

# NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

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

**Memo No: 2416/NKDA/BPS - 02/2014**

**Date: 11.05.2016**

**To**  
**The Managing Director,**  
**Bengal Emami Housing Ltd.**  
**“emami tower”,**  
**687 anandapur**  
**E.M. bypass**  
**Kolkata-700 107**

**Sub: Sanction of erection of the building**

**Building Particulars: Sanction of Building Plans of The Proposed Residential Complex Project at Plot No. AA-IIB/BLK – 6, Action Area-IIB, New Town, Kolkata.**

Sir/Madame,

With reference to your application No: BEHL/NKDA/15–16/Feb/1045, dated 29-Feb-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.

1. Building work for which The Building Permit Vide Memo No: 2416/NKDA/BPS – 02/2014, Dated: 11.05.2016 is valid for Occupancy/ use group Residential.
2. The Building Permit is valid for 5 years from the date of sanction, i.e. 11-May-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 11-May-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.

11. 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.

| Sl. No. | Title of the drawing  | Drawing No.         | Date       |
|---------|---|---------------------|------------|
| 1.      | MASTER PLAN, AREA STATEMENT   | ✓ NKDA/01           | 30.10.2015 |
| 2.      | GROUND FLOOR, SITE PLAN, LOCATION PLAN, DETAIL OF UNDER GROUND WATER TANK                     | ✓ NKDA/02           | 30.10.2015 |
| 3.      | FIRST FLOOR PLAN (HIG)  | ✓ NKDA/03           | 30.10.2015 |
| 4.      | FRONT & SIDE (SOUTH) ELEVATION  | ✓ NKDA/04           | 30.10.2015 |
| 5.      | 2 <sup>ND</sup> TO 13 <sup>TH</sup> & ROOF PLAN FOR BLOCK – A (BLOCK A1,A2,A3 & A4)-HIG BLOCK | ✓ NKDA/05           | 30.10.2015 |
| 6.      | BLOCK – B FLOOR PLANS (HIG BLOCK)   | ✓ NKDA/06           | 30.10.2015 |
| 7.      | BLOCKS = A & B, SECTION + BB  | ✓ NKDA/07           | 30.10.2015 |
| 8.      | BLOCKS = A&B(HIG BLOCK) SECTION + AA  | ✓ NKDA/08           | 30.10.2015 |
| 9.      | GROUND FLOOR, TYPICAL FLOOR, ROOF PLAN MIG – II, G+11, SECTION AA, BB                         | ✓ NKDA/09           | 30.10.2015 |
| 10.     | GROUND FLOOR, TYPICAL FLOOR, ROOF PLAN MIG – I, G+11, SECTION AA, BB                          | ✓ NKDA/10           | 30.10.2015 |
| 11.     | GROUND FLOOR, TYPICAL FLOOR, ROOF PLAN LIG, SECTION AA, BB                                    | ✓ NKDA/11           | 30.10.2015 |
| 12.     | GROUND FLOOR, TYPICAL FLOOR, ROOF PLAN LIG, STRAIGHT 5 SECTION AA, BB                         | ✓ NKDA/12           | 30.10.2015 |
| 13.     | UGR & RWH LOCATION  | ✓ 1618/P/C/UGR/102  | 20.10.2015 |
| 14.     | UGR PLAN & SECTION  | ✓ 1618/P/C/UGR/102A | 20.10.2015 |
| 15.     | RISING MAIN LAYOUT  | ✓ 1618/P/C/WSLY/305 | 20.10.2015 |
| 16.     | STP LOCATION LAYOUT   | ✓ 1618/P/C/UGR/102  | 20.10.2015 |
| 17.     | EXTERNAL STORM WATER LAYOUT   | ✓ 1618/P/C/ESTL/109 | 20.10.2015 |

Yours faithfully,



(Sukrit Chatterjee)

Chief Architect

Newtown Kolkata

Development Authority