

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

Name of the Applicant: DTC Projects Pvt. Ltd.

Project Name: DTC Capital City Phase II

WBREERA Registration No. WBREERA/P/NOR/2023/000229

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
<p>Modification of Sanction Plan (01) ----- 21.06.2024</p>	<p>Whereas an Application has been made by the Applicant on 20.05.2024 before the West Bengal Real Estate Regulatory Authority (WBREERA), 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 'DTC Capital City Phase II', registered vide WBREERA No:- WBREERA/P/NOR/2023/000229 dated 30.06.2023.</p> <p>And Whereas a Meeting of the WBREERA Authority has been held today in the office of WBREERA and detailed discussion has been held regarding this matter and the Notarized Affidavit and relevant documents submitted by the Applicant have been examined thoroughly.</p> <p>And Whereas a Notarized Affidavit-cum-Declaration dated 20.05.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'DTC Capital City Phase II' and reason for such changes.</p> <p>And Whereas the Applicant Promoter of the project 'DTC Capital City Phase II' Situated at Khariberia Road, Mouza - Matiagacha, Dist- North 24-Parganas, Block – Barasat – II, PS- Rajarhat, West Bengal - 700135, has taken the previous consent of at least two-thirds of 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 - 'DTC Capital City Phase II'.</p> <p>And the Applicant assures on Affidavit dated 20.05.2024 that due to such expansion of the project as per the revised sanction plan, the date of completion being 31.12.2028 shall not be changed or delayed and the Applicant stated on Affidavit that the said project will be completed in timely manner.</p> <p>The Applicant also stated in his Affidavit dated 20.05.2024 that</p>	

such revision of the plan will not infringe any rights, entitlements of any allottees in the project in any manner and if any right and / or interest of the allottees are affected owing to such revised plan, the Applicant Promoter shall have the responsibility to indemnify the same.

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 written consent of at least two-thirds of the 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 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 sanction plan
1	Total Built-up Area	28622 Sq. meters	31765 Sq. meters
2	Total Carpet Area	22021 Sq. meters	24374 Sq. meters
3	Ground Coverage	7261.74 Sq. meters	6301.38 Sq. meters
4	Number of Apartments	427 Nos.	429 Nos.
5	Number of Floors in each Tower	G+13	B + G + 14
6	Parking Details	Podium Parking - 281 Stack Parking - 0 Surface Parking - 20 Total car Parking - 301 nos.	Podium Parking - 132 Stack Parking - (66 x 2) - 132 Surface Parking - 26 Basement Parking - 104 Total car Parking - 394 nos.


Secretary, WBRERA is hereby directed to issue the Modified Certificate of the instant project and he is also directed 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.


(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority