

JEMUA GRAM PANCHAYET

DURGAPUR - FARIDPUR PANCHAYET SAMITY

Vill & P.O. - Jemua, Durgapur - 713206, Dist. - Paschim Bardhaman

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Memo No.- JGP/610/25-26

Date: 04.12.25

To

ASSUS REALCON & DEVELOPERS

Sadhin Ghosh, Muktipada Ghosh, Narayan Chandra Ghosh, Rina Ghosh, Shobha Ghosh, Chhanda Ghosh

SHANKARPUR

P.O-ARRAH

DURGAPUR 12

Dist. Paschim Bardhaman

Sub: "No objection" in connection with Construction of (B+G+XI) storied Residential building over R.S. Plot No. 3,4,6,13 & L.R. Plot No. 13,15,16,83, L.R. Khatian No.- 1589,1805,1845,1955,1956,2641, Mouza: - Shankarpur, JL. No. 109, P.S.-New Township, Dist.: - Paschim Bardhaman, West Bengal.

Sir/Madam,

This has reference to your Memo No. 2788/PSBZP dated 09/08/2024 in which, it is seen that Sadhin Ghosh, Muktipada Ghosh, Narayan Chandra Ghosh, Rina Ghosh, Shobha Ghosh, Chhanda Ghosh is seeking "No objection" in connection with Construction of (B+G+XI) storied Residential building over R.S. Plot No. 3,4,6,13 & L.R. Plot No. 13,15,16,83, L.R. Khatian No.-1589,1805,1845,1955,1956,2641, Mouza: - Shankarpur, JL. No. 109, P.S.-New Township, Dist.: Paschim Bardhaman and as per resolution passed in the 22nd Building Committee meeting & in pursuance of NOC Memo No.: 5929-RD-P/RIDF/LV-53/2023 dt. 03.10.2023 of Sachchidananda Bandyopadhyay, Deputy Secretary, P&RD Department, Government of West Bengal, "No objection" towards building construction up to (B+G+XI) may be given.

As per resolution passed in the General Body meeting & in pursuance of NOC Memo No: 10/25-26 dated 25-11-2025 seeking "No objection" in connection with Construction of (B+G+XI) storied Residential building over R.S. Plot No. 3,4,6,13 & L.R. Plot No. 13,15,16,83, L.R. Khatian No.- 1589,1805,1845,1955,1956,2641, Mouza: - Shankarpur, JL. No. 109, P.S.-New Township, Dist.: - Paschim Bardhaman, West Bengal to the following terms and conditions: -

1. All constructions have to strictly follow the relevant Panchayat Act IS codes National Building Codes, as wherever applicable.
2. The right, title, and interest of applicant in respect of land on which the structure in proposed have been considered as certified by the Pradhan, Jemua Gram Panchayat. Nature of land is to be converted to commercial bastu (if not already done) before execution of the proposed structure otherwise this "No objection" will be treated as invalid. As Sketch Map authenticated by official's of land department not available, plot boundary of the above mentioned plots with respect to above mentioned Khatian Nos. could not be verified.
3. The building shall not be constructed under or within the restricted distance of the Electric Power Supply line tunnning on any wide at the building site under provisions of the Indian Electricity Rules.
4. Necessary clearance for Fire. Environmental, Aviation and other Safety norms must be accorded from the Competent Authority.
5. Necessary permissions must be accorded from the Competent Authority to draw Ground Water during/after construction of the building.
6. Rainwater harvesting along with recharging pits in sufficient numbers must be installed.

7. Height of the building should be maximum 35.35 mt. from Ground Level to terrace.

8. Necessary arrangement of Power Supply is to be made with due permissions from the Competent Authority.

9. Proper adequate drainage facility by means of access and passage leading to existing public drains or drainage channels or by means of soak pit having adequate capacity is to be arranged with proper clearance from the competent authority.

10. Sanitary including garbage disposal facility is to be properly arranged by the applicant.

11. Provisions of S. T.P, if required, with necessary permission of the outfall from the competent authority in to be provided.

12. 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.

13 As certified by Ar. Manju Monowara Khatun, Architect, having License No. CA/2022/146222 & Hirok Ghosh, Structural Engineer having Licence no. L.B.P.M /163/AMC-DMC/BPD/165 & Manoj Maity, Geotechnical Engineer having Registration no. MIGS-LM4278 & Licence no. LBPM/162/AMC and vetted by Prof.(DR.) S.N.Mukherjee, Professor of Civil Engineering Department, Jadavpur University, Kol-700032, the Department of P & RD, Kolkata has intimated their "No Objection" in giving clearance of Building Plan vide their NOC memo no. 5929-RD-P/RIDF/1V-53/2023 dt. 03.10.2023 (copy enclosed). This building plan, as certified, vetted & cleared by them shall supersede all other previous plans and shall always be strictly followed when building operations are in progress and such plan shall be made available for inspection whenever so required by any authorized representative or officer of the Jemua Gram Panchayat / Durgapur-Faridpur Panchayat Samiti/ Paschim Bardhaman Zilla Parishad. If as a result of inspection, it is found that the construction is not according to above plan, Panchayat/Panchayat Samity/Zilla Parishad will not be held responsible and reserves the right to take legal action against the developer.

14. Not less than seven days before the commencement of work, a written notice shall be sent to the Jemua Gram Panchayat, specifying the dates on which the work is proposed to commence from.

15. Within one month from the date of completion of the construction of the building for which "No Objection" has been obtained, the owner of the building shall apply for obtaining completion certificate from Zilla Parishad through concerned Gram Panchayat along with submission of "As Built" drawing, duly certified by originally entrusted Architect and Structural Engineers.

16. The structural plan remains valid for two years from the date of issue of no objection. If the construction work is not commenced completed within the stipulated time, further application to be submitted before the concerned authority along with the deposition of necessary fees etc. as per Zilla Parishad norms.

17. Total covered area for (B+G+XI) =207635.00 Sq ft amount to be realized from the developers as "No objection fees "amounting to Rs. 5190875.00/- for Covered area of 207635.00 Sq ft. @ 25/- per Sq ft. After which 70% of the above amount i.e., Rs. 3633613.00/- is to be deposited in favors of Paschim Bardhaman Zilla Parishad, 30% of the above amount i.e., Rs. 1557262.00/- is to be deposited in favor payable at Jemua G.P through Bank Draft within 15 (fifteen) working days otherwise this NOC will he cancelled from G.P end.

18. Concerned Gram Panchayat will not be liable in any way for any accident/mishap if caused during or after the time of execution of structural work as the Concerned Gram Panchayat is not in a position to supervise the day-to-day construction work.

19. No Structural checking has been done from Jemua Gram Panchayat end. It is suggested to have the guidance of structural engineer.

Final "No objection" will be issued after compliances of the above.

Sapta Sati Sen
Pradhan
Jemua Gram Panchayat
Pradhan

Jemua G.P