



## NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)  
3, Major Arterial Road, New Town, Kolkata - 700 158

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