

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata- 700 075

Complaint No. WBRERA/COM0001023

Swarup Mukherjee Complainant

Vs

Tata Housing Development Company Limited..... Respondent

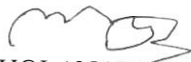
Sl. Number and date of order	Order and signature of the Authority	Note of action taken on order
04 04.07.2025	Complainant is present in the hearing physically and signed the Attendance Sheet. Advocate Shruti Swaika (Email – shrutiswaika.adv@gmail.com) is present in the hearing physically on behalf of the Respondent and signed the Attendance Sheet. The Authority received the Report from NKDA vide Memo no.5377/NKDA/BPS/457/2025 dated 02.07.2025 on 03.07.2025. Heard both the parties in details and perused the Report of the NKDA. In their Report the NKDA has given the following comments:- “On inspection it was found that one AC outdoor unit is placed on open terrace of the commercial building maintaining a distance of 8 meter (more or less) and 4 feet down from the flat of the Complainant in the project name “AVENIDA” situated at Plot No.IIG/7, in Plot – IIG-7, within the limits of Action Area II, New Town, Kolkata. In the second case few AC outdoor unit are hanged on a blind wall of the Complainant flat and it is open to sky connected with existing ventilation shaft. It is reveals there is no violation of any sanctioned plan. For further information regarding the sound and hot exhaust air / or any other complication of complainant may be refer to environment department, Govt.	

of West Bengal.”.

As per Report of the NKDA it reveals that there is no violation of any Sanctioned Plan. So the Authority is of the opinion that there is no scope of adjudication in the instant Complaint Petition as per jurisdiction of the Authority under Real Estate (Regulation and Development) Act, 2016.

Hence the instant Complaint Petition is hereby disposed of.

Let copy of this order be served to both the parties immediately.


(BHOLANATH DAS)
Member
West Bengal Real Estate Regulatory Authority


(TAPAS MUKHOPADHYAY)
Member
West Bengal Real Estate Regulatory Authority