

PURBA BARDHAMAN ZILLA PARISHAD

Engineering wing

Court Compound, P.O. Bardhaman & Dist. Purba Bardhaman

Date: 15/06/2022.

Memo No. DE/667

To
The Proddhan
Belkash Gram Panchayet
Burdwan-I Panchayet Samity
Dist. - Purba Bardhaman

Sub - No Objection Certificate for Proposed Construction of Five storied building in ownership of (1) Mrs Madhu Patel (2) Sri Haresh Patel (3) Mrs Sangita Patel, (4) Sri Dipak Patel, at Mouza- Yusufabad, J.L. No- 17, R.S. Plot No.- 290, L.R. Plot No.- 290, L.R. K.H.No-2036, 2039,2037,2038 at Belkash Gram Panchayet, Burdwan-I Panchayet Samity, Dist- Purba Bardhaman.

Ref - Memo No.-159& dated- 22/02/2022 of Burdwan-I P.S

Permission may be given subject to the following conditions :-

- 1) All construction has to strictly follow the relevant Panchayet Act/ L.S. code / National Building Codes as applicable
- 2) The building shall not be constructed under or within the restricted distance of the Electric Power Supply line running on any side of the building site under provision of the Indian Electricity Rules.
- 3) Agency should have to comply with the Fire, Environmental, Aviation and other safety norms
- 4) Necessary permission must be sought from the competent authority to draw ground water during /after construction of the building.
- 5) Rain-water harvesting along with recharging pits in sufficient nos must be installed.
- 6) Height of the structures/ buildings should be maximum of 14.25 meter from ground level to terrace.
- 7) Necessary arrangement of power supply is to be made with due permission from the competent authority as per memo no- 7522(23)/PT4/O/1/4B-07/2019 dated- 19/09/2019 of Special Secretary, to the Government of West Bengal, P & RD Dept.
- 8) Proper adequate drainage facility by means of space & passage leading to existing public drain for Drainage channel or by means of soak pits having adequate capacity is to be arranged with proper clearance from the competent Authority.
- 9) Sanitary including garbage disposal facilities are to be arranged.
- 10) Provision of STP, if required with necessary permissions of the out fall from the competent Authority, is to be provided.
- 11) The building should have an approach road or passage for ingress or egress from or to a public road with necessary clearance from the competent authority.
- 12) One copy of building plan certified by Somsubhra Chowdhury, Architect, having Regn.no.-CA/2006/39213, Alok Roy, Enlisted Geo Technical Engineer having Regn.no.-G.T/11, Kolkata municipal corporation & Koushik Sengupta, Structural Engineer having Regn.no.-ESE-1/76, Kolkata municipal corporation shall always be kept at site when building construction are in progress and such plan shall be made available on inspection whenever so required by any authorized representative / officers of Belkash G.P. / Burdwan-I P.S. /Purba Bardhaman Z.P. If in a result on inspection, if it is found that the construction is not according to approved plan, Panchayet reserves the rights to take legal action against it.
- 13) Not less than seven days before the commencement of work, a written notice shall be sent to Belkash G.P. specifying the date on which the proposed work will commence.
- 14) Within one month from the date of completion of the structure / Building for which no objection has been obtained, the owner / Agent shall, by a notice in writing report the date of each completion to the concerned GP.
- 15) The permission remains valid for two years from the date of issue of no objection. If the construction work is not completed within the stipulated time, further application to be submitted before the concerned authority along with deposition of necessary fees etc as per norms.
- 16) Amount to be realized from the developers as no objection fee amounting to Rs. 17,12,342/- for covered area 85612.10 sq.ft @ 20% per sq.ft. as per PKOPSS resolution No. 257 dated-24/02/2014 after which 70 % of permission fees i.e. Rs. 11,98,569/- is to be deposited in favour of Purba Bardhaman Zilla Parishad through Bank draft / Banker Chague payable at Bardhaman & 30 % of the permission fee i.e. Rs. 5,13,673/- is to be deposited Belkash G.P. as per norms.
- 17) Purba Bardhaman Zilla Parishad & concerned G.P. / P.S. will not be liable for any accident / mishap caused during or after time of execution of structural work as the three tier bodies are not in a position to supervise the day to day work. Final approval may be given after realization of the said amount.

Memo No. DE/667/1

Copy to Owners/developers Mrs Madhu Patel & Others, residing at Sashi Bhusan Ghosh Lane, Serampore(M), P.O- Mahesh, Dist- Hooghly, PIN-712202 for information and taking necessary action.

15/06/2022
District Engineer
Purba Bardhaman Zilla Parishad
Date:- 15/06/2022

Memo No. DE/667/1/3

Copy to the E.O., Burdwan-I P.S./ Asstt. Engineer -II, Purba Bardhaman Zilla Parishad / S.A.E., Sadar Section for information and taking necessary action.

15/06/2022
District Engineer
Purba Bardhaman Zilla Parishad
Date:- 15/06/2022

Memo No. DE/667/1/3/2

Copy to the Additional Executive Officer, FC & CAO, Purba Bardhaman Zilla Parishad for favour of information please.

15/06/2022
District Engineer
Purba Bardhaman Zilla Parishad
Date:- 15/06/2022

Memo No. DE/667/1/3/2/3

Copy to the Sabhadhipati / Sahakari Sabhadhipati /Karmadhyaksha, P.K.O.P.S.S, Purba Bardhaman Zilla Parishad for favour of information please.

15/06/2022
District Engineer
Purba Bardhaman Zilla Parishad
Date:- 15/06/2022

Handwritten signatures and notes at the bottom of the page.

15/06/2022
District Engineer
Purba Bardhaman Zilla Parishad

BURDWAN DEVELOPMENT AUTHORITY-
(A STATUTORY AUTHORITY OF GOVT. OF WEST BENGAL)
New Administrative Building (5th Floor) BURDWAN-713101

Phone & Fax: -0342-2561668
E mail: - bdabdn2002@gmail.com
Website: - www.bdaburdwan.org

Memo. No. 434 /BDA

Dated: 02/02 /2022

From: - Office of the Burdwan Development Authority
Purba Burdwan

To: - Madhu Patel, Haresh Patel, Sangita Patel & Dipak Patel
II Asash Bhusan Ghosh Lane, PO-Mahesh, Dist -Houghly-712202

Sub: - Development permission for erection/re-erection of building plan from BDA on R.S. Plot no.-290 (L.R. Plot No.-290) in Mouza-Isufabad, J.L.- 17 with an area of 3480 Sq. mtrs. P.S.- Burdwan, within BDA Planning Area, Burdwan.

Ref: - Your Application No. 4877 dated 21.09.2021.

Madam/Sir,
With reference to your application, this is to inform you that the Authority is pleased to issue a certificate of development permission for the erection/re-erection of Building based on the LUDCP of BDA prepared in accordance with the West Bengal Town & Country (Planning & Development) Act, 1979 and corresponding Rules, subject to fulfillment of the following features & conditions:

Features of the proposed project -		
1	Ground coverage as per Building Plan	46.08 %
2	Building height	14.475 m.
3	FAR	1.96

Conditions:-

- This permission for development granted under the West Bengal Town & Country (Planning & Development) Act, 1979 shall remain in force for a period of one year from the date of such permission. The Authority may, on application made in this behalf before the expiry of the aforesaid period, extend the same for such times as it may think proper, but the total period shall in no case exceed three years as per Sec 48 of this Act.
- The permission may be revoked or modified at any point of time by the Development Authority as per provision of Sec 51 of this Act.
- The development permission shall stand automatically revoked if it violates any of the provisions of the prevailing laws of the country.
- Any development carried out in contravention of any condition subject to which the permission has been given or is in contravention to the LUDCP of BDA, shall be penalized in terms of Sec. 52 of this Act.
- This certificate of development permission does not include provision for assuring water supply for the above-mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be obtained from the Competent Authority accordingly.
- Necessary supply of Power is required to be obtained from the local power Supply Agencies. Alternative sources of power must be assured for Emergencies.
- Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
- Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.
- Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (panchayat area) as well.
- Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
- Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
- Provision of small Sewerage Treatment Plant (STP) and waste water treatment (WWT) must be there. Necessary permission from the Competent Authority may be obtained for the Outfall of Such STP & WWT.
- Plantation for pollution controlling common plants should be taken up in and around the open spaces provided for greenery.
- The project must ensure that infrastructure of all public amenities and safety measures should be provided as per Govt. Rules.
- A copy of completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
- Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implementing authority.
- The construction/development should not hamper any easement right of adjacent property/properties.
- The provision of the Solid Waste Management Rules 2016 should be adhered to while disposing off Solid waste from the site.
- Any development on the aforementioned plot/plots of land should have to abide by the rules in Table 50 (Distance from Electric Line) of chapter 9 of LUDCP of BDA.

For any type of construction, necessary approval with detailed Architectural/Structural drawings duly signed by competent Architect/Engineer is to be obtained from the Competent Authority i.e. Municipality/ Panchayat Samity as per The West Bengal Panchayat (Gram Panchayat Administration) Rules 2004 control of Building operation amended up to date / the West Bengal Municipal (Building) Rules, 2007 as amended vide notification No.105/MA/O/C-1/3R-14/2015 dated 26/02/16 and Amendments made in regard to Control of building operations vide No 4163/PNO/I/3R-7/04 dated the 9th August, 2006 respectively.

Yours Faithfully

[Signature]
Additional Executive Officer
For Chief Executive Officer
Burdwan Development Authority

Dated: 02/02 /2022

[Signature]
Additional Executive Officer
For Chief Executive Officer
Burdwan Development Authority

Memo. No. 434 /1(3)/BDA

Copy forwarded for information & necessary action to:
1 The Chairman, Burdwan Municipality
2-3. The Executive Officer, Burdwan-I/Burdwan-II Panchayat Samity

