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SHUBHO LAXMI DEVELOPERS

📍 : Arrah, Durgapur- 713 212, W.B.

To
The Authority
WBREERA
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park,
Kolkata- 700075, West Bengal
Subject: Non-Requirement of Airport NOC

Respected Sir/Madam,

This is to submit that our proposed real estate project "SHUBHO LAXMI APARTMENT", (G+6) to be developed at Tetikhola, Kaliganj, PO :Arrah, PS : New Township, Durgapur - 713212 at Mouza : Tetikhola, J.L. No. 111, L.R. Plot No. 272, L.R. Khatian No. 1911, 1912 & 1913 under the jurisdiction of **Jemua Gram Panchayat**, Dist : Paschim Bardhaman, West Bengal, India, Dist : Paschim Bardhaman, WB.

As per the Colour Coded Zoning Map (CCZM) for Air Force Station Panagarh, our project site is located in the **pink zone (marked in deep blue colour)**. The map indicates that a building requires an Airport NOC only if it's top elevation exceeds **73 meters**. Our proposed building's top elevation is below this threshold.

In accordance with the guidelines provided in the CCZM, projects in the pink zone with a top elevation below 73 meters are exempt from the requirement of seeking an NOC from the Airports Authority of India.

We kindly request that WBREERA consider this. We are committed to complying with all local building regulations and bye-laws.

Thank you for your time and consideration. Please feel free to contact us if you require any further information.

Thanking you,

SHUBHO LAXMI DEVELOPERS

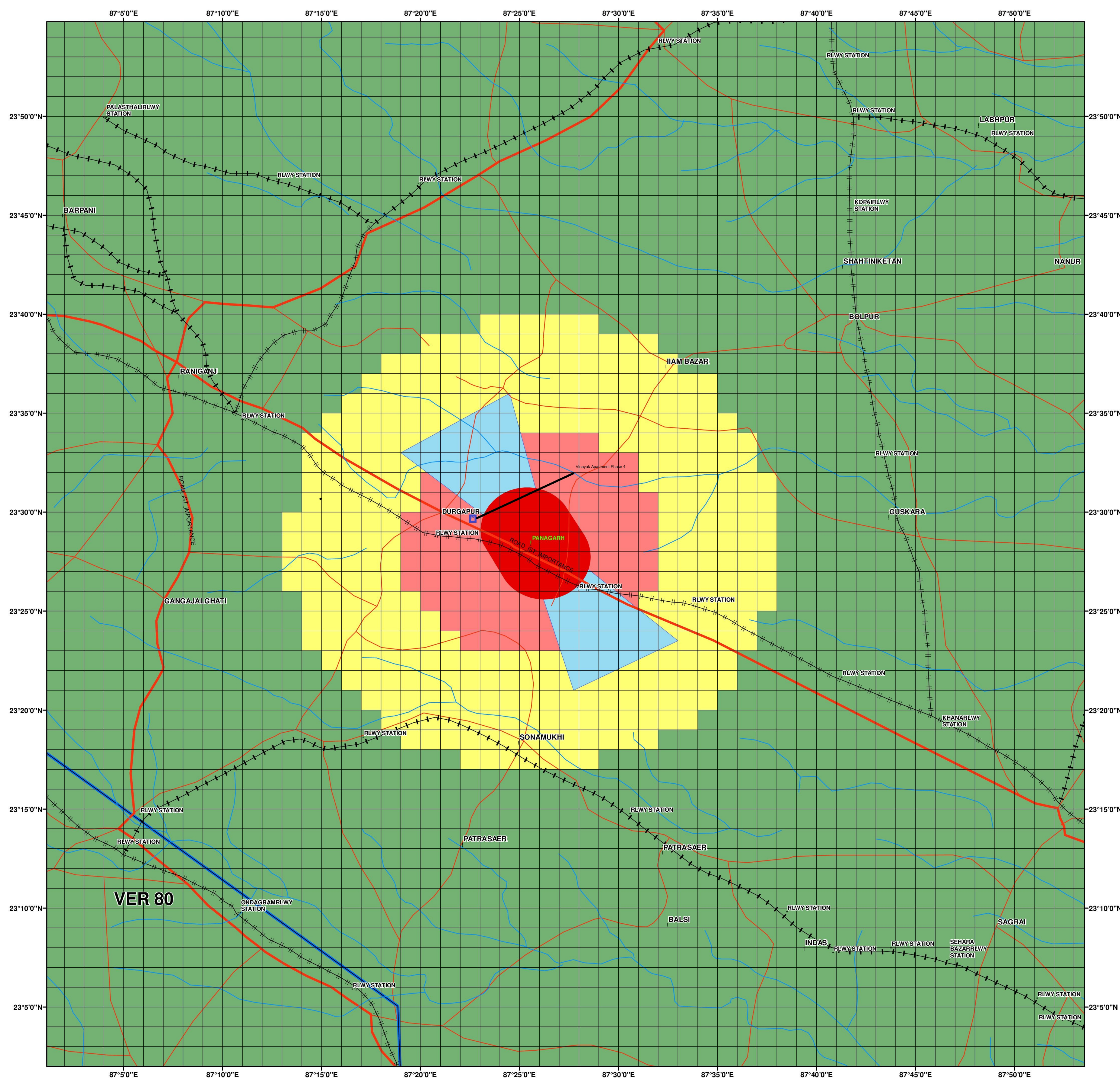
Bhargya A. Ghosh
Partners

Date : 27th January 2026



COLOUR CODED ZONING MAP AIR FORCE STATION PANAGARH

AERODROME ELEVATION 73M AMSL



Legend	
	ARP
	CCZM_GRID
	DANGER AREA
	RAILWAY STATION
	STREAMS
	RAILWAY DOUBLE LINE
	RAILWAY SINGLE LINE
	ROAD 1ST IMPORTANCE
	RESTRICTED AREA
	PROHIBITED AREA
	ROAD 2ND IMPORTANCE
	RED : IRRESPECTIVE OF BUILDING HEIGHT, NOC TO BE APPLIED FOR
	SKY BLUE: NOC EXEMPTED IF TOP ELEVATION IS 88 M AMSL OR BELOW
	PINK : NOC EXEMPTED IF TOP ELEVATION IS 88 M AMSL OR BELOW
	YELLOW : NOC EXEMPTED IF TOP ELEVATION IS 193 M AMSL OR BELOW
	GREEN : NOC EXEMPTED IF TOP ELEVATION IS 223 M AMSL OR BELOW

SCALE: 1:192,000

Note 1: The Colour Coded Zoning Map (CCZM) is strictly for possession of Local Municipal Authority / Municipal Commissioner Panagarh and is to be used for the purpose of determining the requirement of seeking NOC for 'height clearance' from Indian Air Force for regulating heights of buildings / structures around Air Force Station Panagarh under the provisions of Gazette of India GSR 751 (E).

Note 2: To ensure safety of Aircraft operations, heights of buildings and structures around all aerodrome s are regulated as per the provisions of Gazette of India (Ministry of Civil Aviation) GSR 751(E) dated 30th Sep 2015 and revisions/amendments thereto. The violations of these regulations are dealt under ' The Aircraft Rules - 1994' (Demolition of Obstructions caused by Buildings and Trees etc.).

Note 3: The applicant is to submit all documents as mentioned in www.indianairforce.nic.in > Services > ATS > NOC in ORIGINAL to Local Municipal or Town Planning and Development authority. If, using the Ma p, the applicant is being EXEMP TED from seeking NOC from IAF then Local Municipal or Town Planning and Development authority shall approve the plan (without NOC from IAF) and forward copy of its approval letter along with application and all documents in ORIGI NAL to 'Chief Operations Officer, Air Force Station, Panagarh within a period of THIRTY DAYS of approval. Municipal authorities are to ensure that the applicants exempted from seeking NOC from IAF furnish site coordinates and site elevation certificate issued by SURVEY OF INDIA in ORIGI NAL for ALL INTENDED STRUCTURES and ALL CORNERS of the plot. IAF shall have power to disapprove the clearance in case of Non Submission of these documents / any discrepancy in the documents. The violations of regulations shall be dealt under ' The Aircraft Rules -1994' (Demolition of Obstructions caused by Buildings and Trees etc.).

Note 4: Guidelines for using CCZM.

(a) The area around Air Force Station Panagarh has been divided into Geo-referenced grids of 1 minute by 1 minute each. Aerodrome Elevation of Air Force Station Panagarh is 73 meters Above Mean Sea Level (AMSL).

(b) Referring to the site co-ordinates certificate issued by Survey of India, Municipal or Town planning body/ Development authorities shall identify the ' Home Grid', where the plot/site lies on the CCZM.

(c) Co-relate the colour of the Home Grid in the map. **If colour of Home Grid is "RED" then IRRESPECTIVE OF HEIGHT of the building/structure, the applicant shall furnish application for seeking NOC from IAF .** For details of filing the application, visit www.indianairforce.nic.in > services > ATS > NOC or contact Centralised IAF exchange at 0364-2561461-67 and ask the operator to connect to the office of Senior ATC Officer (SATCO) of the Station / AIR HQ: 011 -23010231 Extn. 5216.

(d) If colour of the home grid is 'PINK', then find out top Elevation of the Building by adding Site elevation of plot/ site (mentioned in the 'elevation certificate' issued by Survey of India) with the height of top most point of the proposed building/ structure (including all temporary/ permanent super struct ures e.g. water tank / lightning arresters / Lift Rooms/ Cranes etc.). **For buildings of top Elevation higher than 88 meters in PINK Zone or SKY BLUE Zone applications for NOC are to be filed with IAF.**

(e) If colour of the home grid is 'YELLOW/GREEN', then find out top Elevation of the Building by adding Site elevation of plot/ site (mentioned in the 'elevation certificate' issued by Survey of India) with the height of top most point of the proposed building/ structure (including all temporary/ permanent super structures e.g. water tank / lightning arresters / Lift Rooms/ Cranes etc.). **For buildings of top Elevation higher than 193 meters in YELLOW Zone and higher than 223 meters in GREEN Zone, applications for NOC are to be filed with IAF.**

Note 5: The Local Municipal or Town Planning and Development authorities shall approve construction of buildings as per their own bui lding regulations/bye-laws up to the permissible elevation (AMSL) and certify on the sanction plan that the Floor Space Index or FI oor Area Ratio and the related height of the building or structure is within the permissible elevation as indicated in the CCZM for the given site.

Note 6: If proposed site of building/structure lies within the jurisdiction of any Civil Airport or other Defence agency, clearance shall also be required from the concern ed Authority. Also for sites located in Danger or Prohibited areas, clearances from concerned Defence/ Civil agencies should be sought.

Note 7: For proposals located in areas contiguous to Defence Establishment governed by Works of Defence Act (WoDA) 1903, SRO/ Gazette Notification notified by Gol from time to time, NOC shall be obtained by applicant from Local Military Authority irrespective of Colour Coding in Colour Coded Zoning Map.