

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

Name of the Applicant: SALASAR SHYAM PROJECTS LLP

Project Name: JADE

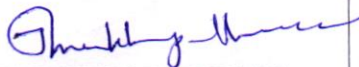
WBREERA Registration No. WBREERA/P/NOR/2023/000198

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 09.07.2025	Whereas an Application has been received by the West Bengal Real Estate Regulatory Authority (WBREERA) on 16.05.2025, 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 WBREERA Authority, in the project details named 'JADE', registered vide WBERRA No:- WBREERA/P/NOR/2023/000198 dated 14.06.2023. And Whereas a Notarized Affidavit-cum-Declaration dated 13.05.2025 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'JADE' and the reasons for such changes. And Whereas the Applicant Promoter of the project 'JADE', situated at Premises No.111, Bangur Avenue, Block C, District – North 24 Parganas, PS – Lake Town, Kolkata - 700055, 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 - 'JADE'. The Applicant also stated in his Affidavit dated 13.05.2025 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	Total Built-up Area	12381.6 Sq. meters	12877.36 Sq. meters
2	Total Carpet Area	6335.98 Sq. meters	6435.35 Sq. meters
3	Ground Coverage	828.02 Sq. meters	833.61 Sq. meters
4	Number of Apartments	Single Storied Building (56 Unit)	Single Storied Building (56 Unit)
5	Number of Floors in each Tower	G+18 Storied	B+G+18 Storied

	6	Parking Details	Ground Floor – 12 Nos. Covered 1st Floor – 13 Covered 2nd Floor – 15 Nos. Covered (13 Normal & 2 Stack) 3rd Floor – 15 Nos. Covered (13 Normal & 2 Stack) 4th Floor – 17 Nos. (15 Normal & 2 Stack) Total = 72 Nos.	Basement – 16 Nos. (Mechanical) + 1 No. Ground Floor – 12 Nos. (Multilevel) 1st Floor – 12 Nos. (Mechanical) 2nd Floor – 14 Nos. (Mechanical) 3rd Floor – 14 Nos. (Mechanical) 4th Floor – 20 Nos. (Mechanical) Total = 89 Nos.	
	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				