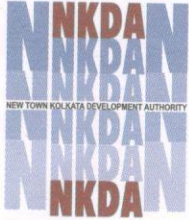


Copy - To be sent to Arup ji



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

Memo No. 9553/NKDA/Admin(BPS)- 415/2013

Date: 09.11.2022

To

M/S Almits Developers *LLP.*

36/1A, Elgin Road,

Kolkata - 700020

Sub: Prayer for valid sanction plan of "Sankalpa Housing Project" site - I at Premises No: 34, Major Arterial Road in Street No: 165, Plot No" BB/1, Block - BB, Newtown, Kolkata

Reff: Letter from M/S Almits Developers Pvt. Ltd. To NKDA dated 3rd November, 2022, regarding the above-mentioned subject.

Sir,

In reference with the above-mentioned letter, it is to be noted that, the said project was sanctioned by NKDA vide Memo No: 473/NKDA/Engg. -27/2010, dated 17/02/2012 (Photocopy Enclosed).

As per The New Town Kolkata (Building) Rules 2009; the said sanction was valid for 5 (five) years from the date of sanction. Hence on completion of the said 5 (five) years, the "Renewal of sanction" was also obtained from NKDA vide Memo No: 1166/NKDA/BPS-02/2014; dated 01/03/2017 (Photocopy Enclosed).

The said "renewal of sanction" was also valid for further 5 (five) years from the date of the expiry of the original sanction; that is 17.02.2022.

Now, as per The New Town Kolkata (Building) Rules 2009, "As there is no provision of further re-validation of sanction after 10 years from the date of issuance of sanction even if no occupancy certificate / partial occupancy certificate issued earlier; occupancy certificate / partial occupancy certificate shall be issued if the building is completed even after 10 years from the date of sanction, making additional payment of 15% of the original sanction fees".

Hence no more "Renewal of sanction" can be provided before obtaining Occupancy/Partial occupancy certificate of the said project. You are requested to take necessary action as needed.

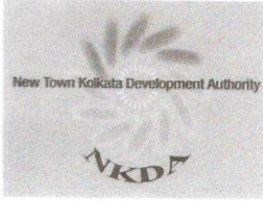
Yours faithfully,

Chief Architect

New Town Kolkata Development Authority

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY.

(A Statutory Authority under Government of West Bengal)
3, Major Arterial Road • New Town • Kolkata – 700 156



Memo No. 473/NKDA/Engg.-27/2010

Date: 17-2-12

To,
The Managing Director,
West Bengal Infrastructure Development Finance Corporation Ltd.,
“Mangalam” Building, Block-A, 1st Floor, 24, Hemanta Basu Sarani,
Kolkata-700 001

Sub: Issue of Provisional Sanction of erection of the Building.

Building Particulars : (B+G+24)-std. Residential Project Premises No.34-1111, Plot No. BB/1, AA-I

Dear Sir /Madame,

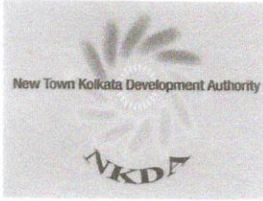
With reference to your Application No. Nil, dated - , the Building Plan(s) for erection is provisionally sanctioned subject to the conditions stipulated by the Development Authority as hereunder:

1. The Building Permit No. PIN: Nil , dated - Nil , is valid for Occupancy/ use group - Residential.
2. List of drawings:

Sl. No	Drawing No.	Date of Drawing	Date of Final Submission	Title
1	5364-1/CORP./SITE/AR-01	07.04.11	16.01.12	Site Plan
2	5364-1/CORP./SITE/AR-01A	07.04.11	16.01.12	Location Plan
3	5364-1/CORP./BASE/AR-02	07.04.11	16.01.12	Basement Plan
4	5364-1/CORP./DUPLEX/AR-03	07.04.11	16.01.12	Floor Plans (Ground to 19 th Floor)
5	5364-1/CORP./DUPLEX/AR-04	07.04.11	16.01.12	Floor Plans (20 th to Roof)
6	5364-1/CORP./DUPLEX/AR-06	07.04.11	16.01.12	Side Elevation & Section Y-Y
7	5364-1/CORP./DUPLEX/AR-07	07.04.11	16.01.12	Front Elevation
8	5364-1/CORP./DUPLEX/AR-08	07.04.11	16.01.12	Section X-X
9	5364-1/CORP./HIG/A-07	07.04.11	16.01.12	Floor Plans-HIG, Tower-3,4 &5

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY.

(A Statutory Authority under Government of West Bengal)
3, Major Arterial Road • New Town • Kolkata – 700 156

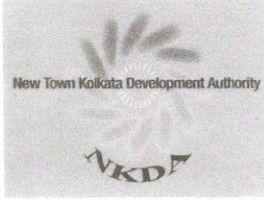


Sl. No	Drawing No.	Date of Drawing	Date of Final Submission	Title
10	5364-1/CORP./HIG/A-08	07.04.11	16.01.12	Floor Plans-HIG, Tower-3,4 &5
11	5364-1/CORP./HIG/A-09	07.04.11	16.01.12	Section: Tower-3 & 5
12	5364-1/CORP./HIG/A-10	07.04.11	16.01.12	Section: Tower-4
13	5364-1/CORP./HIG/A-12	07.04.11	16.01.12	Elevation: Tower-3 & 5
14	5364-1/CORP./HIG/A-13	07.04.11	16.01.12	Elevation: Tower-4 & Ground Floor Plan: Tower-2
15	5364-1/CORP./HIG/A-14	07.04.11	16.01.12	Club: Ground Floor Plan, Elevation
16	5364-1/CORP./HIG/A-15	07.04.11	16.01.12	Club: First Floor Plan, Section X-X
17	5364-1/CORP./HIG/A-16	07.04.11	16.01.12	Club: Second Floor Plan, Section Y-Y
18	5364-1/CORP./HIG/A-17	07.04.11	16.01.12	Community Centre: Ground to 3 rd Floor Plan
19	5364-1/CORP./HIG/A-18	07.04.11	16.01.12	Community Centre: 4 th & Roof Plan, Elevation & Section
20	5364-1/CORP./HIG/A-BDR	07.04.11	16.01.12	Boundary Wall & Gate Detail

3. The Building Permit is valid for 5 yrs from the date of sanction.
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 the sanctioned plan only and no deviation from the New Town Kolkata (Building) Rules 2006 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 thereof 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.

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY.

(A Statutory Authority under Government of West Bengal)
3, Major Arterial Road • New Town • Kolkata – 700 156



8. Duly approved and stamped drawings (two sets) countersigned will remain available at the office the New Town Kolkata Development Authority. 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.
10. Not less than seven days before commencement to undertake building operation, the applicant shall submit a written notice in the form as specified mentioning the date on which he/she proposes to commence the building construction. The applicant shall communicate to this office for 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.

Yours faithfully,

**Senior Architect,
New Town Kolkata Development Authority (NKDA)**

Memo. 473 /NKDA/Engg.-27/2010

Date: 17-2-12

CC to: 1. FO, NKDA

**Assistant Architect,
NKDA**

received
the original letter.
AP
27/2



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)
3, Major Arterial Road, New Town, Kolkata - 700 156

Memo No: 1166 /NKDA/BPS-02/2014

Date: 01-03-2017

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

To,

West Bengal Infrastructure Development Finance
Corporation Ltd,
'Mangalam' Building, block-A, 1st Floor,
24, Hemanta Basu Sarani,
Kolkata - 700001

Sub: **Renewal of Sanctioned Building plan**

Building Particulars: Residential Housing Complex
Premises No. 34-1111 Plot No. BB/1
Action Area- IB, New Town, Kolkata 700156.

Sir,

With reference to your application No: nil, dated 27-12-2016 The existing Sanctioned building plan(s) of the said building, vide memo no. 473/NKDA/Engg.-27/2010, Dated 17.02.2012, is valid for 5 years As per Rule 11(1) of The New Town Kolkata Building Rules, 2009; from the day after expiry of the validity of the last sanction, i.e. 17-02-2017.

This renewal of the sanctioned building plan of the said project is issued subject to the existing term and conditions as stated in the sanction letter. (vide memo no. 473/NKDA/Engg.-27/2010, Dated 17.02.2012)

Received

For WEST BENGAL INFRASTRUCTURE DEVELOPMENT
FINANCE CORPORATION

For WEST BENGAL INFRASTRUCTURE DEVELOPMENT
FINANCE CORPORATION LIMITED

Sub-Assistant Engineer

Sukrit Chatterjee 28/03/17

Yours faithfully,

S. Chatterjee

(Sukrit Chatterjee)

Chief Architect,

Newtown Kolkata Development Authority