



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

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

PIN: R0240037220160729

Date: 17-Aug-2016

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

To,

Mr. Sanjay Jhunjunwala
Authorised Signatory
Magus Bengal Estates LLP
164/1, Manicktala Main Road, It 9th Floor
Kolkata
Pin: 700054
India



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

Building Particulars: **2B+G+XXIII Storied IT and ITES Business Building**

**Premises No. 24-0372, Plot No. IIF/04,
Action Area-II, New Town, Kolkata 700156.**

Sir/Madame,

With reference to your application No. R0240037220160729 dated 29-July-2016 the building plan(s) as submitted for erection of the building is sanctioned subject to the conditions stipulated by the Development Authority as hereunder.

The Building PIN. R0240037220160729 dated 29-July-2016 is valid for Occupancy/ use group IT and ITES Business

2. The Building Permit is valid for 5 years from the date of sanction, i.e. 17-Aug-2016
3. 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.
4. The building work for which this building permit is issued shall be completed within 5 years.
5. The construction should be undertaken as per sanctioned plan only and no deviation from the New Town 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 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).
6. 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.
7. Duly approved and stamped drawings (one copy) countersigned will remain available at the office of the New Town Kolkata Development Authority from 31-August-2016. The applicant should collect and retain this for any future reference, checking or inspection.
8. 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.
9. 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.
10. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.

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.)

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

13. 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)

14. 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.

15. Attention is hereby drawn to the provision of section – 70 of New Town Kolkata Development Authority Act 2007, where any violation in this regard is a punishable offence with imprisonment which may extend to five years and also with fine which may extend to fifty thousand rupees.

SI. No.	TITLE	DRAWING NO.	DATE
1	LOWER GROUND FLOOR PLAN , GROUND FLOOR PLAN	A-18	18.12.15
2	FIRST FLOOR PLAN, SECTION - X-X & SECTION - Y-Y.	A-19	18.12.15
3	FRONT ELEVATION & ROOF PLAN.	A-20	18.12.15
4	FRONT ELEVATION, SECTION- A-A.	A - 13	18.12.15
5	SECTION- B-B & SECTION C-C	A - 12	18.12.15
6	LOWER BASEMENT PLAN, UPPER BA SEMENT PLAN, M.L.C.P. - 1 PLAN (L VL. +4350).	A - 2	18.12.15
7	GROUND FLOOR PLAN	A - 3	18.12.15
8	1ST. FLOOR PLAN, 2ND. FLOOR PLAN.	A - 4	18.12.15
9	3RD. FLOOR PLAN, 4TH. FLOOR PLAN.	A - 5	18.12.15
10	5TH. FLOOR PLAN, 6TH. & 7TH. FLOOR PLAN .	A - 6	18.12.15
11	8TH. FLOOR PLAN, 9TH. FLOOR PLAN	A - 7	18.12.15
12	10TH. FLOOR PLAN, 11TH. & 13TH. FLOOR PLAN	A - 8	18.12.15
13	12TH. FLOOR PALN & 14TH. FLOOR PLAN	A - 9	18.12.15

14	15TH. FLOOR PLAN & 16TH. FLOOR PLAN	A - 10	18.12.15
15	ROOF PLAN, PART PLAN OF LIFT MACHINE ROOM - 3 & 4. EAST, WEST & M.L .C.P. BLOCK	A - 11	18.12.15
16	GROUND FLOOR PLAN, DETAIL OF SECURITY GOOMTY & DETAIL OF UNDER GROUND WATER RESERVOIR.	A-1	19.12.15
17	BASEMENT PLAN, GROUND FLOOR PLAN	A - 14	18.12.15
18	1ST. FLOOR PLAN, TYP. FLOOR PLAN (2ND. TO 22ND.)	A - 15	18.12.15
19	23RD. FLOOR PLAN, ROOF PLAN, PART PLAN OF LIFT MACHINE ROOM - 1 & 2.	A - 16	18.12.15
20	SECTION 'A-A'; SECTION 'B-B' & FRONT ELEVATION.	A - 17	18.12.15
21	LOCATION PLAN.	A-1B	18.12.15
22	SITE PLAN	A-1A	18.12.15
23	OVERALL STROM WATER & SEWERAGE LAYOUT	A - 22	19.12.15
24	OVERALL WATER SUPPLY LAYOUT	A - 21	19.12.15

Yours faithfully,



(Sukrit Chatterjee)
Chief Architect

Newtown Kolkata Development
Authority