

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

Name of the Applicant: P M Weltech

Project Name: Shiv Sankar Apartment

WBREERA Registration No. WBREERA/P/NOR/2023/000467

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
Modification of Sanction Plan (01) ----- 03.12.2024	<p>Whereas an Application has been made by the Applicant on 06.11.2024 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 'Shiv Sankar Apartment', registered vide WBREERA No:- WBREERA/P/NOR/2023/000467 dated 24.08.2023;</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 an Notarized Affidavit-cum-Declaration dated 12.11.2024 has been submitted by the Applicant stating the changes to be incorporated in the project details of 'Shiv Sankar Apartment' and reason for such changes;</p> <p>And Whereas the Applicant Promoter of the project 'Shiv Sankar Apartment' Situated at Holding No. 143/J, College Para under ward no.11 under the jurisdiction of New Barrackpore Municipality, District – North 24 Parganas, P.S. – New Barackpore, West Bengal – 700131, 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</p>	

changes in details of the Project - '**Shiv Sankar Apartment**'.

The Applicant assures on Affidavit dated 12.11.2024 that due to such modification of the project details as per the revised sanction plan, the date of completion being 31.12.2028 shall not be changed or delayed.

The Applicant also stated in his Affidavit dated 12.11.2024 that such revision of the plan will not infringe any rights, interests of any allottees in the project in any manner.

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(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 sanction plan
1	Land Area Residential	1072 SQ. METER	465 SQ. METER
2	Land Area Commercial	65 SQ. METER	672 SQ. METER
3	Built up Area Residential	3788 SQ. METER	1525 SQ. METER
4	Built up Area Commercial	231 SQ. METER	2204 SQ. METER
5	Carpet Area Residential	2354 SQ. METER	1330 SQ. METER

6	Carpet Area Commercial	155 SQ. METER	2116 SQ. METER
7	Residential Unit	44 Nos.	24 Nos.
8	Commercial Unit	2 Nos.	6 Nos.
9	Basement Parking	31 Nos.	0 Nos.
10	Covered Parking	0 Nos.	11 Nos.

As there is a increase of Commercial Area therefore they have submitted the remaining registration amount of Rs.13,560/- and enclosed the payment receipt with their Affidavit.

Secretary, WBRERA shall issue the Modified Certificate of the instant project and 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