



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