

REVERA DEVELOPERS LLP

LLPIN-AAK-3475

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Clarification Cum Declaration


This is pursuant to query raised and asking for a NOC from WBHIDCO for Residential uses. It is being clarified that the Land allotted by WB HIDCO Limited is being sanction as per by laws of New Town Development authority (NKDA). As per Notification of Urban Development Department, Govt. of West Bengal being No. 1042 -UD/O/M/HID/41-3/2011 DATED KOLKATA, 22 ND MARCH2012, The said Notification provides that 25% of area can be mixed use with principal uses. Accordingly we have got plan sanctioned from NKDA for 25% of total sanction area shall be use for Residential purposes.

The said Notification is attached herewith which is self-explanatory and plan accordingly sanction. Hence there is no need of NOC from WBHIDCO as it is as per By Laws of sanctioning authority.

Revera Developers LLP.

Authorized Signatory

The



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PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

GOVERNMENT OF WEST BENGAL

Urban Development Department

“NAGARAYAN”

DF-8, Sector-I, Saltlake City,

Kolkata - 700 064.

NOTIFICATION

No. 1042-UD/O/M/HID/41-3/2011 Dated, Kolkata, 22nd March, 2012.— In exercise of the powers conferred by section 159 read with section 65 of the New Town Kolkata Development Authority Act, 2007 (West Beng. Act XXX of 2007) (hereinafter referred to as the said Act), the Governor is hereby pleased to make, after previous publication as required under sub-section (1) of section 159 of the said Act, the following amendments in the New Town Kolkata (Building) rules, 2009 (hereinafter referred to as the said rules) :—

Amendments

In the said rules :—

(1) for the Table-I in sub-rule (2) of rule 18 the following Table shall be substituted.

“Table -I

Principal/Joint Principal Use and occupancy	Uses not permissible for mixing	Maximum extent of permissible mixing
Residential	Mercantile (Wholesale), Storage, Industrial, Hazardous	10% of the total covered area of all floors.
Educational	Business Information, Technology, Business, Mercantile (Wholesale), Storage, Industrial, Hazardous.	25% of the total covered area of all floors.

Principal/ Joint Principal Use and occupancy	Uses not permissible for mixing	Maximum extent of permissible mixing
Institutional	Assembly, Business, Information, Technology Business, Mercantile (Retail), Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Assembly	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Business	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Mercantile (Retail)	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Mercantile (Wholesale) / (Storage)	Residential, Educational, Institutional, Assembly, Mercantile (Retail), Industrial, Hazardous	25% of the total covered area of all floors.
Business-Assembly	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Business - Mercantile (Retail)	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Mercantile (Retail)-Assembly	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous	25% of the total covered area of all floors.
Industrial	Residential, Educational, Institutional, Assembly, Mercantile (Retail), Mercantile.	25% of the total covered area of all floors.
Information Technology and Information Technology Enabled Services Business	Educational, Institutional, Mercantile (Wholesale), Storage, Industrial, Hazardous.	25% of the total covered area of all floors,
Hazardous	All other uses	Not applicable.

(2). After rule 25, the following Chapter shall be inserted :-

"Chapter-IIA

25 A. Special provision Central Business District

Notwithstanding anything contained in the aforesaid rule the following rules are applicable for the Central Business District as stated below :-

(a) The Principal Uses as well as the 'Uses Not Permissible for Mixing' and 'Uses Permissible for Mixing' shall be as given in the following Table -I.

Permissible Principal Uses	Uses not permissible for mixing
Assembly, Business & Mercantile (Retail)	Mercantile (Wholesale), Storage, Industrial & Hazardous.

(b) Any one, or a combination of any two, or of all the three permissible principal uses mentioned above shall be applicable to all the plots in CBD excepting plots under 'Specific Uses'. The principal use or a combination of principal use altogether shall cover at least 70% of the total floor area of the buildings in a plot. Mixing with other permissible uses (Residential, Educational, Institutional and IT / ITES) shall be allowed provided that together they shall not be more than 30% of the total floor area of the buildings in a plot.

(c) In Central Business District for the plots abutting the main north-south street corridors, as well as the Central Green Pedestrian Plaza, the ground and first floor levels of all buildings will be uses exclusively for Mercantile (Retail) purpose including circulation areas as necessary, provided that the two corner plots earmarked for Hotel will not be required to fulfil this condition.

(d) In Central Business District, the main north-south street corridors, as well as the Central Green & of the plot along these streets/facilities, will be treated as the front of the plot, provided that the two corner plots earmarked for hotel will not be required to fulfil this condition.

(e) In Central Business District, the buildings on the plots abutting the main north- south street corridors, as well as the Central Green & pedestrian Plaza, arcade will have to be provided within the front open space along the entire frontage of all these plots. The arcade at ground level shall be kept free for movement of pedestrians at footpath level which will form an extension of the footpath. The soffit of the arcade shall be at a height of 6 m from the footpath level. The arcade at the first floor level shall remain open to sky and shall not be covered by any permanent structure. The area covered by arcade at the ground level shall be exempted for calculation of Floor Area ratio and ground coverage, the minimum width (depth) of the arcade shall be 6 m. The spacing of the columns in the arcade shall be 6m. centre to centre.

(f) For plots in Central Business District with Principal Use of Assembly or Business or Mercantile (Retail) or combination of any two or three uses, the maximum permissible FAR shall be 3.50.

(g) For plots with any Specific Use the maximum permissible FAR shall be as given in the Table -2 below :-

Table-2

Specific Use	Maximum Permissible FAR
Hotel	3.5
Bus Terminus	1.5
Police Station	2.5
Fire Station	2.0
Communication Tower	3.5
Petrol Pump	1.0
Para transit Terminus	1.0

(h) For community garage there will be no restriction of FAR, provided that at least 70% of the constructed total area of the building shall be used for car parking purpose and the remaining may be put to permissible uses.

(i) The maximum permissible Ground Coverage of CBD Plots shall be 35%.

(j) Subject to the Special Provisions mentioned under clauses(a) to (i) all other rules of the New Town Kolkata (Building) Rules, 2009 shall be applicable to the CBD Plots. In applying such rules the Specific Uses mentioned in clause (g) shall all be considered to be under Assembly Use".

By order of the Governor,

DEBASHIS SEN,
Principal Secretary to the Government of West Bengal.