

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

Complaint No. WBRERA/COM000173

Aneeta Chadha and Manbir Chadha Complainants

Vs

Godrej Amitis Developers LLP..... Respondent

Sl. Number and date of order	Order and Signature of Authority	Note of action taken on order
04 21.02.2024	<p>Complainants are absent in the online hearing today despite due service of hearing notice through speed post and also by email.</p> <p>Let the track record of due service of hearing notice to the Complainants be kept on record.</p> <p>Also, the Complainants have not sent any communication in this regard to the Authority regarding their absence in today's hearing.</p> <p>Advocate Arindam Banerjee and Sibasish Chatterjee, being Authorized Representatives of the Respondent, are present in the online hearing filing hazira and Authorization through email.</p> <p>Heard the Respondent in detail.</p> <p>The Respondent submitted a Notarized Affidavit dated 15.01.2024, as per the last order of the Authority dated 07.12.2023, stating that they have complied the guidelines and rules and provisions in regard to High Tension Electricity Wires/Lines in case of development of residential project and they have annexed a copy of relevant provisions of the Indian Electricity Rules, 1956 at Annexure-"A" and an Inspection Report in this regard dated 20.12.2023 at Annexure -"B" of the said Affidavit.</p> <p>Let the said affidavit of the Respondent be taken on record.</p> <p>The Respondent stated that they have complied the ground clearance and building clearance parameters as provided in Rule 77 and Rule 80 of the Indian Electricity Rules, 1956 as framed under the Indian Electricity Act, 1910.</p> <p>The said fact of due compliance by the Respondent have been re-affirmed by an on-site survey conducted by B.B Enterprise to ascertain the clearance of ground and clearance of building regarding the High Tension Line in the said project. The said Inspection Report depicts that</p>	

the ground clearance is 7.250 meters and as per Rule 77 of the Indian Electricity Rules, 1956, it is required to be 6.1 meters. Also it is transpires from the said Inspection Report that clearance from building is 6.150 meters whereas the requirement is minimum 4.6 meters as per Rule 80 of the Indian Electricity Rules, 1956.

Therefore, this Authority is of the considered view that the Respondent has complied the guidelines and rules and regulations in regard to the High Tension wires and therefore there is no ground for acceptance of the plea of the Complainants.

Hence, it is hereby

ORDERED

that the Complaint filed by the Complainants are not based on genuine facts and therefore, there is no violation of the relevant provisions by the Respondent and the Complaint is liable to be dismissed and it is hereby dismissed.

Let the copy of this order be served to both the parties through speed post and also by email immediately.



(SANDIPAN MUKHERJEE)

Chairperson

West Bengal Real Estate Regulatory Authority



(BHOLANATH DAS)

Member

West Bengal Real Estate Regulatory Authority



(TAPAS MUKHOPADHYAY)

Member

West Bengal Real Estate Regulatory Authority