flora and fauna study was conducted around 10 years ago. (agency not specified)						
3	A few ponds in the vicinity are being used by fish farmers for commercial purposes.						
4	The road is prone to flooding during the monsoon. It was suggested that the height of the road be increased.						
5	The adjacent residential zone Shibnagar is prone to flooding.						
6	Temporary bamboo machaans have been erected by the members of the Angler's society within the lake waters for recreational fishing. Permission from AMC has not been solicited/ is not required.  The bamboos are left rotting and new frames are constructed for fishing as per the requirement or based on the water level.						
7	Garbage, bottles, and plastic waste is also dumped into the lake leading to pollution and algal growth.						
8	The lake is used as a nesting ground by migratory birds including those from Siberia during the months of December to April.						
9	The entire lake edge should not have concrete bund. Some natural areas should be allocated for the migratory birds nesting and breeding.						
10	The fish stock of the main lake is regularly replenished by the Angler's society. One of the ponds is used for fish propagation.						

### Appendix 5: Minutes of Meeting for Stakeholders consultation held at *Ghat*, MBB Lake

TATA CONSULTING ENGINEERS LIMITED		MINUTES OF MEETING	MEETING DATE 21-11-2018	
JOB NO: 10918-A	Client: Agartala Smart City Limited	Project: PROGRAMME MANAGEMENT CONSULTANT (PMC) FOR AREA BASED DEVELOPMENT (AGARTALA CITY) FOR AGARTALA SMART CITY LIMITED.		VENUE: MBB Lake - Agartala
	BU: Infra			
<b>SUBJECT: Public Consultation at MBB lake</b>				
<b>PRESENT</b>				
<b>ORGANISATION</b>		<b>ORGANISATION</b>		<b>ORGANISATION</b>
TCE				
1.	Dr. Jyoti Prabha			
2.	Ms. Zita Patnaik			
3.	Mr. B Sreekanth			
4.	Mr. Ankush Bhandari			
SL. NO.	POINTS DISCUSSED			ACTION BY
1.	<p>A public consultation was undertaken at MBB lake. Following information was noted:-</p> <ul style="list-style-type: none"> <li>• About 15-20 people visit the ghat for either bathing or washing clothes.</li> <li>• The number rises in summer season.</li> <li>• Mostly people come to MBB lake ghat for recreational bathing.</li> <li>• Some people living in rented accommodation in the nearby areas come for bathing due to water scarcity at those places.</li> <li>• People gathered there were explained about the ill effects of polluting lake water. They agreed to give up bathing on the MBB lake ghat if proper alternative provision was made.</li> </ul>			Info

Date: 22-11-2018

Prepared By: Ankush Bhandari

Checked By: Dr. Jyoti Prabha

TATA CONSULTING ENGINEERS LIMITED		MINUTES OF MEETING	MEETING DATE 21-02-2019	
JOB NO: 10918-A	Client: Agartala Smart City Limited	Project: PROGRAMME MANAGEMENT CONSULTANT (PMC) FOR AREA BASED DEVELOPMENT (AGARTALA CITY) FOR AGARTALA SMART CITY LIMITED.		VENUE: MBB Lake - Agartala
	BU: Infra			
SUBJECT: Public Consultation at MBB lake				
<b>PRESENT</b>				
ORGANISATION		ORGANISATION		ORGANISATION
TCE				
1.	Dr. Rajani T Iyer			
2.	Mr. B Sreekanth			
SL. NO.	POINTS DISCUSSED			ACTION BY
1.	<p>A public consultation was undertaken at MBB lake. Following information was noted:-</p> <ul style="list-style-type: none"> <li>• Lake needs to be cleaned</li> <li>• Women come later in the morning</li> <li>• People come a little late as it is cold</li> <li>• The project is good for Agartala</li> <li>• They propose to retain the ghat or provide alternatives</li> </ul>			Info

Date: 21-02-2019

Prepared By: Dr. Rajani T Iyer

### Appendix 6: Outcome of Stakeholder Consultations for MBB Lake Area in Agartala Smart City

Sr. No.	Date	Stakeholder Group and Venue	No of Participants	Discussion: Main Issues and Concerns	Issues Addressed
1	15/11/2018	Fisheries Department Office, MBB Lake	M-2	<ul style="list-style-type: none"> <li>• MBB lake area has been leased to Angling and Aquatic Conservation Society for the past 6 to 7 years.</li> <li>• A flora and fauna study was conducted around 10 years ago.</li> <li>• .</li> <li>• Road is prone to flooding during monsoon. Therefore, height of the road should be increased</li> <li>• Temporary bamboo <i>machaans</i> have been erected by Angling and Aquatic Conservation Society member. Permission of the AMC is not required. The bamboo frames are left to rot and new frames are erected. These should be removed.</li> <li>• Garbage bottles and plastic waste is also dumped into the water leading to pollution.</li> <li>• Lake is used by migratory birds for nesting and breeding during the months between December and April.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Temporary Machans will be removed and floating deck will be provided for fishing.</li> <li>• Solid waste management services will be included in the proposed redevelopment.</li> </ul>
2	16/11/2018	Angling and Aquatic Conservation Society of Tripura, Auditorium, Fisheries Department MBB lake	M- 22	<ul style="list-style-type: none"> <li>• Anglers are very positive about the development and see overall benefits.</li> <li>• Anglers Society wants to participate in the planned development.</li> <li>• Society conducts a fishing competition every year with a gathering in the area.</li> <li>• With regard to the proposed development works to be undertaken for lake area, their concerns are with reference to:-</li> </ul>	<ul style="list-style-type: none"> <li>• Concrete platforms provided will be removed and deck constructed for fishing.</li> <li>• Safety and security issues to prevent theft and for maintenance of the facilities provided is incorporated in the proposed development.</li> </ul>



Sr. No.	Date	Stakeholder Group and Venue	No of Participants	Discussion: Main Issues and Concerns	Issues Addressed
				<ul style="list-style-type: none"> <li>- Design of the fishing platform: Platforms constructed during earlier project were not found useful by anglers who have constructed temporary bamboo platforms.</li> <li>- Continuation of the society's activities related with angling post development.</li> <li>- Boundary wall should be constructed for the entire area as open access has led to destruction of earlier facilities provided in the lake area. Security for the area should also be available as absence of security has led to people damaging the facilities provided and dumping wastes. Youth also gather in some of the area for drinking.</li> <li>- The society members suggested that access to inner areas for fishing post development and restriction of access in these areas should be controlled and undertaken in small batches as many people together entering the area create damage or create disturbances.</li> </ul>	
3	16/11/2018	MBB Students, Classroom, Botany Department	M-7, F-16	<ul style="list-style-type: none"> <li>• The students consulted, did not use the lake area for recreation as they do not find it attractive and the women students have safety and security concerns. They do not visit as facilities and means of entertainment for their age group are not available.</li> </ul>	<ul style="list-style-type: none"> <li>• Safety, security are incorporated within the proposed features to ensure safe and conducive atmosphere for women.</li> <li>• Toilets, water and food kiosks are provided.</li> <li>• Key features such as open air theatre, walking paths, water recreation sports, botanical gardens,</li> </ul>

Sr. No.	Date	Stakeholder Group and Venue	No of Participants	Discussion: Main Issues and Concerns	Issues Addressed
				<ul style="list-style-type: none"> <li>• Students from the Botany department. visit the area for botanical survey as part of course requirements.</li> <li>• Cafeteria is closed at present and people visiting the lake area are not from the age group.</li> <li>• Students do not have a bus facility for reaching their college. Most of them travel from a distance of 5 to 6 kms.</li> <li>• Their expectation is looking at better arrangements, facilities, safety and security in the lake area in terms of security guards, well-lit areas, activities which appealed to young people.</li> <li>• Key points for developed area were as follows: Sanitary facilities especially for women; security of light, electricity; transport facilities; swimming facilities and sports facilities.</li> </ul>	<p>physical activity zone are proposed to cater to the public.</p>
4	04/12/2018	Government Department, MBB College Authorities and Others	M-6	<ul style="list-style-type: none"> <li>• Details of plot areas and permission for revitalization from concerned government department.</li> <li>• Demarcation and identification of area that can be utilized for parking in the MBB college.</li> <li>• Legal permissibility of temporary structures erected for fishing on lake.</li> <li>• Relocation or removal of fishing structures erected by society.</li> <li>• Removal of hoarding in lake area.</li> <li>• Design and maintenance of the botanical garden by Botanical department, MBB college.</li> </ul>	<ul style="list-style-type: none"> <li>• Lake is with Fisheries Department and permission will be provided by the department.</li> </ul>




Sr. No.	Date	Stakeholder Group and Venue	No of Participants	Discussion: Main Issues and Concerns	Issues Addressed
				<ul style="list-style-type: none"> <li>• Concerns related to safety, security, facilities provided in the future and maintenance.</li> </ul>	
5	21/11/2018 & 22/03/2019	Petty shop keeper and <i>Ghat</i> users	F-1 M-2 M-3	<ul style="list-style-type: none"> <li>• Mostly people come to MBB lake <i>ghat</i> for recreational bathing.</li> <li>• Some people living in rented accommodation in the nearby areas come for bathing due to water scarcity at those places.</li> <li>• People gathered there were explained the ill effects of polluting lake water. They agreed to give up bathing on the MBB lake <i>ghat</i> if proper alternative provision was made.</li> <li>• <i>Ghat</i> should be continued or alternative provided.</li> </ul>	<ul style="list-style-type: none"> <li>• A nearby pond has been proposed to be developed for bathing and washing.</li> </ul>

### Appendix 7: List of Participants and Photographs of Consultations

#### Community Consultation

Date: 16/11/2018

Place: MBB Lanka Amlan,

Sl No	Name of Person	M - F	Address/Contact No	Signature
1	Sudhansu Ch. Sankar	M	936656414 Nagahale	
2	Surenandra Debbasame	M	9856548058 Nyanala	
3/	Mahitha Subin	M	9362719662	
5/	Rajendra Ch. Saha	M	936220 2102	
6/	Suresh Chhalla	M	9512488823	
7/	Ratan Karanti Dey	M	9862212588	
8	Biswa Zilchandey - M	M	9862165782	
9	Anjam Dey	M	9862105477	
10	Prakash Dey	M	9869552479	
11	Kajal Das	M		
12	Sanjay Chhalla	M	7308107573	

## Community Consultation

Date : 16/11/2015

Place : MCB Kaha Area, ~~Stations~~

Sl No	Name of Person	M - F	Address/Contact No	Signature
13.	Brahmanand Singh	M	814 K mi Sam Lame, Kumbh 9436157988(M)	
14.	Biswajit Deb (Babbar)	m	88872023 61	
15	Sudip Debnar	M	9802526045	
16	Chandra Mukherjee	m	9436570292	
17	Amiya Chowdhury V.P.	M.	9436167546	
18.	Sudhanshu Deb	M	9334533599	
19.	Dibendhu Saha	m.	9615457830	
20.	Suman Bhatnagar	M		
21	Aakash Choudhury	M	8974501708	
22.	K. S. Ghosh	M		
23	S. Debbarma EE, ASCL	M	9862807148	
24	Gourind Singh Rohore	M		
25.	Rajeev Singh	M		

## Community Consultation

Date : 14/11/2018

Place : M.B.B College Students

Sl No	Name of Person	M - F	Address/Contact No	Signature
1	Subrata Acharyee	M	Teliamura, Kharai Tripura Contact No: 8704443086	Subrata Acharyee
2.	Sayan Kundu	M	Ghurkhabasi Agartala, Tripura 705835037	Sayan Kundu
3	Sumit Saha	M	Jaynagar, Agartala 799001	Sumit Saha
4	Suman Sengupta	M	Agartala, Tripura 705358004	Suman Sengupta
5	Satyajit Debbarma	M	Teliamura, Kharai Tripura 8752869959	Satyajit Debbarma
6	Kuntal Saha	M		Kuntal Saha
7	S. Subbarao B.K. Jaiswal	M	7862807118	S. Subbarao
8.	Gehind Singh Rothere	M		Gehind Singh
9.	Rajni Roy	F		Rajni Roy
10.	Zite Patricia	F		Zite Patricia



## Community Consultation

Date : 16/11/2018

Place : HBB Laka Area, Students

Sl No	Name of Person	M - F	Address/Contact No	Signature
1	Moumita Sarkar	F	Chailengta. L.T.V 9862738664	Moumita Sarkar.
2	Sarbani Das	F	Melayhari 7005332692	Sarbani Das.
3.	Pallabi De	F	Ampinagare 8794064347	Pallabi' De
4.	Kakali Sarkar	F	A.D Nagar Rd. No. 5, Agarala 8253025802	Kakali Sarkar
5.	Rumashree Rudra Pal	F	Netaji chowdhari, Agarala, Tripura 7005957805	Rumashree Rudra Pal.
6.	Mayuri Banik	F	East Narayanpur Agarala (E) Tripura 9436557822	Mayuri Banik.
7.	Rima Saha	F	Jagadgururao Agarala, Tripura 8857852212	Rima Saha
8.	Rashmi alle.	F	Bhollapurkirt, Agarala, Tripura 2418040790	Rashmi alle.
9.	Sagarika Das	F	R. K. Nagar Agarala, Tripura 9089660485	Sagarika Das
10.	Vaishani chakma	F	Kalyani BOC 7005949239	Vaishani chakma

## Community Consultation

Date: 16/11/2018

Place: HBB Vaha Area, Students

Sl No	Name of Person	M - F	Address/Contact No	Signature
1.	Shalinee Datta	Female	Ramnagar 3, Agartala Trip 7678241659	Shalinee Datta.
2.	Shreya Chakrabarty	Female	Jagaharimura Agartala, Tripura 9366375447	Shreya Chakrabarty.
3.	Archankita Sharma	Female	Kamalpur, P.O. and P.S. 8974708957	Archankita Sharma.
4.	Naina Dargupta	Female	Jogendramagan 8730055712	Naina Dargupta.
5.	Manisha Chakrabarty	Female	Collegatilla 9474145166	Manisha Chakrabarty.
6.	Mukta Chakrabarty	Female	8256931030	Mukta Chakrabarty.



Public Consultation - MBB Lake

S.No	Date	Name	Signature
1)	24-11-18	AKASH MIA	AKASH mia
2)	— — —	BIKRAM	BIKRAM Acharya
3)	— 11 —	Reena Saha	Rina Saha



Consultation with Benefidaries near Ghat

Community Consultation

Date: 21/2/2019

Place: Ghat, MBB Lake

Sl No	Name of Person	M - F	Address/Contact No	Signature
1	Birasa Ral	M	700 5327327	Biglhosk Par
2	Babu Debroy	M	9863070632	Babul D. Roy
3	Sukun Saha	M	9259030447	S.K.S -



Consultation at Ghat Area

**Appendix 8: Land Records indicating that the Land for proposed Development Belongs to Government of Agartala**

4/2020/19 ROR

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-২০      খতিয়ান নং : ১/২৫      মহকুমা : সদর  
তহশীল : আগরতলা পূর্ব      রেভিনিউ মার্কেল : আগরতলা পূর্ব      জৌতি নং :-

**উপরিস্থ স্বত্বের বিবরণ**

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরাম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজমা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
-				

Reference No.:

**অত্র স্বত্ব**

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের প্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকার	১০০০০০			
	১০০০০০			

**অত্র স্বত্বের আগল দখলীয় জমি**

দাগ নম্বর		উত্তর সীমানা		জমির প্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ			
দাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)	(১৮)		
১৭৭২/৩০১১৪অং, ১৭৭২/৩০১১৫ অং	২০০০		পথ	পুকুরপাড় ( নালা )	প্রঃ মত স দপ্তর কর্তৃক রক্ষিত	০	০১৭৫	০	০০০৭
১৭৭২/৩০১১৪অং, ১৭৭২/৩০১১৩ অং	২০০১		পথ	নালা	সাধারণের ব্যবহার্য	০	০৪০০	০	০০১৬
১৭৭১২/৩০১১২অং, ১৭৭২/৩০১১৩অং, ১৭৭১২/৩০১১১অং, ১৭৭২/৩০১১১অং, ১৭৭২/৩০১১০ অং	২০০৩		পথ	পুকুর ( নালা )	প্রঃ মত স দপ্তর কর্তৃক রক্ষিত	০	৪৩০০	০	০১৭৪
১৭৭১২/৩০১১০অং, ১৭৭৪৩ অং	২০০৪		রাপ্তা	পুকুরপাড় ( নালা )	প্রঃ মত স দপ্তর কর্তৃক রক্ষিত	০	০১৫০	০	০০০৬
১৭৭৪৩ অং	২০০৫		পথ	পুকুর ( নালা )	প্রঃ মত স দপ্তর কর্তৃক রক্ষিত	০	২৮০০	০	০১১৩
মৌজা দাগ:৫					আগল দখলীয় জমির মোট	০	৭৮২৫	০	০৩১৬
					জের	০	০০০০	০	০০০০
					অধীনস্থ স্বত্বের মোট				
					সর্বমোট				

Printed On: 20/04/2019      Compared By: Rajib Majumder      Authenticated By: Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 20, Khatian : 1/25, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 2003, 2004, 2005, depicting that ownership of plots is with Higher Education Department, Government of Tripura

4/20

ROB

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

ONLY FOR DISPLAY

মে: আগরতলা সিট নং-২০  
ভা: আগরতলা পূর্ব

খতিয়ান নং : ১/২৪  
রেভিনিউ মার্কেল : আগরতলা পূর্ব

মহকুমা : সদর  
ভৌমিক নং :

## উপরিষ্ঠ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্মা খাজনা আয়মে আসিবে
	(২)	(৩)	(৪)	(৫)

R. No.:

## অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুষঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
ত্রিপুরা সরকার	১০০০০০			
	১০০০০০			

## অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর	উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ				
	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর	
(১১)	হাল	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)	(১৮)		
১৭০৫৮অং, ১৭৫০৬ অং	১৭০২			পথ	সাধারণের ব্যবহার্য	০	০১৭৫	০	০০০৭
১৭৫৭১ অং	১৭৬৫		ড্রেইন	বাস্তু	দিনঘর-১ (নাল)	০	০০৫০	০	০০০২
১৭৪৪০ অং	১৮৩১			রাস্তা	সাধারণের ব্যবহার্য	০	০১৫০	০	০০০৬
১৮৮৪৭, ১৭৮৪০, ১৭৮৫৪, ১৭৮৪২/৩২৬২৮	১৮৭৫			পথ	সাধারণের ব্যবহার্য	০	০২৫০	০	০০১০
অং, ১৭৭৪২/৩০১১৫অং, ১৭৭৪২/৩০১১৬অং, ১৭৭৪২/৩০১১৭অং, ১৭৭৪২/৩০১১৮অং, ১৭৭৪২/৩০১১৯অং				পথ	পুকুর (নাল) সস্তর কর্তৃক রক্ষিত	০	৭৬০০	০	০৩০৮
মে: ট					আপন দখলীয় জমির মোট	০	৮২২৫	০	০৩৩৩
					জের	০	০০০০	০	০০০০
					অধীনস্থ স্বত্বের মোট				
					সর্বমোট				

Printed on: 20/04/2019

Compared By  
Rajib MajumderAuthenticated By  
Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 20, Khatian : 1/24, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 1999. depicting that ownership of plots is with Higher Education Department, Government of Tripura



4/20/2019

ROR

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব কর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা ৫৪(১))

/2019 FORBIDDEN

মৌজা : আগরতলা সিট নং-২৪  
গ্রহণী : আগরতলা পূর্ব

খতিয়ান নং : ৫/৩২  
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর  
ভৌমিক নং :

## উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য্য খাজনা আমলে আসিবে
	(২)	(৩)	(৪)	(৫)

Relative No.:

## অগ্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুমতি	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
বো মরকারের পক্ষে শিক্ষা হাস কতক রক্ষিত	১০০০০০			
	১০০০০০			

## অগ্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অগ্র স্বত্বের বসদীয় পরিমাপ			
সিট নং	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
২০৭৫	১০৬	১০৬	নিজ	বিদ্য (পুস্তা)	১৬	০২৩০	৬	০৪৮৪	
২০৭৬	১০৭/১৪৫		নিজ মৌজা সিট নং-৪	খেলার মাঠ (নাল)	০	৮০০০	০	০৩২৪	
২০৭৭	১১৩		আগরতলা মৌজা ২০নং সিট	বাস্ত (টিলা)	০	৭২২৩	০	৩২০৪২	
২০৭৮	১১৪		আগরতলা মৌজা ২০নং সিট	টিলা	২	৩৬২৭	০	২৫৬৫৮	
২০৭৯	৫০		পথ	বিদ্য (পুস্তা)	২	২২৮৮	০	৯০২৫২	
২০৮০	১১২৫৫			পথ	০	০২০০	০	৩৬০০	
মোট	৬			আপন দখলীয় জমির মোট	২২	২২৬৮	২৮	২২৩৬০	
				জের	০	০০০০	০	০০০০	
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed on: 20/04/2019

Compared By  
Rajib MajumderAuthenticated By  
Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 20, Khatian : 5/32, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 106, 107, 50. depicting that ownership of plots is with Higher Education Department, Government of Tripura

4/20/2019

ROR

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

মৌজা : আগরতলা সিট নং-২৪  
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ৫/৩৩  
রেভিনিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর  
তোজি নং :

উপরিস্থ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিদ্যায়িত)	পরাম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আদিবে
	(২)	(৩)	(৪)	(৫)

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিদ্যায়িত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুশাস	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১. ত্রিপুরা সরকারের গঞ্জে শিক্ষা প্রাঙ্গণ কর্তৃক রাখিত	১০০০০০			
	১০০০০০			

অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মতব্বা	অত্র স্বত্বের বসনীয় পরিমাণ			
খালেক (১১)	হাল (১২)	দাগ নম্বর (১৩)	দখলকার (১৪)			একর (১৭)	শতক (১৮)	হেক্টর	আর
১০০১৪অং	১		আগরতলা মৌজা সিট নং-২০	ভিটা (নাল)		০	০৮৫০	০	৩৪০০
২০০১২অং	১১৬			মালা	মাধারনের ব্যবহার্য	০	০৩৫০	০	১৪০০
২০০২৪অং	২	১	মর্ডান ক্লাব	বাগান (নাল)	দাগান-১	০	০১৬৩	০	০০০৭
২০০১৪অং	৩	১	মর্ডান ক্লাব	বাগান (নাল)		০	১৩৩৭	০	৫৩৪৮
২০০২৫অং	৪	৩	নিজ	লায়েক পতিত (নাল)		০	১০৪৭	০	৪১৮৮
২০০২৬	৬			পথ	মাধারনের ব্যবহার্য	০	০১৬০	০	০৬৪০
২০০২৩	৮		আগরতলা মৌজা সিট নং-২০	পুকুর (নাল)	প্র-মত্বঃস বিভাগ	২	৩২৩০	০	২৬৮৭০
মোট পূর্বাংশ				আপন দখলীয় জমির মোট		২	৭৮৩৭	১১	১১৮৫৩
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 20/04/2019

Compared By  
Rajib MajumderAuthenticated By  
Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 20, Khatian : 5/33, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 8. depicting that ownership of plots is with Higher Education Department. Government of Tripura

4/20/2019

RDR

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা চট্টবা)

ONLY FOR DISPLAY

মৌজা : আগরতলা সিট নং-২৪  
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ৫/২৬  
রেজি নিউ সার্কেল : আগরতলা পূর্ব

মহকুমা : সদর  
ভৌজি নং :

## উপনিহত স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পর্যায় অংশ	রাজস্ব	যে তারিখ হইতে খার্বা খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)
		১০০০০০		

Reference No.: LA-১৯৯৯০০০৬

## অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুশঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
(৬)	(৭)	(৮)	(৯)	(১০)
১ ত্রিপুরা সরকারের পক্ষে শিক্ষা বিভাগ কর্তৃক রক্ষিত	১০০০০০			

১০০০০০

## অত্র স্বত্বের আশন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসনীয় পরিমাণ			
সাংকে	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
২০৫২০, ২০৫৭২, ২০৬২৯ অং	৭৮৫			মহাবিদ্যালয় (টীলা)	দালান/১, প্রঃ গ্রাম, বি বি কলেজ রাস্তায় বিভাগ	৪	৮৮৫৮	১	৯৭৮৩২
২০৬৩৩ অং	৪৭৩		রাস্তা	বাস্ত (টীলা)	তিনঘরয়১	০	০২০০	০	০৮০০
২০৬৩২ অং	৬৯৫	৭৮৩	নিজ	ভিটা (টীলা)	প্রঃ অত্র দাগে একটি চৌক আছে	০	৭২০০	০	০২৯১
৭৮-৩০০, ২০৬২৭	৭৮৩			বিদ (মুসা)	৬১৭ নং খতিয়ানে গত	৩	৩৫৩০	১	০৩৫৭
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মোট দাগ: ৫				আপন দখলীয় জমির মোট		১১	১৮৪৮	২১	৮৮৬২০
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				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 20/04/2019

Compared By  
Rajib MajumderAuthenticated By  
Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 20, Khatian : 5/26, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 719,781. depicting that ownership of plots is with Higher Education Department, Government of Tripura



4/20/2019

RDR

**ত্রিপুরা সরকার**  
ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭  
(বিধি নিয়ম ৫৩(১) ধারা চষ্টব্য)

মৌজা : আগরতলা সিট নং-২৩  
তহশীল : আগরতলা পূর্ব

খতিয়ান নং : ১/২  
রেভিনিউ মার্কেল : আগরতলা পূর্ব

মহকুমা : সদর  
তোজি নং :

উপরিষ স্বত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরাম্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)

Reference No.:

অত্র স্বত্ব

স্বত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্বের শ্রেণী ও বিবরণ	স্বত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ব, অধীনস্থ স্বত্বের পৃথক খতিয়ানের নম্বর
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অত্র স্বত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্বের বসদীয় পরিমাণ			
পাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
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২০২৮০অং	১৩৫		পথ	বাস্ত ( টিলা )	ঘর ১	০	০১০০	০	০০০৪
২০২৮৪অং	১৪৩		পথ	ভিটা ( টিলা )		০	০১০০	০	০০০৪
২০২৮০/৫৫৭০২অং	১৪৮		পথ	টিলা		০	০৫০০	০	০০২০
২০২৮৬	১৬০		পথ	ভিটা ( টিলা )		০	০২৫০	০	০০১০
২০২৯৬/৩০২৬৩	১৭২	১৭৮	জন স্বাস্থ্য বিভাগ	টিলা		০	১১৬০	০	৪৬৪০
২০২৯৮	১৮২		২০নং সিট	বিদ ( টিলা )		২	৪০৮০	০	৯৭৫২০
মোট দাগ: ৬				আপন দখলীয় জমির মোট		২	৬১২০	১০	০২১২৮
				জের		০	০০০০	০	০০০০
				অধীনস্থ স্বত্বের মোট					
				সর্বমোট					

Printed On: 20/04/2019

Compared By  
Rajib MajumderAuthenticated By  
Narayan Ghosh(KGO)

Land Record Copies of Mouza : Agartala City No. 23, Khatian : 1/2, Mahakuma : Sadar, Tahsil : Agartala East, Revenue Circle : Agartala East, Dag No ( R.S. / L.R. No. ) 189. depicting that ownership of plots is with Higher Education Department, Government of Tripura



**Appendix 9: Letter to AMC for No Objection for Development Work****AGARTALA SMART CITY LIMITED**

(CIN: U74999TR2016SGC013499)

**AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE,  
PARADISE CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001**

F.No.4 (31)-ASCL/2018/345.

Date: 23/04/2019

To  
The Municipal Commissioner,  
Agartala Municipal Corporation  
City Centre Agartala.

Sub: Regarding of Issuance of No Objection Certificate for the Proposed  
Development of MBB Lake Area under the Agartala Smart City Limited

Dear Sir,

Agartala Smart City Limited (ASCL), an SPV has been incorporated by Agartala Municipal Corporation, to plan, design, implement, coordinate and monitor the smart city project as per Smart city guidelines. As a part of the Smart City plan, various water bodies inside the city have been shortlisted for innovative development. MBB College Lake is one of such water bodies selected for the same. Agartala Smart City Limited (ASCL) with loan funding from Asian Development Bank has proposed to implement the project of MBB college lake revitalization.

MBB Lake Revitalization Area is spread over an area of 29.65 acres, comprising of Lakes, Garden area, Stadium, Outdoor Sports area, Institutions etc. which has been identified for rejuvenation of natural water bodies. Built up area (BUA) details of proposed buildings in total including refurbishment area is 7804 sqm which has existing structures such as lake view cafeteria, platforms for fishing, botanical garden, gazebos, nature trail and foot Bridge. New built up is proposed for Public Zone A and Commercial ticket counter.

The major activities proposed under the project include:

1. Addition / Creation of Activity Hubs to attract more tourists and local footfall, thereby upgrading the surrounding environs and increasing revenue.
2. Redevelopment and Up gradation of the existing Ecopark at the main Lake edge.
3. Development of a major Water Recreation Area, with facilities for Kayaking, Shikara rides, and other water adventure activities.
4. Development of a Lakeside public zone, to give an identity to the area.
5. Improving the Safety concerns for proper utilization of the lake by installing proper lighting and specific water access zones.

6. Creation of a Botanical Garden with thematic gardens, lawns, trees to preserve and substantially enhance the green cover of the area.
7. Renovation and extension of the "Park View" cafeteria to make it a major magnet.
8. Development of Physical Activity Zones for all age groups and provision of adequate Utilities and Amenities as required.
9. Setting up of an Open-Air Theatre to enhance the social and cultural essence of the region.
10. Enhancement of the Water Quality of the MBB Lake by employing methods like creating Artificial Wetlands and by proper aeration.
11. Delineation and shoring of the water edge as per the existing condition to be assessed and implemented.
12. Use of Waste and Effluent Management Strategies for preservation of the ecology and environs.

A map of the proposed development of the lake area outlining the proposed activities is attached to the letter for easy referral.

We request you to issue a No Objection Certificate for carrying out the proposed development activity in the lake area.

Yours faithfully

**Encl:** Layout of the Proposed  
Activities in the Lake Area.



(Dr. Shailesh K. Yadav)  
Chief Executive Officer  
Agartala Smart City Ltd.

**Appendix 10: Letter Requesting No Objection issued to Higher Education Department for Using the Space within the campus of MBB College Authority**

AGARTALA SMART CITY LIMITED  
(CIN: U74999TR2016SGC013499)  
AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE,  
PARADISE CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001.

No. F. 4(31)/(ASCL)/2018/ 370-74

dated 29.04.2019

To  
The Director of Higher Education  
Govt. of Tripura, Agartala.

Sub:- Regarding issuance of NOC for proposed project of MBB College Lake revitalization of the Agartala Smart City Ltd to be implemented from the ADB loan fund.

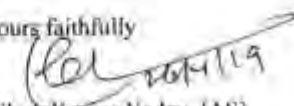
Sir,

Earlier we approached to the Principal, MBB College for issuing NOC vide letter No. F. 4(31)/ASCL/2018 /346 dated 23/04/2019 as it is required as per norms of the Asian Development Bank. But the Principal of MBB College vide his letter No. 9(88) /Smart City / MBBC/2018 /62 dated 26.04.2019 suggested to take up the matter with you.

Now we are enclosing both the letter as cited above to you for issuing 'No Objection Certificate' very immediately so that the same may be sent to the ADB authority for consideration towards sanctioning the loan against the project.

An early action in this regard is requested.

Yours faithfully

  
(Dr. Shailesh Kumar Yadav, IAS)  
Chief Executive Officer  
Agartala Smart City Limited

Copy to

1. P. S. to the Secretary, Higher Education Department, Tripura for kind information of the Secretary.
2. P. S. to the Special Secretary, U D Department, Tripura for kind information of the Special Secretary.
3. The Executive Engineer, ASCL for information.
- ✓ 4. Team Leader, PMC, ASCL for information.

Government of Tripura  
Maharaja Bir Bikram College  
Agartala, Tripura (W).

No.9(88)/Smart City/MBBC/2018/62

Dated, Agartala the 26<sup>th</sup> April, 2019.

To  
The Chief Executive Officer  
Agartala Smart City Ltd.

Sub: Reply to your Letter No F. No.4 (31)-ASCL/2018/346 dated 23/04/2019.

Sir,

I am in receipt of your Letter No.F.No.4 (31)-ASCL/2018/346 dated 23/04/2019 where you sought Issuance of NOC for Proposed Implementation of MBB Lake Revitalization Project under the Agartala Smart City Limited and thank you for communicating thus.

In regard to issuance of NOC, I am to tell you that the Principal, M.B.B College is merely the custodian of the college and does not have any right to issue such a NOC. No-objection Certificate is issued by Department of Higher Education regarding such activities, not the Principal. Therefore, I would like to suggest you to write to Department of Higher Education, Govt. of Tripura.

I hope I could clarify my position.

With profoundest regards.

Yours truly

  
26-4-19  
Principal  
M.B.B College, Agartala  
M.B.B College, Agartala

## AGARTALA SMART CITY LIMITED

(CIN: U74999TR2016SGC013499)

**AGARTALA MUNICIPAL CORPORATION, 5TH FLOOR, CITY CENTRE,  
PARADISE CHOUMUHANI, AGARTALA, WEST TRIPURA- 799001**

F.No.4 (31)-ASCL/2018/346

Date: 23/04/2019

To,  
The Principal,  
Maharaja Bir Bikram College  
Agartala

Sub: Regarding Issuance of NOC for Proposed Implementation of MBB Lake Revitalization Project under the Agartala Smart City Limited

Dear Sir,

Agartala Smart City Limited (ASCL), an SPV has been incorporated by Agartala Municipal Corporation, to plan, design, implement, coordinate and monitor the smart city project as per Smart city guidelines. As a part of the Smart City plan, various water bodies inside the city have been shortlisted for innovative development. MBB College Lake is one of such water bodies selected for the same. Agartala Smart City Limited (ASCL) has proposed to implement the project of MBB college lake revitalization.

MBB Lake Revitalization Area is spread over an area of 29.65 acres, comprising of Lakes, Garden area, Stadium, Outdoor Sports area, Institutions etc. which has been identified for rejuvenation of natural water bodies. Built up area (BUA) details of proposed buildings in total including refurbishment area is 7804 sqm which has existing structures such as lake view cafeteria, platforms for fishing, botanical garden, gazebos, nature trail and foot bridge.

New built up area to the extent of approximately 156 square metres for setting up of commercial zone and Public Zone A which provides access to the Botanical and Eco park zones from the loop road near the Law College building. It encompasses a free-access common area comprising of the sculpture court, eatery, memento shop, public conveniences and a supervised play area. The common ticket booth is also located within this zone. Most of the area would be developed in terms of visual improvement of the space, with dedicated sculpture areas, arrival zones, signage and information, and public art.

Please provide a No objection Certificate from your side for the following purpose:



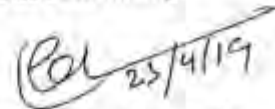
Providing new built up in the area as mentioned below and shown in attached layout of the proposed activities.  
Refurbishment of the areas under existing structure and use such as Cafeteria, Gazebos, foot bridge as shown in the layout and mentioned above.

The proposed activities include the following: -

1. Addition / Creation of Activity Hubs to attract more tourists and local footfall, thereby upgrading the surrounding environs and increasing revenue.
2. Redevelopment and Up gradation of the existing Ecopark at the main Lake edge.
3. Development of a major Water Recreation Area, with facilities for Kayaking, Shikara rides, and other water adventure activities.
4. Development of a Lakeside public zone, to give an identity to the area.
5. Improving the Safety concerns for proper utilization of the lake by installing proper lighting and specific water access zones.
6. Creation of a Botanical Garden with thematic gardens, lawns, trees to preserve and substantially enhance the green cover of the area.
7. Renovation and extension of the "Park View "cafeteria to make it a major magnet.
8. Development of Physical Activity Zones for all age groups and provision of adequate Utilities and Amenities as required.
9. Setting up of an Open-Air Theatre to enhance the social and cultural essence of the region.
10. Enhancement of the Water Quality of the MBB Lake by employing methods like creating Artificial Wetlands and by proper aeration.
11. Delineation and shoring of the water edge as per the existing condition to be assessed and implemented.
12. Use of Waste and Effluent Management Strategies for preservation of the ecology and environs.

**Encl:** Layout of the Proposed  
Activities in the Lake Area.

Yours faithfully



(Dr. Shailesh K. Yadav)  
Chief Executive Officer  
Agartala Smart City Ltd.

Layout of the Proposed Activities under the MBB Revitalization of the Lak





## Appendix 8.a: Memorandum of Understanding between Agartala Smart City Limited and Higher Education Department, Government of Tripura on Revitalization Work at Maharaja Bir Bikram College Lake

### MEMORANDUM OF UNDERSTANDING BETWEEN AGARTALA SMART CITY LIMITED (ASCL) AND HIGHER EDUCATION DEPARTMENT, REGARDING THE REVITALISATION WORK AT MBB COLLEGE LAKE.

This Memorandum of Understanding (Hereinafter referred as MoU) is entered on date 05<sup>th</sup> May, 2020 by and between M/s. Agartala Smart City Limited (Hereinafter referred as 'ASCL'), a SPV company incorporated under the Companies Act 1956 with Registered Office 1<sup>st</sup> Floor, U.D. Bhabari Shakuntala Road, Agartala, West Tripura - 799 001

AND

Directorate of Higher Education (Hereinafter referred as 'HED'), with a Registered Office at Shiksha Bhawan, 1<sup>st</sup> Floor, Office Lane, Agartala, Tripura West, 799001

#### WITNESSETH

WHEREAS 'ASCL' is a SPV formed under Smart City Mission for implementation of Agartala Smart City Project.

WHEREAS 'HED', a Government of Tripura organisation responsible for the overall development of the basic infrastructure of Higher Education sector, and qualitative improvement in the Higher Education through various Universities, Colleges and other institutions.

This MoU describes broadly the agreement between ASCL and HED on the roles and responsibilities during Construction and Operation & Maintenance phases of the proposed Revitalisation work at MBB College Lake site, being implemented under financial assistance from Asian Development Bank (Hereinafter referred as 'ADB')

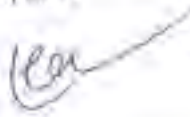

#### Background

Agartala Smart City Limited (ASCL) has been implementing various projects in the city of Agartala. Out of these projects, three Projects under Agartala City Urban Development Project shall be implemented under financial assistance from the Asian Development Bank (ADB). Out of these three projects MBB College Lake Revitalisation shall be taken up as one project.

Land required for Revitalisation of MBB College Lake site, belongs to HED. This MoU covers the understanding between ASCL and HED during the stages of Construction and Operation & Maintenance (O&M) of the projects to be developed in the land of HED.

#### 1.0 The Project

This project is aimed to transform MBB College Lake into an active community public space with various recreational facilities. Annexure-1 provides a schematic of the proposed development.

 Page 1 of 5 

## 2.0 Project Components

The Works involved in the proposed MBB College Lake Revitalisation Project, are as follows:

- (a) Lake Preservation and Rejuvenation
- (b) Preservation of Existing Flora and Fauna
- (c) Converting an Unutilized Space into an Active Community Public Space
- (d) Inclusion of Active and Passive Recreational activities within the public zones
- (e) Up gradation of the Existing Roads and Infrastructure
- (f) Creating a Major Tourist Magnet

## 3.0 Works Related to MBB College Lake Revitalisation

Key works involved in the project are:

- Refurbishment of the Existing Pathway and Foot Bridge and Pontoon Bridge
- Renovation of Existing Gazebos and construction of ramps suitable for differently abled in the Food Court Area for approach to Gazebo
- Construction of a New Deck with Ticket Counter
- Construction of Play Area, Amphitheatre and Food Court
- Installation of Fountain Plaza
- Construction of Public Toilets including Toilet for all Gender and differently abled
- Construction of Ghats
- Up gradation of Boundary
- Demolition and Construction of Watch Towers

The entry point adjacent to the Botanical Zone as indicated in Point no. 4 of Annexure – 1, shall be blocked.

## 4.0 Execution of Overall Project

- (a) The project shall be executed by a Contractor to be appointed by ASCL through competitive bidding process as per ADB's guideline for Procurement of Works. The duration of Construction activities is envisaged as 18 months. As per the Contract, there shall be Defects Liability Period (DLP) of 01 (one) Year and Operation & Maintenance (O&M) period of 05 (five) Years. The O&M period of 05 (five) years shall have concurrent DLP in the first year, after completion of Works. The Contract shall be administered by ASCL.
- (b) ASCL shall ensure that while implementing the project, the normal academic activities of the MBB University, MBB College, BBM College shall not be hampered and the road

/ passage of these institutions shall not be used by the tourists taking entry in the project areas particularly in Point no. 4 of Annexure – 1.

**5.0 Execution of Revitalisation Works of MBB College Lake Site**

Works related to revitalisation of MBB College lake shall be executed by appointing a Contractor to be selected through competitive bidding as per procurement guidelines of ADB. ASCL shall administer the Contract.

**5.1 Obligation of ASCL**

- ASCL shall overall monitor and supervise the Contractor's Work.
- ASCL shall issue Performance Certificate to the Contractor on advice of HED
- All payments related to the Contract shall be made by ASCL
- Provide ticket vending machine and workforce for collection of entry fees.
- Ticketing for the New Deck.
- ASCL shall arrange provisions of Energy Power.

**5.2 Obligation of HED**

- HED shall hand over the site(s) of project Works to ASCL for construction before the contractor commences the stipulated work for the contract between ASCL and the Contractor for the work of Renovation and Restoration of Ujjayanta Palace Garden.
- HED shall issue no objection certificate to ASCL/Contractor for allowing construction activities in the precincts of the MBB College Lake Area.
- HED shall depute a representative for overall coordination, supervision and monitoring of the Contractor's Work during Construction and O&M Phases.
- HED shall continue to carry out the Operation & Maintenance of the MBB College Lake Area excluding the handed over project sites for revitalisation work.

**6.0 Revenue Generation and Ownership of Generated Revenue**

Many components developed under this project shall generate revenue which may include facilities under the new deck having provision of entry fees. The food court area may be leased / rented out to private operators.

It is hereby agreed by both the parties that the revenue generated from these facilities shall be collected by ASCL / AMC (Agartala Municipal Corporation). HED shall have no objection to allow ASCL / AMC to lease / rent out these facilities to private operators, as well as for collection of revenue.

It is further agreed that ASCL / AMC shall be the owner of the generated revenue and HED shall have no claim in this revenue.

Page 3 of 5

**7.0 Handing Over Works**

After the end of Operation & Maintenance period of 05 (five) years as stipulated in paragraph 4.0 of this document and on advice of ASCL, HED shall take hand over of the Project sites.

ASCL/Contractor shall hand over to HED, all as built drawings of the Works executed under the Contract including the catalogue from various equipment manufacturers, operating manuals, warranties etc.

**8.0 Commencement of Maintenance by HED**

As stipulated in paragraph 4.0 of this document, the Contractor shall carry out operation and maintenance of the facilities created under this Contract for a period of 05 (five) years.

After the end of Operation & Maintenance period of 05 (five) years and after handing over of the works to HED by ASCL, HED shall take up the Maintenance of the facilities created under the contract between ASCL and the Contractor for the work of Revitalisation of MBB College Lake Area

**9.0 Financial Aspects**

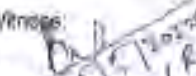
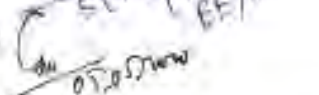
Capital Cost for the project as well as Cost of Operation and Maintenance for 5 years, shall be borne by ASCL.

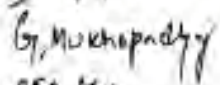
**10.0 Risk and Liability**

- During Execution, all Contractual Risk and Liabilities shall be borne by the Contractor
- During Operation & Maintenance period of 05 (five) years, all risks and liabilities associated with operating and maintaining shall be borne by Contractor.

For 'ASCL'   
(Authorized Signatory)

Name:  
Designation:  
Date:

Witness:  
1   
2 

  
G. Mukhopadhyay  
CFO, ASCL

For 'HED'   
(Authorized Signatory)

Name:  
Designation: **(Seju Vahed A)**  
Date: **Director,**  
**Higher Education,**  
**Govt. of Tripura.**



ANNEXURE-1



INDEX

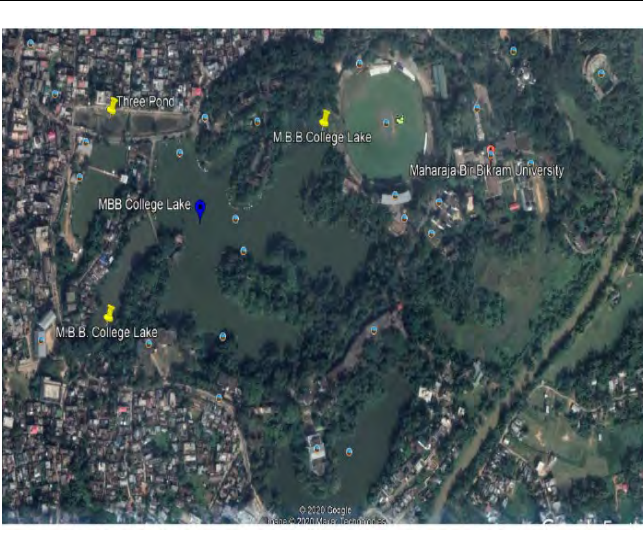
- ① Eco park zone
- ② Lake view cafeteria
- ③ Public zone A
- ④ Botanical zone
- ⑤ The palm walk
- ⑥ Commercial zone
- ⑦ Public zone B
- ⑧ Lake

*[Handwritten signature]*

Appendix 11: Photographs of “3-Pond” rejuvenated for the users of MBB Lake



Photographs of the existing “3-pond” lake (before the commencement of rejuvenation work)



Present photograph of the site under construction

Google earth map showing the location of the pond