

To,  
The Hon'ble Authority,  
West Bengal Real Estate Regulatory Authority,  
1st Floor, Calcutta Greens Commercial Complex,  
1050/2, Survey Park, Kolkata-700075

Date: 03.01.2026

**Subject: Clarification in response to the query raised in connection with Project  
Registration under WBRERA.**

**Ref: Project ID No. WBRERA/NPR-004850**

Sir,

With reference to the query raised by the Hon'ble Authority, the undersigned most respectfully submits the following clarification for your kind consideration:

**1. Non-submission of AAI, Fire & Environment NOC**

It is respectfully submitted that the proposed project "Deeshari Abosar - II" is a bungalow-type residential project comprising two (2) storeys only (Ground + One). As per the prevailing statutory provisions and applicable norms, low-rise bungalow-type residential buildings are exempted from obtaining AAI NOC, Fire NOC, and Environmental Clearance. Hence, submission of the said NOCs is not applicable to the present project.

**2. Building height cannot be determined**

The project consists of only two (2) storeys (G+1). Accordingly, the building height is well within the permissible limits prescribed under the relevant municipal and planning regulations applicable to bungalow-type constructions. Therefore, the building height is clearly determinable and compliant.

**3. Details not given in Area Statement**

It is submitted that, considering the bungalow-type and low-rise nature of the project, the Area Statement has been prepared in the manner applicable to such projects. All relevant and applicable particulars have been provided in accordance with the prescribed norms for this category of development.

**Mega E-Solutions Pvt. Ltd.**

#### 4. Built-up area and carpet area not provided

The project being a bungalow-type, two-storied residential building, the built-up area and carpet area are unit-specific and inherently limited, as per the sanctioned plan. Detailed segregation as applicable to multi-storied apartment projects is not mandatory for this category. Hence, the said particulars have not been elaborated beyond the applicable requirement.

#### 5. Declaration regarding Open Parking Spaces (OPS)

It is respectfully submitted that the **parking areas provided in the project are individually attached to the respective bungalows**. In this regard, it is hereby **declared** that such parking areas shall be **allotted exclusively to the concerned allottees of the respective bungalows**, to which they are attached.

It is further clarified and declared that **no separate consideration, charge, fee, or payment of any nature whatsoever shall be demanded or accepted** from the said allottees for such parking areas. The parking spaces are being provided **free of cost** as an integral facility attached to the respective bungalow units and shall not be sold independently.

In view of the above facts and clarifications, it is respectfully submitted that the proposed project **falls under the exempted category applicable to bungalow-type, two-storied residential buildings**, and the queries raised by the Hon'ble Authority stand **duly clarified**.

Therefore, it is respectfully requested that the above clarification may kindly be accepted and the said observation may be treated as duly complied with.

Thanking You.

Yours faithfully,

Mega e-Solutions Pvt. Ltd.

Director

PROMOTER/BUILDER

**Mega E-Solutions Pvt. Ltd.**