

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A STATUTORY AUTHORITY UNDER GOVT OF WEST BENGAL)

Administrative Building, Plot No DG/13, Premises number 04-3333
Action Area-ID, New-Town Kolkata-700156

Building Permit No: **SWS-OBPAS/2129/2025/1602**
Pin: **0013008820250925**

Date: **16-10-2025**

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

To:

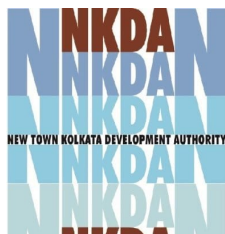
Mr. Mohan Lal Agarwal
Address-DL- 184, Salt Lake
City, Sector- II, Kolkata

Subject: Sanction of erection of the building
Building Particulars: V Storied Residential Building
Premises No. 13-0088 Plot No. AB/120
Action Area - AA-I, New Town, Kolkata 700156.

Sir/Madam,

With reference to your application No: **SWS-OBPAS/2129/2025/1602** dated **31-07-2025** 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 Permit No. **SWS-OBPAS/2129/2025/1602** Dated **31-07-2025** is valid for Occupancy/ use group Residential Building.
2. The Building Permit is valid for 5 years from the date of sanction, i.e. **16-10-2025**.
3. For the construction power meter, the intending customer/applicant should apply to the WBSEDCL at least 60 days before starting its construction work. It must be ensured that the use of D.G. set will not be allowed for construction purposes.
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 sanctioned plans, and all conditions proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the 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 the sanctioned plan only, and no deviation from the New Town Kolkata (Building) Rules, 2009 will be allowed. If the construction operation of the building in any part or manner is carried out in contravention of sanctioned drawings by the New Town Kolkata Development Authority, such construction will be stopped immediately. Subsequently, the construction permission may be revoked, and unauthorized construction or any part thereof shall be demolished without delay. 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 against the New Town Kolkata (Building) Rules is liable to be demolished, and the supervising Architect/Technical Persons engaged on the job may risk having their licenses canceled.
9. The construction will be undertaken as per the sanctioned plan only. The boundary pillars, which



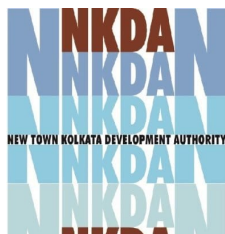
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- are permanent landmarks, must not be removed, mutilated, or disturbed under any circumstances.
10. Not less than seven days before commencing building operations, the applicant shall submit a written notice in the specified form, mentioning the date on which they propose to commence building construction. The applicant shall communicate with this office for supervising the various stages of building construction operations to be undertaken progressively.
 11. The structural drawings and design calculations, and soil test report submitted, if any, are not checked and are kept for records only.
 12. A set of drawings should be kept on site during construction. Displaying the sanctioned drawing (preferably elevation) is mandatory during construction. The name and contact number of the Applicant, Technical persons (e.g., Architect, Civil/Structural Engineer), and Contractor/Site-in-charge should also be displayed properly on a standard display board (minimum 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 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;
 - g) 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;
 - h) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover,
 - i) 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
 - j) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope,
 - k) Disposal of debris in consultation with the local authorities following proper environmental management practice
 - l) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65dB(A).



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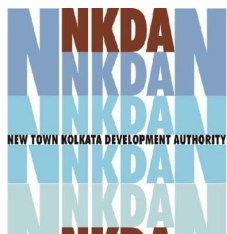
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16. Practices to be discarded: -
 - a) Don't dispose of debris indiscriminately,
 - b) Don't allow the vehicles to run at high speed within the work site
 - c) Don't cut materials without proper dust control/noise control facility.
 - d) Don't keep 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 construction site is your responsibility.

The following preventive measures must be undertaken regularly:

- a) Mosquitoes can breed in as little as half a centimeter of stagnant water. Do not allow water to stagnate anywhere for more than a week. Remember, an adult mosquito emerges from its egg in a span of 7 days.
 - b) Remove scraps, rubbish, and other discarded materials from the construction site regularly.
 - c) Empty every water reservoir at weekly intervals.
 - 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. Apply 2.5-3 liters per 100 sq. m surface area of the water at weekly intervals.
 - e) For carrying out larvicidal spray at your construction site: Procure 1 or 2 knapsack sprayers (16-liter capacity) from the local market. Select 1-3 persons from your team for the need-based spray, depending on the area of the construction site. Obtain technical know-how for sprinkling/spraying 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 violation on your part regarding the implementation of the anti-mosquito guidelines prescribed herein is found, legal steps will be taken by the NKDA authorities as per the existing norms.
 - g) Please cooperate and help us save you from dengue.
23. Underground telecom ducts might run adjacent to your boundary. Kindly keep safe distances while erecting the boundary wall. If you damage it, you must reimburse the cost of repair.



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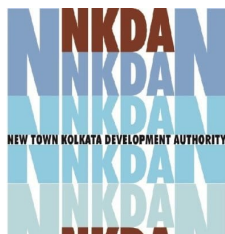
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24. One float valve must be provided at the inlet of every underground reservoir; otherwise, the occupancy certificate will not be issued.
25. A paid service is available by the NKDA for the disposal of construction and demolition waste. For further details, please visit www.nkdamar.org.
26. In case of violation of any rule, including Rule 12A of New Town Kolkata Building Rules 2009, the Occupancy/Partial Occupancy certificate shall not be issued.
27. The architectural drawing(s) received as per following table is /are approved

Sl.N.	TITLE	DRAWNG NO.	DATE
1.	ARCHITECTURAL DRAWING	180/AR./HE./2024-25	09-03-2025
2.	SERVICE DRAWING	180/SW./HE./2024-25	27-03-2025
3.	SERVICE DRAWNG	180/WS./HE./2024-25	27-03-2025



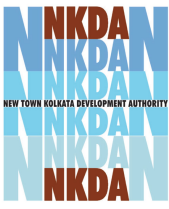
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Applicant Details	
Name	Mohan Lal Agarwal
Address	DL- 184, Salt Lake City, Sector- II, Kolkata
Email Address	mlagarwal47@gmail.com
Organisation Name	
Architect Details:	
Name of Architect	Sujoy Mukherjee
Enrollment Number	ARCH-HIDCO/09/00058
Engineer Details:	
Name of Civil Engineer	Anjan Kumar Dutta
Enrollment Number	CVER/NKDA/10/00038
Particulars of the Plot	
Premise No	13-0088
Plot No	AB/120
Action Area	AA-I
Plot Area	299.605
Plot Used	Residential Building
Means Of Access Deed	12.000
Fire NOC Memo Number	
Fire NOC Date	
Airport Authority NOC Memo No	
Airport Authority NOC Memo Date	



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Area Statement Summary

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
20(2) Table - III	Building Height	N.A.	24	15.08	Satisfied
21 Table - IV	FAR	N.A.	2.5	2.315	Satisfied
21 Table - IV	Ground Coverage (In Percentage)	N.A.	55	54.967	Satisfied
-	Plot Area	N.A.	N.A.	299.603	N.A.
-	Total Builtup Area (Total Covered Area)	N.A.	N.A.	833.952	N.A.
-	Total Floor Area for FAR	N.A.	749.01	693.6336	Satisfied
-	Ground Coverage Area	N.A.	164.78	164.683	Satisfied

Floorwise Breakup

Block Name	Floor Name	Total Area	Deduction	Built up Area	Exempted	Covered Parking	Facility Utility Area	Exempted for covered Parking	Floor Area for FAR	Parking area Calculation	Mixed Area
Single Building	FLOOR-GROUND	164.683	-	164.683	24.030	50.000	-	50.000	90.652	90.652	38.141
	FLOOR01	164.683	2.063	162.620	11.875		-		150.745	150.745	
	FLOOR02	164.683	2.063	162.620	11.875		-		150.745	150.745	
	FLOOR03	164.683	2.063	162.620	11.875		-		150.745	150.745	
	FLOOR04	164.683	2.063	162.620	11.875		-		150.745	150.745	
	FLOOR-TERRACE	20.850	2.063	18.788	18.788		-		-	-	
	Total		844.26	10.313	833.952	90.318	50.000	-	50.000	693.634	693.634

- * Will be Deducted and Exempted from floor area if provided in the Drawing
- * List of Deduction - Lift, Duct, Chimney, Ventilation Shaft
- * List of Exemption - Staircase + Service area (if provided as per rule 21(2) (j) and AHU Room, BMS Room (if provided) in all floors.

Service Area Details

Block Name	Floor Name	Servants Room & Toilet		Darwans/Quarters for Caretakers		Generator Room with all Services
		Provided	Exemption	Provided	Exemption	
Single Building	FLOOR-GROUND	3.47	3.47	8.69	8.69	-

Phone: 033-3505-000 / 0001 / 0002 / 0004 and 18001037652

Website: www.nkdamar.org

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Mixing Of Other Occupancies

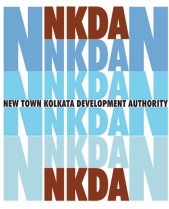
Block Name	Floor Name	Business/ Business- Assembly	Assembly	Mercantile (Retail)/Business- Mercantile (Retail)/ Mercantile (Retail)- Assembly	IT/ITES	Educational	Institutional
Single Building	FLOOR-GROUND	-	-	38.141	-	-	-
	FLOOR01	-	-	-	-	-	-
	FLOOR02	-	-	-	-	-	-
	FLOOR03	-	-	-	-	-	-
	FLOOR04	-	-	-	-	-	-
Total		-	-	38.141	-	-	-

Parking Details (Calculation)

Rule No	Total Coverd Area	Cars Required	L.C.V Required	Truck Required	Bus Required	Total Required
Residential	579.999	4	-	-	-	4
Mercantile(Retail),Business-Mercantile (Retail),Mercantile(Retail)-Assembly	38.141	-	-	-	-	0
Total	618.140	4	-	-	-	4

Parking Details

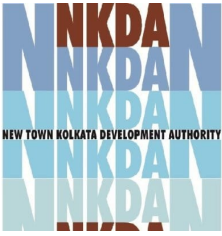
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
23(C)/23 (2)Note	Parking Head Room Height (Car)	2.5	N.A.	3.050	Satisfied
23(C)/23 (2)Note	Parking Head Room Height (Truck/Bus)	4.75	N.A.	Not Provided	N.A.
23 (A) Table - X	Car Parking Space	4 Nos.	N.A.	5 Nos.	Satisfied
23 (A) Table - X	Covered Parking Space	N.A.	N.A.	4	N.A.
23 (A) Table - X	Open Parking Space	N.A.	N.A.	1	N.A.
23 (A) Table - X	L.C.V. Parking Space	Not Required	N.A.	Not Provided	N.A.
23 (A) Table - X	Bus Parking Space	Not Required	N.A.	Not Provided	N.A.
23 (A) Table - X	Truck Parking Space	Not Required	N.A.	Not Provided	N.A.



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Other Requirements					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
22(9)Table-IX	Green Open Space Within a Plot@4.00%	11.98	N.A.	14.856	Satisfied
22(9)Note(d)	Tree Cover	4	N.A.	4	Satisfied
28(4)(a)	Rain Water Harvesting	Required	N.A.	Provided	Satisfied
28(5)	Waste Water Recycling	N.A.	N.A.	Not Provided	N.A.
20(c)	Roof Tank Height	N.A.	3	1.725	Satisfied..1
31(1)	Solid Portion of Boundary Wall Height	N.A.	1.5	1.500	Satisfied
31(1)	Mixed type boundary wall Height-Open Type grill/fencing/barbed/solid portion of boundary wall	N.A.	2.4	1.500	Satisfied
23(E)	Electric Vehicle Charging	Required	N.A.	Provided	Satisfied
NBC-2016	Under Ground Water Tank Size	N.A.	N.A.	4.63 x 1.51	N.A.
NBC-2016	Boundary wall height for Corner Plot	N.A.	2.4	Not Provided	N.A.
NBC-2016	Boundary wall Solid height for Corner Plot	N.A.	0.75	Not Provided	N.A.
20(f)	Dome Appurtenant structure	N.A.	3.5	Not Provided	N.A.
20(f)	Minaret Appurtenant structure	N.A.	3.5	Not Provided	N.A.
20(f)	Kiosk Appurtenant structure	N.A.	3.5	Not Provided	N.A.
20(c)	Height Of Support Of Roof Tank	N.A.	0.75	0.450	Satisfied..1
NBC-2016	Height of Chimney (above any flat roof)	N.A.	N.A.	Not Provided	N.A.
NBC-2016	Height of Chimney (above the ridge of Sloping Roof)	N.A.	N.A.	Not Provided	N.A.
28(6)	Solar Panel/Reflecting Paint	Required	N.A.	Provided	Satisfied



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Yours faithfully,

Subrata Mondal

Superintending Architect

Newtown Kolkata
Development Authority

Phone: 033-3505-000 / 0001 / 0002 / 0004 and 18001037652

Website: www.nkdamar.org