

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: 0050009720241003

Date: 04-10-2024

From: The Sanctioning Authority
New Town Kolkata Development Authority
Kolkata

To,

Arnab Basu
Authorised Signatory
The Peerless General Finance and
Investment Company Limited
The Peerless General Finance & Investment
Company Limited,
Peerless Bhavan, 3, Esplanade East, Kolkata-
700069.

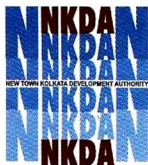
Sub: Sanction of erection of the building

**Building Particulars: 2B+G+XIV Storied Mercantile (Retail)-
Assembly Building
Premises No. 05-0097, Plot BG-6,
No.
Action Area-I, New Town, Kolkata.**

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. 0050009720241003 dated 03-10-2024 is valid for Occupancy/ use group Mercantile (Retail)-Assembly Building



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2. The Building Permit is valid for 5 years from the date of sanction, i.e., 04-10-2024
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.
4. 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.
5. The building work for which this building permit is issued shall be completed within 5 years.
6. 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).
7. 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.
8. 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.
9. 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.

10. The structural drawings and design calculations, soil test report submitted, if any, are not checked and kept for records only.

11. 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.)

12. 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)

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

14. 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 50 feet 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).

15. 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

16. 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.

17. 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.

18. 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.

19. The Proposed Scheme needs to be approved from WBF&ES. Before commencement of superstructure.

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. Hence you are hereby requested to undertake the following preventive measures on your own on regular basis:

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

Sl. No.	TITLE	DRAWING NO.	DATE
1	MASTER PLAN SHOWING GROUND FLOOR PLAN , SITE PLAN , LOCATION PLAN , DETAILS OF FIRE , DOMESTIC & RAIN WATER HARVESTING TANK	SKB/TRIUM/AR/SANC/01	04.04.2024
2	LOWER BASEMENT PLAN	SKB/TRIUM/AR/SANC/02	04.04.2024
3	UPPER BASEMENT PLAN	SKB/TRIUM/AR/SANC/02	04.04.2024
4	GROUND FLOOR PLAN	SKB/TRIUM/AR/SANC/04	04.04.2024
5	1ST FLOOR PLAN	SKB/TRIUM/AR/SANC/05	04.04.2024
6	2ND FLOOR PLAN	SKB/TRIUM/AR/SANC/06	04.04.2024
7	3RD FLOOR PLAN	SKB/TRIUM/AR/SANC/07	04.04.2024
8	4TH FLOOR PLAN WITH FIRE REFUGE PLATFORM	SKB/TRIUM/AR/SANC/08	04.04.2024
9	5TH FLOOR PLAN	SKB/TRIUM/AR/SANC/09	04.04.2024
10	6TH FLOOR PLAN	SKB/TRIUM/AR/SANC/10	04.04.2024
11	7TH FLOOR PLAN	SKB/TRIUM/AR/SANC/11	04.04.2024
12	8TH FLOOR PLAN WITH FIRE REFUGE PLATFORM	SKB/TRIUM/AR/SANC/12	04.04.2024
13	9TH FLOOR PLAN	SKB/TRIUM/AR/SANC/13	04.04.2024
14	10TH FLOOR PLAN	SKB/TRIUM/AR/SANC/14	04.04.2024

15	11TH FLOOR PLAN	SKB/TRIUM/AR/SANC/15	04.04.2024
16	12TH FLOOR PLAN	SKB/TRIUM/AR/SANC/16	04.04.2024
17	13TH FLOOR PLAN WITH FIRE REFUGE PLATFORM	SKB/TRIUM/AR/SANC/17	04.04.2024
18	14TH FLOOR PLAN	SKB/TRIUM/AR/SANC/18	04.04.2024
19	ROOF PLAN	SKB/TRIUM/AR/SANC/19	04.04.2024
20	ABOVE ROOF PLAN	SKB/TRIUM/AR/SANC/20	04.04.2024
21	FRONT ELEVATION	SKB/TRIUM/AR/SANC/21	04.04.2024
22	SECTION AT C - D	SKB/TRIUM/AR/SANC/22	04.04.2024
23	SECTION AT A - B	SKB/TRIUM/AR/SANC/23	04.04.2024
24	MASTER PLAN SHOWING LANDUSE PLAN & LANDUSE CALCULATION	SKB/TRIUM/AR/SANC/01	04.04.2024
25	LOWER BASEMENT FLOOR PLAN SHOWING WATER SUPPLY LINE , DETAIL OF U.G.W.R. & DETAIL OF R.W.H.T.	SKB/TRIUM/SR/SANC/1	12.04.2024
26	GROUND FLOOR PLAN SHOWING STORM WATER AND SEWERAGE LINE	SKB/TRIUM/SR/SANC/2	12.04.2024

Yours faithfully,

(SUBRATA MONDAL)
Executive Architect
Newtown Kolkata
Development Authority