

No. 565 /HIDCO/PIng/PIng Area/625(70)/2022 Date: 14.11.2025

To
The Executive Director
M/s Forum Properties Holdings Pvt. Ltd.
4/1 Red Cross Place, 3rd floor, Kolkata-700001

Sub. : - Approval of the Revised Master Plan of the on-going 'Innovative Township' Project of M/s Forum Properties Holdings Pvt. Ltd. in Mouza Jagadishpur, J L No 27, P.S Rajarhat, District-North 24 Parganas

Ref. : - Your Letter dated 07.04.2025 addressed to the Joint Managing Director, WBHIDCO on the above subject

Sir,

In reference to your above-mentioned letter, I am directed to inform you that your revised Master Plan of the above-mentioned Township Project and the relevant documents submitted by you in this regard have been examined by WBHIDCO, as per the Township Rules, 2008, and it has been found that : -

- 1) Due to the acquisition of 1.899 Acres of your Project land by the Government of India for the Metro Rail Project, you have excluded the said land from your earlier Project land of 56.98 Acres. Thus, your Revised Project Area is 55.081 Acres.
- 2) The Revised Project Area is still above the minimum required area of 50 Acres, as per the said Rules.
- 3) Due to this reduction in the Project Area, the areas of the different components of the Project have also decreased slightly. However, you have maintained the required percentage of the land allocation for the different components of the Project, as per the provisions of the said Rules.
- 4) As per your Global FAR calculations for the different components of the Revised Project Area, the proposed Built-up Area of the Project is 6,47,282.71 Sq. M.
- 5) You had applied for environmental clearance of your Project with the SEIAA and have already received TOR for conducting EIA of the Project on 16.10.2023, which is valid for three years.

Accordingly, your Revised Master Plan of the Innovative Township Project on 55.081 Acres of land is approved by WBHIDCO and a copy of the same is enclosed herewith for your information and necessary action. This is issued in cancellation of the earlier approved Master Plan of the Township Project on 56.98 Acres of land vide this office Letter No. 746/ 1(3)/HIDCO/PIng/PIng Area/638(2)/2014 (Vol. 3) dated 31.08.2023.

Encl. : - As stated above

Yours faithfully,



General Manager (PIng)

Date: 14.11.2025

No. 565 /1(5)/HIDCO/PIng/PIng Area/625(70)/2022

Copy forwarded for information to : -

- 1) Joint Managing Director (Admin.), WBHIDCO
- 2) Additional Secretary, T&CP Branch, UD & MA Department, Government of West Bengal – A copy of the approved Revised Master Plan of the Innovative Township Project on 55.081 Acres of land is enclosed. This has reference to your Letter No. 1592-T&CP/C-2/1M-01/2023 dated 18.09.2024.
- 3) Senior Deputy Secretary, Personnel and Administrative Reforms Department, GoWB
- 4) PA to Hon'ble Vice Chairman, WBHIDCO
- 5) PS to Managing Director, WBHIDCO

General Manager (PIng)

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