

Office of the Housing Industry Regulatory Authority, West Bengal  
Calcutta Greens Commercial Complex(1<sup>st</sup> Floor),  
1050/2, Survey Park, Kolkata-700 075.


**Real Estate Project Application No. NPR-00222**

**Housing Industry Regulatory Authority**

**Registration No.HIRA/PKOL/2018/000021**

**Name of Promoter: Chowringhee Residency Pvt. Ltd.**

**Name of Project : The 42**

Sl. Number and date of order	Order and signature of Officer	Note of action Taken on order
1 ----- 11-02-2020  Dictated & Corrected by me 	<p>Whereas Application bearing No. <b>NPR-00222</b> was submitted for Registration of Real Estate Project namely 'The 42' by the Promoter Company namely Chowringhee Residency Pvt. Ltd. on <b>15.12.2018</b> with payment for registration of the project to the West Bengal Housing Industry Regulatory Authority ;</p> <p>And Whereas after examination of the application, the registration was granted to the Applicant vide Housing Industry Regulatory Authority Registration No. HIRA/P/KOL/2018/000021 and the registration was granted for a period of 1 (One) year commencing from 27.09.2018 ending with 31.12.2019;</p> <p>And Whereas the Applicant has made a prayer for extension of the project registration under section 6 of the West Bengal Housing Industry Regulation Act,2017 for a period of six months from 31.12.2019 to 30.06.2020 on the ground of receiving a revised sanction plan vide Building Plan No. 2018070238 on 18.01.2019 for additional four floors in the said project from the Kolkata Municipal Corporation .</p> <p>And Whereas a hearing was taken on 24.01.2020 by the undersigned in this regard vide Notice No. 90-HIRA/2R(Pro)-80/2019 dated 17.01.2020 and Mr. Sourav Baid, Mr. Yashaswi Shroff and Mr. Dattatreya Das were present as the Authorised representative of the Applicant and filed their attendance.</p> <p>And Whereas the Applicant submitted on Affidavit that they have obtained the consent of two-third of the Allottees of the project who have booked a unit on or before 18.01.2019 for such modification of the saction plan of the project for addition of four floors in compliance with section 14(2)(ii) of the WBHIRA Act,2017;</p> <p>And Whereas the Applicant submitted on Affidavit that the structural construction in terms of the Revised Sanction Plan has been completed and the finishing part is going on and they are yet to obtain the NOC from Fire,Drainage and licence for lift although they have applied on time and they are yet to obtain the completion certificate from Kolkata Municipal Corporation;</p>	

Now Therefore after careful examination of the submissions alongwith supporting documents submitted by the Applicant on Affidavit ,this Authority is satisfied to the effect that the delay for completion of the project is not due to any default or negligence on the part of the Applicant and the extension is required for additional four floors .Required consent of the allottees have been obtained as per section 14 (2) (ii) of the said Act for Revised sanction plan. Also the Authority is satisfied to the effect that the Applicant has applied for NOC for Fire safety and drainage on time and site inspection has already been done on 11.12.2019 22.11.2019 respectively in this regard.So, the delay was not caused for default of the Applicant.

Now Therefore, the Undersigned is hereby pleased to allow extension of the completion date of the project 'The 42' with Certificate No. HIRA/P/KOL/2018/000021 from 31.12.2019 to 30.06.2020 as prayed by the applicant, on payment of fee as applicable for the grant of registration of the project.

Secretary ,WBHIRA is directed to issue Certificate extending the validity accordingly, on payment of fee.

Let a copy of this order be sent to the Applicant.

  
(ONKAR SINGH MEENA )  
Designated Authority ,  
Housing Industry Regulatory Authority