

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

Name of the Applicant: KLK REALTY (OPC) PRIVATE LIMITED

Project Name: AZTEK TILOTTAMA PHASE 1B

WB RERA Registration No. WB RERA/P/SOU/2023/000674

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 26.05.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WB RERA) on 12.03.2025, 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 'AZTEK TILOTTAMA PHASE 1B', registered vide WB RERA No:- WB RERA/P/SOU/2023/000674 dated 17.10.2023. And Whereas a Notarized Affidavit-cum-Declaration dated 26.02.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'AZTEK TILOTTAMA PHASE 1B' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'AZTEK TILOTTAMA PHASE 1B', situated at Green View Housing Project, Bakrahat Road, Bardhan Pally, Thakurpur, Kolkata - 700104 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 - 'AZTEK TILOTTAMA PHASE 1B'. 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	Total Built-up Area of Project	6978.82 Sq. meters	9731.51 Sq. meters
2	Total Built-up Area of Apartments	4834.00 Sq. meters	7265.70 Sq. meters
3	Total Balcony Area of Apartments	245.72 Sq. meters	389.71 Sq. meters
4	Total Carpet Area of Apartments	4134 Sq. meters	6182.70 Sq. meters
5	Ground Coverage	38.11%	38.70%
6	Number of Apartments	76	120
7	Number of Floors in each tower	5 no. of floors (G+4)	7 no. of floors (G+6)
8	Parking Details	Covered – 51 MLCP – 24 Open - 4	Covered – 51 MLCP – 24 Open - 4

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