

PASCHIM BARDHAMAN ZILLA PARISHAD
Court Compound, Asansol – 713304, Dist.: Paschim Bardhaman

Memo No. 3810/PSBZP

Date: 19.09.25

To
The Executive Officer,
Andal Panchayat Samiti
Andal More, P.O- Andal, Dist-Paschim Bardhaman.

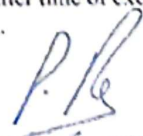
Sub.: "No objection" in connection with Construction of Proposed (B1+B2+G+12) storied residential cum commercial Building (Apartment) on L.R Plot No-1164, L.R Khatian No- 2689,1664,3114,2121 & 3328, Mouza-Bhadur, J.L. No.-42, Dist.- Paschim Bardhaman, West Bengal.

Sir / Madam,

This has reference to your memo no. No. 807/Bldg.Plan/APS. Dated: 31.07.2025 in which it is seen that 1) Koushik Mukherjee, 2) Trina Mukherjee 3) Rekha Mukherjee 4) Ujjal Mukherjee resident of Gitanjali Park, Andal More, Dist. Paschim Bardhaman in favor of "BF HOME DEVELOPERS PRIVATE LIMITED" seeking "No objection" in connection with for Construction of Proposed (B1+B2+G+12) storied residential cum commercial Building (Apartment) on L.R Plot No-1164, L.R Khatian No- 2689,1664,3114,2121 & 3328, Mouza-Bhadur, J.L. No.-42, Dist.- Paschim Bardhaman, West Bengal.

As per resolution passed in the 35th Building Committee meeting & in pursuance of NOC Memo No.: 4777-RD-P/RIDF/IV-62/2025 dt. 16.09.2025 of Sachchidananda Bandopadhyay, Senior Deputy Secretary, P&RD Department, Government of West Bengal, "No objection" for structural stability in connection with Construction of Proposed (B1+B2+G+12) storied residential cum commercial Building (Apartment) may be given subjected to the following terms and conditions:-

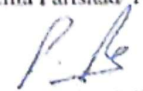
1. All constructions have to strictly follow the relevant Panchayat Act / IS codes / National Building Codes, as wherever applicable.
 2. The right, title and interest of applicant in respect of land on which the structure is proposed have been considered as certified by the Executive Officer, Andal Panchayat Samity. Nature of land is to converted to commercial bastu (if not already done) before executions of the proposed structure otherwise this "No Objection" will be treated as invalid. As sketch map authenticated by official 's of land department is not available plot boundary of the above-mentioned plot with respect to above mentioned khatian no. could not be verified.
 3. The building shall not be constructed under or within the restricted distance of the Electric Power Supply line running on any side of 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. Rain water harvesting along with recharging pits in sufficient numbers must be installed.
 7. Height of the building (B1+B2+G+12) should be maximum 39.95 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 is 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 Soumyendu Biswas, Architect, City Planer Having Registration No. CA/89/12599, Paban Mandal, Structural Engineer having License No.: KMC/ESE/II/276 & Dr. Sujoy Sarkar Geotechnical Engineer having license no. KMC Class-I GT/I/20 and vetted by Gokul Mondal, PhD, professor Dept. of Construction Engg. Jadavpur university Kolkata-106, the Department of P & RD, Kolkata has intimated their "No Objection" in giving the clearance for structural stability of the proposed Building vide their NOC Memo No.: 4777-RD-P/RIDF/IV-62/2025 dt. 16.09.2025 (copy enclosed). This building plan, as certified by them, shall always be strictly followed when building operation are in progress and such plan shall be made available for inspection whenever so required by any authorized representative or officer of the Andal Gram Panchayat/ Andal Panchayat Samity/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 Andal 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 plan remains valid for three 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 (B1+B2+G+12) = 92,370.00 sq.ft amount to be realized from the developers as "No objection fees" amounting to Rs. 23,09,250.00/- for Covered area of 92,370.00 S.qft. @ 25/- per Sq ft. After which 70% of the above amount i.e. Rs. 16,16,475.00/- is to be deposited in favor of Paschim Bardhaman Zilla Parishad, payable at Asansol through Bank Draft Within 15(fifteen) working days otherwise this NOC will be cancelled from ZP end.
 18. Concerned Gram Panchayat will not be liable in any way for any accident / mishap is caused during or after 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 check has been done. It is suggested to have the guidance of structural engineer.
- Final: "No Objection" will be issued after compliances of the above.


Additional Executive Officer
Paschim Bardhaman Zilla Parishad

Date: 19.09.25

Memo No. 3810/114/PSBZP

Copy forwarded to the Savadhupati, Paschim Bardhaman Zilla Parishad / Secretary, Paschim Bardhaman Zilla Parishad/ FC&CAO, Paschim Bardhaman Zilla Parishad/ District Engineer, Paschim Bardhaman Zilla Parishad.


Additional Executive Officer
Paschim Bardhaman Zilla Parishad