

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata – 700 075

Name of the Applicant: MERIT CONSTRUCTION AND DEVELOPERS

Project Name: BASUNDHARA APARTMENT

WB RERA Registration No. WB RERA/P/KOL/2024/001891

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 08.07.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WB RERA) on 30.05.2025, as per the provision of section 14 (2)(ii) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act, 2016) for approval of changes / alterations and incorporation of such changes / alterations, on the ground of revision of sanctioned plan, as furnished at the time of project registration with WB RERA Authority, in the project details named 'BASUNDHARA APARTMENT', registered vide WB RERA No:- WB RERA/P/KOL/2024/001891 dated 21.08.2024. And Whereas a Notarized Affidavit-cum-Declaration dated 27.05.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'BASUNDHARA APARTMENT' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'BASUNDHARA APARTMENT', situated at Premises no.139, Raja Rajendralal Mitra Road, Dist – Kolkata, PS – Beliaghata, West Bengal, PIN - 700010 has taken the prior written consent of at least two-thirds of existing allottees, other than the promoter, as required under section 14(2)(ii) of the RERA Act, 2016, for the purpose of such changes in details of the Project - 'BASUNDHARA APARTMENT'. The Applicant also stated in his Affidavit dated 27.05.2025 that such modification of the project will not adversely affect the rights and interest of the allottees of the project as mandated under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the West Bengal Real Estate (Regulation and Development) Rules, 2021. After careful examination of the submissions of the said Applicant on Affidavit which is placed on record, this Authority is of the considered view that the changes in the project details is due to revised sanctioned plan and the Applicant has duly taken prior written consent of two-thirds of the existing Allottees, other than the Promoter, for revision of the sanctioned plan, as per the statutory requirement of section 14(2)(ii) of the RERA Act, 2016.	

Now therefore, in exercise of the power conferred under section 14(2)(ii) of the Real Estate (Regulation & Development) Act, 2016, read with Rule 16(5) of the West Bengal Real Estate (Regulation and Development) Rules, 2021, this Authority is pleased hereby to allow the changes in the details of the project as provided below:-

Sl. No.	Particulars of Change	Details as Per Current WBRERA Registration	Amended Details to be uploaded in WBRERA website as per revised sanctioned plan
1	Land Area Residential	221.32 Sq. meters	223.47 Sq. meters
2	Land Area Commercial	34.50 Sq. meters	22.34 Sq. meters
3	Total Built-up Area Residential	514.04 Sq. meters	651.30 Sq. meters
4	Total Built-up Area Commercial	80.12 Sq. meters	62.33 Sq. meters
5	Total Carpet Area Residential	344.95 Sq. meters	431.72 Sq. meters
6	Total Carpet Area Commercial	67.91 Sq. meters	53.51 Sq. meters
7	Residential Units	7 Nos.	9 Nos.
8	Commercial Units	5 Nos.	4 Nos.
9	Covered Parking	3 Nos.	4 Nos.
10	Number of Floor	G+III	G+IV

Secretary, WBRERA shall issue the Modified Certificate of the instant project and he shall take necessary steps to update the necessary changes in the WBRERA Website immediately;

Let copy of this order be sent to the Applicant by speed post and also by email immediately.

(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority

(BHOLANATH DAS)
Member

West Bengal Real Estate Regulatory Authority

(TAPAS MUKHOPADHYAY)
Member

West Bengal Real Estate Regulatory Authority