

WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Calcutta Greens Commercial Complex (1st Floor)

1050/2, Survey Park, Kolkata – 700 075

Name of the Promoter : Nortech Property Pvt. Ltd.

Name of the Project : The Forest

NPR NO : 00682

Registration No. :HIRA/P/KOL/2019/000397

Sl. Number and date of order	Order and signature of Officer	Note of action taken on order
1 ----- 02.02.2021	<p>Whereas Director/Authorized Signatory of Nortech Property Pvt. Ltd. hereinafter referred to as the 'Applicant' has made an application dated 21/12/2020 for some modification/alteration in an approved project, the name of which is "The Forest" with NPR No.00682 and Registration No.HIRA/P/KOL/2019/000397. As per the applicant, the said project is consisting of four number of towers. At the time of sanction he got the sanction plan from the Kolkata Municipal Corporation for G+4 floors for Tower no.1 and 2 and for G+12 floors for Tower no.3 and 4 and now they are getting the revised sanctioned plan for G+12 floors against Tower no.1 and 2 from Kolkata Municipal Corporation because of the "Green Building Approval" and utilization of unused F.A.R of the building complex. By virtue of the said revised sanctioned plan, there will be an addition in the number of floors, saleable area and the number of apartments. The applicant made an confirmation that there will be no change in the area of land to be developed by the said project and they are complying the provision of section 14(2) of the WBHIRA Act, 2017. In their affidavit submitted before the Authority on 21/12/2020, they affirmed on affidavit that they have not yet sold any flat or unit in Tower in number of 1 and 2 and hence they do not require written</p>	

consent from the existing flat buyers.

The applicant also submitted a written undertaking mentioning that date of completion of the said project will not be affected by this alternation. The undertaking dated 02/02/2021 is taken in the record of this matter.

After hearing the applicant, the Authority is of the view that the applicant has complied with the requirements as per WBHIRA Act, 2017 as given in the section 14(2) of the said Act. There will be no change in the land area to be developed by the project and there will be change in the build up area in tower no. 1 and 2 and in the number of floors and number of flats. Therefore, as per the request of the applicant, he is permitted to upload the necessary alteration along with revised sanction plan and the affidavit submitted to the Authority in this respect in the website maintained by WBHIRA.

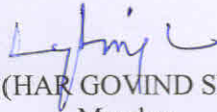
Copy of this order shall be sent to the Applicant by speed post and also by email.



(SANDIPAN MUKHERJEE)

Chairperson

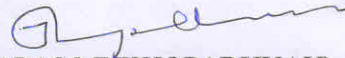
West Bengal Housing Industry Regulatory Authority



(HAR GOVIND SINGH)

Member

West Bengal Housing Industry Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Housing Industry Regulatory Authority