

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

Name of the Applicant: PAKIRA VILLAGE PVT. LTD.

Project Name: PAKIRA VILLAGE PHASE I

WBERRA Registration No. WBERRA/P/HOO/2024/001558

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 03.02.2026	<p>Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBERRA) on 29.01.2026, 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 WBERRA Authority, in the project details named 'PAKIRA VILLAGE PHASE-I', registered vide WBERRA No:- WBERRA/P/HOO/2024/001558 dated 31.05.2024.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 27.01.2026 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'PAKIRA VILLAGE PHASE-I' and the reasons for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'PAKIRA VILLAGE PHASE-I', situated at Pakira village (rathtala), PS- Chanditala, Dist.- Hooghly, Vill- Patul, PO- Elahipur, Pin-712707, that 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, is not required in the present case as they have not sold / allotted any unit till date.</p> <p>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 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, is not required in the present case as there is no Allottee till date in the said project as per the submission of the Applicant on Affidavit.</p> <p>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)</p>	

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.	Area of land	6945 sqmt.	6945 sqmt.
2.	Total built up area of project- Residential	6165 sqmt.	3675 sqmt.
3.	Total carpet area of project- Residential	5130 sqmt.	3102 sqmt.
4.	Total no of Apartment	45	28

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