



# 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

Memo No. 8065(3)/NKDA/BPS -112/2022

Date: 20.09.2022

To

1. Additional Executive Officer  
North 24 Paraganas Zilla Parishad  
Rishi Bankim Sarani  
Kolkata - 700124

2. Executive Officer  
Rajarhat Panchayat Samiti  
Rajarhat Development Block  
North 24 Paraganas

✓ 3. PS VINAYAK HEIGHTS LLP  
Constituted Attorney of  
Edam Intrastate LLP & Others.  
1002 EM Bypass, Front Block  
Kolkata - 700 105

**Sub :** NOC For Issuance Of Construction Permission Of Proposed RESIDENTIAL COMPLEX OF G+35 STORIED (HEIGHT- 114.40 M) TOWER 1, 2, 3, 4 INCLUDING G+2 PODIUM BLOCK (HEIGHT -10.20 M) INTEGRATED WITH TOWERS 1, 2, 3, 4, AND ONE STOREY BANQUET HALL (HEIGHT- 6.30 M.) AND ONE STOREY SPORTS BLOCK (HEIGHT-10.80 M), UNDER GROUP RESIDENTIAL BUILDING AT R.S & L.R DAG NO: 2, 3(P), 6, 7, 196, 196/4685, 197, 198(P), 198/4683, 199, 200(P), 201/4684, 203 OF MOUZA- PATHARGHATA; J.L NO. 36; AND R.S.DAG NO.- 152 OF MOUZA- CHALKPACHURIA; J.L.NO.-33. UNDER P.S.- TECHNOCITY, DIST. :- NORTH 24 PARGANAS.

Sir,

With reference to the forwarding letter from North 24 Paraganas Zilla Parishad, vide 261/(N)Z.P; dated-02.08.2022 it is to inform that this office has no objection to the construction of the Proposed Residential Complex Of G+35 Storied (Height- 114.40 M) Tower 1, 2, 3, 4 Including G+2 Podium Block (Height -10.20 M) Integrated With Towers 1, 2, 3, 4, And One Storey Banquet Hall (Height- 6.30 M.) And One Storey Sports Block (Height-10.80 M), Under Group Residential

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Phone : 033-3505-0000 / 0001 / 0002 / 0004 and 18001037652

Website : [www.nkdamar.org](http://www.nkdamar.org)

Building At R.S & L.R Dag No: 2, 3(P), 6, 7, 196, 196/4685, 197, 198(P), 198/4683, 199, 200(P), 201/4684, 203 Of Mouza- Patharghata; J.L No. 36; And R.S.Dag No.- 152 OF MOUZA- CHALKPACHURIA; JL.NO.-33 subject to the following terms and conditions:

1. The NOC is valid for use group Residential.
2. Before starting any construction, the site must be verified with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
3. The construction will be undertaken as per the sanctioned plan only.
4. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.
5. Clearance certificate from respective Panchayat Samity pertaining to water supply, drainage and solid waste services are kept for records only.
6. The observations from the State Level Expert Appraisal Committee, West Bengal, during the for the said project shall have to be followed during construction. The final sanction may be issued from State Environment Impact Assessment Authority, Department of Environment, Govt. of West Bengal; on compliance of all those observations.
7. The CESS is not been included within the fees for NOC. The respective Sanctioning Authority may collect the required amount of CESS (if applicable) at the time of issuing the final sanction to the said project.
8. NOC is being issued on the basis of the architectural drawing(s) received as per following table.

Sl. No.	TITLE	DRAWING NO.	DATE
1.	SITE PLAN	VNA-SD-00	20.05.2022
2.	MASTER PLAN	VNA-SD-01.1	20.05.2022
3.	PUMP ROOM, U.G TANKS, S.T.P. & LOCATION PLAN	VNA-SD-01.2	20.05.2022
4.	OVER ALL GROUND FLOOR PLAN	VNA-SD-02	20.05.2022
5.	OVER ALL FIRST FLOOR PLAN	VNA-SD-03	20.05.2022
6.	OVER ALL SECOND FLOOR PLAN	VNA-SD-04	20.05.2022
7.	OVER ALL THIRD FLOOR PLAN	VNA-SD-05	20.05.2022

8.	TOWER 1: GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN & THIRD FLOOR PLAN	VNA-SD-06	20.05.2022
9.	TOWER 1: TYPICAL FLOOR PLAN, FIRE REFUGE PLATFORM, ROOF PLAN, ABOVE ROOF PLAN	VNA-SD-07	20.05.2022
10.	TOWER 2: GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN & THIRD FLOOR PLAN	VNA-SD-08	20.05.2022
11.	TOWER 2: TYPICAL FLOOR PLAN, FIRE REFUGE PLATFORM, ROOF PLAN, ABOVE ROOF PLAN	VNA-SD-09	20.05.2022
12.	TOWER 3: GROUD FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN & THIRD FLOOR PLAN	VNA-SD-10	20.05.2022
13.	TOWER 3: TYPICAL FLOOR PLAN, FIRE REFUGE PLATFORM, ROOF PLAN, ABOVE ROOF PLAN	VNA-SD-10.1	20.05.2022
14.	TOWER 4: GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN & THIRD FLOOR PLAN	VNA-SD-11	20.05.2022
15.	TOWER 4: TYPICAL FLOOR PLAN, FIRE REFUGE PLATFORM, ROOF PLAN, ABOVE ROOF PLAN	VNA-SD-11.1	20.05.2022
16.	SECTION A-A	VNA-SD-12	20.05.2022
17.	SECTION B-B	VNA-SD-13	20.05.2022
18.	SECTION C-C	VNA-SD-13.1	20.05.2022
19.	SECTION D-D (TOWER 03)	VNA-SD-13.2	20.05.2022
20.	SECTION E-E (TOWER 04)	VNA-SD-13.3	20.05.2022
21.	TOWER – 1: ELEVATION – A	VNA-SD-14	20.05.2022
22.	TOWER – 2: ELEVATION – B	VNA-SD-15	20.05.2022
23.	BANQUET ROOF PLAN, ELEVATION & SECTION A-A, B-B, G-G	VNA-SD-16	20.05.2022

24.	BANQUATE ROOF PLAN, ELEVATION & SECTION OF A-A, B-B, G-G	VNA-SD-16.1	20.05.2022
25.	SPORTS BLOCK PLAN	VNA-SD-17	20.05.2022
26.	SPORTS BLOCK PLAN, ELEVATION	VNA-SD-17.1	20.05.2022
27.	PLAN, ELEVATION & SECTION OF MAIN GATE & BOUNDARY WALL	VNA-SD-18	20.05.2022

Thanking you,

Yours faithfully,

Encl:

1. One Set of Blue Print
2. Three Sets of Ammonia Print
3. All deeds and documents.

*Ruan*  
20/09/2022

Chief Architect  
New Town Kolkata Development Authority

Memo No. 8065(3)/NKDA/BPS -112/2022

Date: 20.09.2022

Copy forwarded to: 1) CEO, NKDA.  
2) Chief Planner, WBHIDCO  
3) PA to Chairman

/  
Chief Architect  
New Town Kolkata Development Authority

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PS Vinayak Heights LLP

Partner/Authorised Signatory

*Vinayak*

*PC*

PS Vinayak Heights LLP

Partner/Authorised Signatory

*Pranav*