

**Q1.) The Master Plan sanctioning takes enormous amount of time and delay. We have experience in one of our earlier townships, taken through auction; it took a couple of years.**

R1.) Master Plan will be prepared and approved by KMDA under provisions of existing T&CP Act and will be done within 03 (three) months from the date of submission of all relevant documents in this regard by the qualified Bidder.

**Q2.) The Master Plan sanctioned at the initial stage may have to be modified/ revised in due course due to marketing requirement and time lapse. These projects are done over 6-8 years and there shall bind to be many changes. Hence, provision for revision of the Master Plan has to be provided in the documents. However, the minimum development obligation (MDO) promised to the lessor will remain unchanged.**

R2.) Modification/Revision of the sanctioned Master Plan if required, will be allowed as per provisions of existing T&CP Act. However, any request for extension of project completion time by the developer will be taken up with the Government on priority basis.

**Q3.) High-tension Electricity Connection should be available at the township boundary.**

R3.) High Tension electricity connection will be provided by KMDA up to the sub-station installed at suitable location by the developer within the project site.

**Q4.) As getting of SWID permission for deep-tube well boring is very difficult, surface water sources in adequate quantity needs to be provided at the township boundary.**

R4.) KMDA/Municipality will provide adequate treated surface water at the township boundary on payment of requisite government fees by the developer as per existing norms.

**Q5.) Sewerage discharge facility should be provided at the township boundary.**

R5.) The required external drainage facilities will be provided by KMDA for carrying treated effluent from the project site generated from the STP installed by the developer within the project site.

**Q6.) Garbage disposal area should be considered.**

R6.) Entire garbage has to be stacked in a segregated manner within a demarcated dumping ground located within the project site by the developer and the local Municipal Authority has to be approached to remove the same in scientific disposal method as per terms and condition of the concerned municipality. KMDA will actively facilitate and expedite the process through proper intervention.

**Q7.) In case of EWS flats, the list of beneficiaries must be ready by the time at least 50% of the EWS project is complete.**

R7.) The District Magistrate, Nadia will be requested from KMDA through UD&MA Department for the preparation of the beneficiary list maintaining appropriate modalities with coordination of KMDA.

**Q8.) Modalities of receiving of consideration for such EWS by the developer needs to be documented. A Nodal Agency may be fixed with whom the developer will coordinate for EWS issue.**

R8.) KMDA will be the nodal agency in this regard for coordination and facilitation with the District Authority for resolution of the issue.

**Q9.) The reserve price seems to be on much higher side compared to the feasibility study and land prices in the locality.**

R9.) The issue will be taken into consideration while fixing the reserve price for the parcel of the land following relevant Govt. rules and guidelines in due course of time.

**Q10.) Mortgage permission to be provided in favour of NBFC also. No bank shall give loan against land, as they are barred from such lending.**

R10.) Only RBI recognized NBFCs, which are wholly owned by the GoWB and engaged in lending activities, may be permitted to mortgage “Leasehold Interest” on the parcel of land subject to issuance of NOC by the UD&MA Deptt., GoWB in this regard.

**Q11.) Every time transfer permission may not be feasible, both for the Developer and certainly, for the end consumer or buyer.**

R11.) Issuance of transfer permission will be subject to provisions of existing government policy in force at that point of time.

**Q12.) There should not be any gap between the township land boundary and the public road. We faced difficulty in our Utsodhaara project. Even if any such gap is existing, such gap should be declared as public road/ public purpose land.**

R12.) KMDA will approach UD&MA Department to declare such parcels of land as “Public Purpose Land” under relevant provisions.