

By Regd Post

Tele/FAX: 0353-2698068

20Wg,AF
C/O 99 APO
PIN 936820

20WG/S 4010/16/ATS

08 Jun 22

Paras Developers,
Represented by- Mr. Prateek Agarwal,
C/O- Mr. Arijit Bhowmick,
Griha Nirman, 3 No.Rash Bihari Sarani,
Near BB Sonoscan Centre, Hakimpara,
Dist.- Jalpaiguri, West Bengal
PIN- 734001
(Mob- 7001903026, 9832064408)

RETURNING OF PROPOSAL SEEKING NOC

Sir,

1. Reference is made to your proposal submitted for seeking permission for construction of Basement + Ground + VIII storied Residential cum Commercial Building, Khatian No.- R.S-321/1, 733/471 & L.R- 507, 504, 505 & Plot No. R.S – 429, 584, 585/690 & L.R- 90, 91, 92, 97, 98 at Pranami Mandir Road, Near Model Town, Mouza- Dabgram ,Ward No.- 40, Siliguri, P.S- Bhaktinagar, Dist- Jalpaiguri.
2. As per GSR 751(E) para 7(2), the proposed building falls in the area, where NOC for your proposed construction is to be issued by relevant Local, Municipal or Town Planning and Development authorities, in accordance with the height specifications provided in Colour Coded Zoning Maps (CCZM) issued by IAF iro Bagdogra Airport. Also, the CCZM is available at www.indianairforce.nic.in > Sevices > Air Traffic services > NOC.
3. You are requested to liaise with relevant authority for the same.



(Subhash Chander)
Wing Commander
Senior Air Traffic Control Officer

Copy to: - CATCO, HQ EAC IAF (Without Annexure)



SILIGURI MUNICIPAL CORPORATION

P.O. SILIGURI, DIST. DARJEELING (W.B.), 2432804, 2435444, 2433277, 2433744, 2435282

Memo No. 26 /Bldg/SMC/22-23

Dated: 18.05.2022

To,
The Air Officer Commanding,
20, Wing Bagdogra Air Force,
Air Force Station, Bagdogra,
Dist : Darjeeling.

Sub:- Aviation NOC for the proposed site at Siliguri

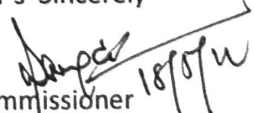

Sir,

this is to inform you that the location of the site for proposed Basement+ Ground+ VIII Std. Residential cum Commercial Building at Plot No. R.S 429, 584,585/690, LR-90,91, 92, 97 & 98, Khatian No.RS-321/1, 733/471 & LR – 507, 504, 505, Pranami Mandir Road, Ward No – 40, Siliguri, West Bengal, by the owner Paras Developers Rep. by. Sri. Prateek Agarwal at Pranami Mandir Road, Ward No – 40, Siliguri having the following geographical position, as mentioned here under as per documents submitted by the said agency:

- | | |
|--------------------------------|----------------------------|
| 1. Latitude of the site | -26° - 43' -37.68" (N) |
| 2. Longitude of the site | - 88° - 26' -09.05 " (E) |
| 3. Distance from Airport | -11.611K.M. (Air Distance) |
| 4. Angle / Bearing of the site | - 65° -24' - 20.30" |
| 5. Site Elevation | -123.475 MTR. |
| 6. Height of building | -51.500 MTR. |
| 7. Scale | - 1 : 50000 |
| 8. SMC Ward No. | -40 |

The documents submitted by the owner Paras Developers Rep. by. Sri. Prateek Agarwal at Pranami Mandir Road, Ward No – 40, Siliguri is enclosed herewith for your information & taking necessary action. It is also to be mention here that, as and when any dispute arises or any correction is required then Siliguri Municipal Corporation may duly be intimated. Aviation NOC may be issued to the concerned agency if permissible.

Your's Sincerely


Commissioner 18/05/22
Siliguri Municipal Corporation




COLOUR CODED ZONING MAP

AIR FORCE STATION BAGDOGRA

AERODROME ELEVATION 126 M AMSL



Legend

- ARP
- CCZM GRID
- DANGER AREA
- RAILWAY STATION
- STREAMS
- RAILWAY DOUBLE LINE
- RAILWAY SINGLE LINE
- ROAD 1ST IMPORTANCE
- RESTRICTED AREA
- PROHIBITED AREA
- ROAD 2ND IMPORTANCE

RED - IRRESPECTIVE OF BUILDING HEIGHT, NOC TO BE APPLIED FOR
 SKY BLUE - NOC EXEMPTED IF TOP ELEVATION IS 140 M AMSL OR BELOW
 PINK - NOC EXEMPTED IF TOP ELEVATION IS 171 M AMSL OR BELOW
 YELLOW - NOC EXEMPTED IF TOP ELEVATION IS 246 M AMSL OR BELOW
 GREEN - NOC EXEMPTED IF TOP ELEVATION IS 276 M AMSL OR BELOW

SCALE: 1:192,000

LAND OWNER :-
PARAS DEVELOPERS
REPRESENTED BY:-
 1) SRI PRATEEK AGARWAL
 2) SRI DEEPAK AGARWAL &
 3) SMT. MAMTA AGARWAL

LAND SCHEDULE :-
 MOUZA :- DABGRAM.
 J.L.NO. :- 02
 SHEET NO. :- R.S. 8 & L.R. 39
 KHATIAN NO. :- R.S. 733,321 /1,471
 L.R. 504,505 & 507
 PLOT NO. :- L.R. 90,91,92,97 & 98
 WARD NO. :- 40(SMC)
 PARGANA :- BAIKUNTHAPUR.
 POLICE STN. :- BHAKTINAGAR.
 DISTRICT. :- JALPAIGURI.

LATITUDE OF THE SITE -26°-43'-37.68" (N)
LONGITUDE OF THE SITE-88°-28'-09.05" (E)

- Note 1:** The Colour Coded Zoning Map (CCZM) is strictly for possession of Local Municipal Authority / Municipal Commissioner Bagdogra and is to be used for the purpose of determining the requirement of seeking NOC for 'height clearance' from Indian Air Force for regulating heights of buildings / structures around Air Force Station Bagdogra under the provisions of Gazette of India GSR 751 (E). Danger area VED 71 is also marked.
- Note 2:** To ensure safety of Aircraft operations, heights of buildings and structures around all aerodromes are regulated as per the provisions of Gazette of India (Ministry of Civil Aviation) GSR 751(E) dated 30th Sep 2015 and revisions/amendments thereto. The violations of these regulations are dealt under 'The Aircraft Rules - 1994' (Demolition of Obstructions caused by Buildings and Trees etc.).
- Note 3:** The applicant is to submit all documents as mentioned in www.indianairforce.nic.in > services > ATS > NOC in ORIGINAL to Local Municipal or Town Planning and Development authority. If, using the Map, the applicant is being EXEMPTED from seeking NOC from IAF then Local Municipal or Town Planning and Development authority shall approve the plan (without NOC from IAF) and forward copy of its approval letter along with application and all documents in ORIGINAL to Chief Operations Officer, Air Force Station, Bagdogra within a period of THIRTY DAYS of approval. Municipal authorities are to ensure that the applicants exempted from seeking NOC from IAF furnish site coordinates and site elevation certificate issued by SURVEY OF INDIA in ORIGINAL for ALL INTENDED STRUCTURES and ALL CORNERS of the plot. IAF shall have power to disapprove the clearance in case of Non Submission of these documents / any discrepancy in the documents. The violations of regulations shall be dealt under 'The Aircraft Rules -1994' (Demolition of Obstructions caused by Buildings and Trees etc.).
- Note 4: Guidelines for using CCZM.**
 (a) The area around Air Force Station Bagdogra has been divided into Geo-referenced grids of 1 minute by 1 minute each. Aerodrome Elevation of Air Force Station Bagdogra is 126 meters Above Mean Sea Level (AMSL).
 (b) Referring to the site co-ordinates certificate issued by Survey Of India, Municipal or Town planning body/ Development authorities shall identify the 'Home Grid', where the plot/site lies on the CCZM.
 (c) Co-relate the colour of the Home Grid with legend in the map. If colour of Home Grid is "RED" then IRRESPECTIVE OF HEIGHT OF THE building/structure, the applicant shall furnish application for seeking NOC from IAF. For details of filing the application, visit www.indianairforce.nic.in > services > ATS > NOC or contact Centralised IAF exchange at 0364-2561461-67 and ask the operator to connect to the office of Senior ATC Officer (SATCO) of the Station / AIR HQ: 011-23010231 Extn. 5216.
 (d) If colour of the home grid is 'PINK/SKY BLUE', then find out top Elevation of the Building by adding Site elevation of plot/ site (mentioned in the 'elevation certificate' issued by Survey of India) with the height of top most point of the proposed building/ structure (including all temporary/ permanent super structures e.g. water tank / lightning arresters / Lift Rooms/ Cranes etc.). For buildings of top Elevation higher than 171 meters in PINK Zone and higher than 140 meters in SKY BLUE Zone, applications for NOC are to be filed with IAF.
 (e) If colour of the home grid is 'YELLOW/GREEN', then find out top Elevation of the Building by adding Site elevation of plot/ site (mentioned in the 'elevation certificate' issued by Survey of India) with the height of top most point of the proposed building/ structure (including all temporary/ permanent super structures e.g. water tank / lightning arresters / Lift Rooms/ Cranes etc.). For buildings of top Elevation higher than 246 meters in YELLOW Zone and higher than 276 meters in GREEN Zone, applications for NOC are to be filed with IAF.
- Note 5:** The Local Municipal or Town Planning and Development authorities shall approve construction of buildings as per their own building regulations/bye-laws up to the permissible elevation (AMSL) and certify on the sanction plan that the Floor Space Index or Floor Area Ratio and the related height of the building or structure is within the permissible elevation as indicated in the CCZM for the given site.
- Note 6:** If proposed site of building/structure lies within the jurisdiction of any Civil Airport or other Defence agency, clearance shall also be required from the concerned Authority. Also for sites located in Danger or Prohibited areas, clearances from concerned controlling Defence/ Civil agencies should be sought.
- Note 7:** For proposals located in areas contiguous to Defence Establishment governed by Works of Defence Act (WoDA) 1903, SRO/ Gazette Notification notified by GoI from time to time, NOC shall be obtained by applicant from Local Military Authority irrespective of Colour Coding in Colour Coded Zoning Map.

M. Acharya
 M. Acharya
 (SURVEYOR)
 Regd. No. 3895/75
SIGNATURE OF THE SURVEYOR.