

# NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,

New Town, Kolkata - 700 156

PIN: R0030037020220929

Date: 01-11-2022

From: The Sanctioning Authority  
New Town Kolkata Development Authority  
Kolkata

✓ To,

Mr. Anand Neotia  
Authorised Signatory  
RDB Anekant Orbit Properties  
TIRUPATI ENCLAVE, 4th Floor, 90n Block-E,  
New Alipore,  
Kolkata,  
Pin: 700053  
India

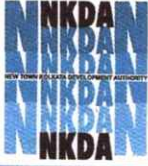
**Sub: Re sanction of erection of the building**

**Building Particulars: B+G+XXII Storied IT and ITES Business Building**  
**Premises No. 03-0370, Plot IIF/5, No.**  
**Action Area-II, New Town, Kolkata.**

Sir/Madame,

With reference to your application No: Nil the building plan(s) as submitted for erection of the building is sanctioned subject to the conditions stipulated by the Development Authority as hereunder.

1. The Building PIN. R0030037020220929 dated 29-Sep-2022 is valid for Occupancy/ use group IT and ITES Business Building



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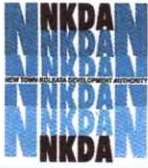
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2. The Building Permit is valid for 5 years from the date of sanction, i.e. 01-11-2022
3. For the construction power meter, the intending customer / applicant should apply to the WBSEDCL at least 60 days before starting its construction work and it is to be ensured that use of D.G set will not be allowed for construction purposes.
4. Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to above conditions.
5. The building work for which this building permit is issued shall be completed within 5 years.
6. The construction should be undertaken as per sanctioned plan only and no deviation from the NewTown Kolkata (Building) Rules, 2009 will be allowed. If the construction operation of the building in any part or in any manner is carried out in contravention to sanctioned drawings by New Town Kolkata Development Authority, then such construction will be stopped with immediate effect subsequent to revocation of construction permission and unauthorized construction or such part there of shall be demolished without delay, and the cost of such demolition will be entirely recovered from the applicant in accordance with the provisions of the Public Demand Recovery Act 1913(Ben-Act-III of 1913).
7. Any deviation done against the New Town Kolkata (Building) Rules is liable to be demolished and the supervising Architect/Technical Persons engaged on the job would run the risk on having his/her license cancelled.
8. Duly approved and stamped drawings (one copy) countersigned will remain available at the office of the New Town Kolkata Development Authority from 01-Dec-2022. The applicant should collect and retain this for any future reference, checking or inspection.
9. The construction will be undertaken as per the sanctioned plan only. The boundary pillars which are permanent land marks, must not be removed, mutilated or disturbed under any circumstances.





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10. Not less than seven days before commencement to undertake building operation, the applicant shall submit a written notice in the specified form mentioning the date on which he/she proposes to commence the building construction. The applicant shall communicate this office for to supervising the various stages of building construction operation to be undertaken progressively.

11. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.

12. A set of drawing should be kept in site during construction. Display of the sanctioned drawing (preferably elevation) is mandatory during construction. Name and Contact No. of the Applicant, Technical persons (viz. Architect, Civil/Structural Engineer etc.) and Contractor/Site-in-charge should also be displayed properly in standard display board (Min. size of the display board should be 1000mm. X 600mm.)

13. The architectural drawing(s) received as per following table is /are approved.

14. Provision of landscaping is encouraged at the frontal area from property line up to the edge of the box drain by plantation of grass and decorative shrubs (under no circumstances any other plant variety will be allowed) and enclosing the said area by erecting bamboo fencing of height 1.2 Mts. Maximum. However, creation of such landscaping shall not create any type of right over the land. The frontal area landscaping plan must be presented before NKDA for prior approval (if applicable)

15. During construction activity no construction waste is allowed to be disposed in the adjacent service manhole/ gully pit of sewerage and drainage. The site surrounding (including the public access) shall have to be cleaned and finished in all way. A photograph of the building showing its status as well as the site condition is to be filed for office record.

16. No construction material shall be stacked/ stored on the carriageway of any road/street in New town Kolkata.

17. The construction and demolition waste, slurries shall not be dumped in common public places or in any vacant plot.

18. The provision of rule 12A regarding construction material management and proper disposal of construction and demolition waste is to be followed. Otherwise a fine of Rs 50,000/- shall be imposed for each incident of violation and additional fine of Rs. 10,000/- per day of delay shall be imposed in case of non-payment of due fine within the stipulated period.



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19. The construction site should be properly maintained so that no nuisance is created by the construction activity as well as by the construction workers, proper facilities for labour hutment, toilets, kitchen etc. should be made from the starting of the construction in a hygienic manner. Failing which penal action will be taken as for existing rules.

20. During construction proper toilet facilities (temporary in nature) for working labour should be provided and will be checked by NKDA officials time to time during construction period.

21. The construction area/building should be wrapped in terms of law for the time being in force installing dust barriers or other actions as appropriate for the location.

22. A paid service has been made available by the NKDA for disposal of construction and demolition waste. For further detail information please visit [www.nkdamar.org](http://www.nkdamar.org)

23. In case of Violation of any rule including rule 12A of New Town Kolkata Building Rules 2009 Occupancy/Partial Occupancy certificate shall not be issued.

Sl. No.	TITLE	DRAWING NO.	DATE
1	SECTION 'X-X' & SECTION 'Y-Y'	ATS/320/MUN/20	21.09.2022
2	NORTH & SOUTH SIDE ELEVATION	ATS/320/MUN/19	21.09.2022
3	BASEMENT PLAN	ATS/320/MUN/01	21.09.2022
4	GROUND FLOOR PLAN	ATS/320/MUN/02	21.09.2022
5	GROUND FLOOR PLAN	ATS/320/MUN/03	21.09.2022
6	FIRST FLOOR PLAN	ATS/320/MUN/04	21.09.2022
7	SERVICE PLATFORM FOR PLUMBING, ELECTRICAL & OTHER UTILITY SERVICES	ATS/320/MUN/05	21.09.2022
8	SECOND FLOOR PLAN, PODIUM -1	ATS/320/MUN/06	21.09.2022
9	PLAN OF PODIUM -2	ATS/320/MUN/07	21.09.2022
10	THIRD FLOOR PLAN, PODIUM -3	ATS/320/MUN/08	21.09.2022
11	FOURTH FLOOR PLAN, PODIUM -4	ATS/320/MUN/09	21.09.2022
12	FIFTH FLOOR PLAN, PODIUM -5	ATS/320/MUN/10	21.09.2022
13	SIXTH FLOOR PLAN, PODIUM -6	ATS/320/MUN/11	21.09.2022
14	SEVENTH FLOOR PLAN	ATS/320/MUN/12	21.09.2022
15	EIGHTH FLOOR PLAN	ATS/320/MUN/13	21.09.2022
16	NINTH FLOOR PLAN	ATS/320/MUN/14	21.09.2022
17	TENTH FLOOR PLAN	ATS/320/MUN/15	21.09.2022





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18	ELEVENTH FLOOR PLAN	ATS/320/MUN/16	21.09.2022
19	TWELFTH FLOOR AND ROOF PLAN	ATS/320/MUN/17	21.09.2022
20	ABOVE ROOF PLAN	ATS/320/MUN/18	21.09.2022
21	BOUNDARY WALL PLAN, ELEVATION & SECTION	ATS/320/MUN/21	21.09.2022
22	BASEMENT PLAN & GROUND FLOOR PLAN	ATS/320/MUN/22	21.09.2022
23	1ST FLOOR PLAN, 7TH FLOOR PLAN TYPICAL (2ND,3RD,4TH,5TH,6TH,8TH,9TH,10TH,11TH,13TH,14TH, 15TH,16TH,18TH &19TH) FLOOR PLAN.	ATS/320/MUN/23	21.09.2022
24	12TH FLOOR PLAN , 17TH FLOOR PLAN 20TH FLOOR PLAN (DUPLX LOWER LVL.)	ATS/320/MUN/24	21.09.2022
25	21ST FLOOR PLAN (DUPLX UPPER LVL.) 22ND FLOOR PLAN & ROOF PLAN	ATS/320/MUN/25	21.09.2022
26	ABOVE ROOF PLAN	ATS/320/MUN/26	21.09.2022
27	SECTION 'B-B'	ATS/320/MUN/27	21.09.2022
28	SECTION 'B-B'	ATS/320/MUN/28	21.09.2022
29	NORTH SIDE ELEVATION	ATS/320/MUN/29	21.09.2022
30	MASTER PLAN FOR SUBMISSION TO W.B.P.C.B	ATS/320/MUN/32	21.09.2022
31	SEWERAGE & DRAINAGE DRAWING	ATS/320/MUN/30	21.09.2022
32	WATER SUPPLY DRAWING WATER RESERVOIR DETAILS	ATS/320/MUN/31	21.09.2022

Yours faithfully,

(TAPAN KUMAR DWARI)

Chief Architect

Newtown Kolkata

Development Authority