

Memo. No. 7318 /BDA

Dated: 24/12/2021

From: - The Chief Executive Officer,
Burdwan Development Authority

To: - Sk. Nasiruddin Mondal
Vill.-Bhastara(Rathtala), P.O.-Bhastara,
P.S.-Gurap, Dist.-Hooghly-712303

Sub: - Development permission for erection/re-erection of building plan from BDA on R.S. Plot no.-412 (L.R. Plot no.- 445) in Mouza-Goda, J.L.-41 with an area of 468.07 Sq. mtrs. P.S.- Burdwan, within BDA Planning Area, Burdwan.

Ref: - Your Application No. 4621 dated 15.02.2021. In cancelation of previous certificate vide memo no. 2375/BDA, dated 26.07.2021.

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	51.34%
2	Building height	12.4 m.
3	F.A. R.	1.15

Conditions: -

1. 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 of Sec 48 of this Act.
2. 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
3. The development permission shall stand automatically revoked if it violates any of the provisions of the prevailing laws of the country.
4. 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.
5. 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.
6. Necessary supply of Power is required to be obtained from the local power Supply Agencies. Alternative sources of power must be assured for Emergencies.
7. 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.
8. 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.
9. 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.
10. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
11. 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.
12. 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 S.T.P & W.W.T.
13. Plantation for pollution controlling common plants should be taken up in and around the open spaces provided for greenery.
14. The project must ensure that infrastructure of all public amenities and safety measures should be provided as per Govt. Rules.
15. A copy of completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
16. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implementing authority.
17. The construction/development should not hamper any easement right of adjacent property/properties.
18. The provision of the Solid Waste Management Rules 2016 should be adhered to while disposing off Solid waste from the site.
19. 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-4/3R-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: 24/12/2021

[Signature]
Additional Executive Officer
Burdwan Development Authority

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Copy forwarded for information & necessary action to:

1. The Chairman, Burdwan Municipality
- 2-3. The Executive Officer, Burdwan-I/Burdwan-II Panchayat Samity