



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,

New Town, Kolkata - 700 156

PIN: R0340111120250801

Date: 04-08-2025

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

To,

Almits Developers LLP
36/1A, Elgin road
Kolkata
Pin: 700020
India

Sub: Re sanction of erection of the building

Building Particulars: B+G+XXIV Storied Residential Building
Premises No. 34-1111, Plot BB-1
No.
Action Area-I, New Town, Kolkata.

NOC Details:

1	No objection certificate from the West Bengal Fire and Emergency Services along with original stamped drawings and the recommendation report	Drawings and F.S.R Submitted [vide memo no. FSR/WBFES/DG/FP/101/12/Kol-RB/328/06(343/06) dt. 23.12.2024] NOC issued by West Bengal Fire & Emergency Services
2	No objection certificate from the Airports Authority of India	Tower- 1 NOCAS ID: KOLK- /EAST/B/122322/733579 Permissible height – (87.32- 3.96) = 83.36 Meter, valid upto 02.02.2031. Tower- 2 NOCAS ID: KOLK- /EAST/B/122322/733588 Permissible height – (89.16- 3.81) = 85.35 Meter, valid upto 02.02.2031. Tower- 3



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		<p>NOCAS ID: KOLK- /EAST/B/122322/733594 Permissible height – (88.51- 3.82) = 84.69 Meter, valid upto 02.02.2031.</p> <p>Tower- 4 NOCAS ID: KOLK- /EAST/B/122322/733596 Permissible height – (85.57- 3.81) = 81.76 Meter, valid upto 02.02.2031.</p> <p>Tower- 5 NOCAS ID: KOLK- /EAST/B/122322/733597 Permissible height – (84.85- 3.84) = 81.01 Meter, valid upto 02.02.2031.</p> <p>Tower- 6 NOCAS ID: KOLK- /EAST/B/122322/733601 Permissible height – (84.63- 2.91) = 81.72 Meter, valid upto 02.02.2031.</p> <p>Tower- 7 NOCAS ID: KOLK- /EAST/B/122322/733603 Permissible height – (89.98- 3.07) = 86.91 Meter, valid upto 02.02.2031.</p>
	Consent to Establish	Memo No.63-2N-102/2010(E) dated 07.02.2023

Sir/Madame,

With reference to your application No:NIL the building plan(s) as submitted for erection of the building is sanctioned subject to the conditions stipulated by the Development Authority as hereunder.

1. The Building PIN. R0340111120250801 dated 01-Aug-2025 is valid for Occupancy/ use group Residential. It supersedes sanction no R0340111120230922 date.26-09-2023
2. The Building Permit is valid for 5 years from the date of sanction, i.e., 04-08-2025
3. For the construction power meter, the intending customer / applicant should apply to the WBSEDCL at least 60 days before starting its construction work and it is to be ensured that use of D.G set will not be allowed for construction purposes.



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4. Before commencement of work you have to take electricity connection for construction purpose.
5. Before starting any construction, the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to above conditions.
6. The building work for which this building permit is issued shall be completed within 5 years.
7. The construction should be undertaken as per sanctioned plan only and no deviation from the NewTown Kolkata (Building) Rules, 2009 will be allowed. If the construction operation of the building in any part or in any manner is carried out in contravention to sanctioned drawings by New Town Kolkata Development Authority, then such construction will be stopped with immediate effect subsequent to revocation of construction permission and unauthorized construction or such part there of shall be demolished without delay, and the cost of such demolition will be entirely recovered from the applicant in accordance with the provisions of the Public Demand Recovery Act 1913(Ben-Act-III of 1913).
8. Any deviation done against the New Town Kolkata (Building) Rules is liable to be demolished and the supervising Architect/Technical Persons engaged on the job would run the risk on having his/her license cancelled.
9. The construction will be undertaken as per the sanctioned plan only. The boundary pillars which are permanent land marks, must not be removed, mutilated or disturbed under any circumstances.
10. Not less than seven days before commencement to undertake building operation, the applicant shall submit a written notice in the specified form mentioning the date on which he/she proposes to commence the building construction. The applicant shall communicate this office for to supervising the various stages of building construction operation to be undertaken progressively.
11. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.
12. A set of drawing should be kept in site during construction. Display of the sanctioned drawing (preferably elevation) is mandatory during construction. Name and Contact No. of the Applicant, Technical persons (viz. Architect, Civil/Structural Engineer etc.) and Contractor/Site-in-charge should also be displayed properly in standard display board (Min. size of the display board should be 1000mm. X 600mm.)
13. Provision of landscaping is encouraged at the frontal area from property line up to the edge of the box drain by plantation of grass and decorative shrubs (under no circumstances any other plant variety will be allowed) and enclosing



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the said area by erecting bamboo fencing of height 1.2 Mts. Maximum. However, creation of such landscaping shall not create any type of right over the land. The frontal area landscaping plan must be presented before NKDA for prior approval (if applicable)

14. No construction material shall be stacked/ stored on the carriageway of any road/street in New town Kolkata.

15. Preventive measures need to be taken: -

a) Wrap construction area/buildings with geotextile fabric, installing dust berries, or other actions, as appropriate for the location

b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization,

c) Apply water prior to levelling or any other earth moving activity to keep the soil moist throughout the process

d) Limit vehicle speeds to 15mph on the work site,

e) clean wheels and undercarriage of haul trucks prior to leaving construction site,

f) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water maintain a dust palliative to all outer surfaces of the stockpiles;

h) stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate;

i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover,

j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50feet or more and must be cleaned daily, at the minimum

k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope,

i) Disposal of debris in consultation with the local authorities following proper environmental management practice

m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65dB(A).



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16. Practices to be discarded: -

- a) Don't dispose of debris indiscriminately,
- b) Don't allow the vehicles to run at high speed within the work site
- c) Don't cut materials without proper dust control/noise control facility.
- d) Don't keep materials without effective cover
- e) Don't allow access in the work area except workers to limit soil disturbances and prevent access by fencing, ditches, vegetation or another suitable barrier.
- f) Don't leave the soil, sand, and cement stack under covered

17. During construction proper toilet facilities (temporary in nature) for working labour should be provided and will be checked by NKDA officials time to time during construction period.

18. The construction site should be properly maintained so that no nuisance is created by the construction activity as well as by the construction workers, proper facilities for labour hutment, toilets, kitchen etc. should be made from the starting of the construction in a hygienic manner. Failing which penal action will be taken as for existing rules.

19. The provision of rule 12A regarding construction material management and proper disposal of construction and demolition waste is to be followed. Otherwise, a fine of Rs 50,000/- shall be imposed for each incident of violation and additional fine of Rs. 10,000/- per day of delay shall be imposed in case of non-payment of due fine within the stipulated period.

20. The construction and demolition waste, slurries shall not be dumped in common public places or in any vacant plot.

21. During construction activity no construction waste is allowed to be disposed in the adjacent service manhole/ gully pit of sewerage and drainage. The site surrounding (including the public access) shall have to be cleaned and finished in all way. A photograph of the building showing its status as well as the site condition is to be filed for office record.

22. Preventing mosquito breeding at the said construction site is your responsibility. Hence you are hereby requested to undertake the following preventive measures on your own on regular basis:



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- a) Mosquitoes could breed in as little as half a centimetre of stagnant water. Hence do not allow water to stagnate anywhere for more than a week. Remember, an adult mosquito emerges from its egg in span of 7 days.
- b) Remove scraps, rubbish and other discarded materials from the construction site on a regular basis.
- c) Empty each and every water reservoir at a weekly interval.
- d) If you face any problem in emptying water reservoirs, sprinkle Kerosene/ Diesel/ MLO (Mosquito Larvicidal Oil) on their water surface and the surfaces of all other sites with accumulated water @ 2.5-3 litres per 100 sq. m surface area of the water at weekly intervals.
- e) For carrying out larvicidal spray at your construction site, please procure 1 or 2 knapsack Sprayers (16-litre capacity) from the local market and select 1-3 persons from your end for doing need-based spray based on area of the construction site, technical knowhow for sprinkling/ spraying may be obtained from the visiting vector control squad of NKDA.
- f) The vector control personnel of NKDA will check your construction site again after 7-10 days. If any sort of violation on your part with regard to implementation of the anti-mosquito guidelines prescribed herein is found, legal steps will be resorted to by the NKDA authorities as per the existing norms.
- g) Do please cooperate and help us save you from dengue.
23. Underground telecom duct might have gone adjacent to your boundary, kindly keep safe distances while erecting the boundary wall. If You damage it, you have to reimburse the cost of repair
24. One float valve to be provided at the inlet of every underground reservoir, otherwise occupancy certificate will not be issued
25. A paid service has been made available by the NKDA for disposal of construction and demolition waste. For further detail information please visit www.nkdamar.org
26. In case of Violation of any rule including rule 12A of New Town Kolkata Building Rules 2009 Occupancy/Partial Occupancy certificate shall not be issued.
27. You have to obtain Environment Clearance from Environment Department and Consent to Establish from WBPCB before commencement of the work. Please enclose consent to Establish along with the commencement notice.



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28. You have to submit Green Building Certificate not below gold rating at the time of application for Occupancy/Partial Occupancy.

29. The architectural drawing(s) received as per following table is /are approved

Sl. No.	TITLE	DRAWING NO.	DATE
1	MASTER PLAN	2	20.12.2024
2	TOWER 7 (GROUND TO ROOF)	14	20.12.2024
3	FRONT ELEVATION	23	20.12.2024
4	ROOF PLAN (TOWER 1 - TOWER 5)	7	20.12.2024
5	4TH FLOOR PLAN (TOWER 1 - TOWER 5)	6	20.12.2024
6	3RD FLOOR PLAN (TOWER 1 - TOWER 5)	5	20.12.2024
7	2ND FLOOR PODIUM PLAN (TOWER 1 - TOWER 5)	4	20.12.2024
8	1ST FLOOR PODIUM PLAN (TOWER 1 - TOWER 5)	3	20.12.2024
9	BASEMENT PLAN (TOWER 1 - TOWER 5)	1	20.12.2024
10	SECTION AT 'YY' OF PROPOSED BUILDINGS TOWER 1&2	15A	20.12.2024
11	SECTION AT 'XX' OF PROPOSED BUILDING TOWER 1	15B	20.12.2024
12	SECTION AT 'XX' OF PROPOSED BUILDING TOWER 2	15C	20.12.2024
13	SECTION AT 'XX' & 'YY' OF PROPOSED BUILDING TOWER 3	16	20.12.2024
14	SECTION AT 'XX' & 'YY' OF PROPOSED BUILDING TOWER 4	17	20.12.2024
15	SECTION AT 'XX' & 'YY' OF PROPOSED BUILDING TOWER 5	18	20.12.2024
16	SECTION AT 'XX' & 'YY' OF PROPOSED BUILDING TOWER 6	19	20.12.2024
17	SECTION AT 'CC' & 'DD' OF PROPOSED BUILDING TOWER 7	20	20.12.2024



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18	TOWER 1- 5TH FLOOR, TYPICAL FLOORS, REFUGE FLOORS	8A	20.12.2024
19	TOWER 2- 5TH FLOOR, TYPICAL FLOORS, REFUGE FLOORS	9A	20.12.2024
20	5TH FLOOR TO ROOF	10	20.12.2024
21	5TH TO 15TH FLOOR PLAN	11A	20.12.2024
22	UGWT, RWHT DETAILS	-	20.12.2024
23	STP DETAILS (STP 1 & STP 2)	-	20.12.2024
24	TYPICAL ENTRY RAMP DETAIL	-	20.12.2024
25	TYPICAL ENTRY RAMP DETAIL	-	20.12.2024
26	TOWER 1- 24 TH FLOOR TO ROOF	8B	20.12.2024
27	TOWER 2- 24 TH FLOOR TO ROOF	9B	20.12.2024
28	TOWER 4 - ROOF AND ABOVE ROOF	11B	20.12.2024
29	SECTION AT PP' (COMMERCIAL BUILDING)	21	20.12.2024
30	SECTION AT RR	22	20.12.2024
31	TOWER 5 - 5TH FLOOR TO ROOF	12	20.12.2024
32	SERVICES DRAWING SHOWING SEWERAGE & STORM WATER LAYOUT	1	20.12.2024
33	SERVICES DRAWING SHOWING WATER SUPPLY LAYOUT	2	20.12.2024

Yours faithfully,

OSD & Chief Architect
Newtown Kolkata
Development Authority