NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
(A Statutory Authority Under Government of West Bengal)
Plot No. DG/13, Premises No. 04-3333, Action Area-ID,
New Town, Kolkata - 700 156

Memo : **6838**/NKDA/Permission/Stop/003(xviii)/2026 Date : 29/10/2026

Person Responsible : Mr Rajib Singla (Owner of the Building)

Notice against : Premises No: 06-0324 Plot No: DE/86, Action Area-ID, New Town, Kolkata, PIN-700156.

Subject : Stop Non-Residential Use of Guest House (AVS Prime).

It has come to the notice of the Authority, on physical inspection, that you have violated the conditions pertaining to the permission given to you vide Memo No 3890/NKDA/ADMN/COM/2024 dt **09/09/24** and that your building does not have the requisite permissions from the departments concerned for using portion of the under mentioned residential building for the following non-residential purpose :

Guest House (AVS Prime).

You are aware that residents in the New Town are allowed certain non-residential use(s) of residential buildings up to 40% of the total floor area of their buildings, subject to certain terms and conditions (vide No. 2287-UD/O/M/HID/5M- 36/2014, dated 14th July, 2015 of the Government of West Bengal in the Urban Development Department), of which the first condition is that they "shall have to obtain prior permission from New Town Kolkata Development Authority in this regard". Our physical inspections show that the non-residential activities are going on in your premises without the under-mentioned requisite documents, as mentioned in the Urban Development Department notification, as stated above.

You have also not obtained any Fire Licence for the activity, as found during the physical inspection at your premises. You failed to produce any valid Fire Licence whatsoever. You are aware that the Government Order, under reference, mentions, *inter alia*, that the applicant- resident "must also obtain requisite permission from the Authorities concerned, as required under the extant law/ rule for the specified categories of the enlisted non-residential uses."

The violations and the failings have assumed particular gravity and warrant our urgent attention specifically in the context of potential fire hazard implications of your activity. By undertaking and continuing with a non-residential activity with grave fire hazard implications, and without necessary permission from the competent authorities concerned, you/ your activity is posing grave danger to your entire neighbourhood.

The non-residential use of the premises shall remain discontinued until the aforesaid relevant certificate is duly submitted to this office in writing. Upon submission thereof, the use of the premises for non-residential purposes, namely, as a **Guest House (AVS Prime)** shall be strictly confined to and carried out in accordance with the permission granted by the New Town Kolkata Development Authority (NKDA) vide Memo No 3890/NKDA/ADMN/COM/2024 dt **09/09/24.**

You are hereby directed to forthwith and permanently discontinue the unauthorized non-residential/commercial use of the residential building, as no permission for such use has been obtained from this Authority.

Failure to comply with the aforesaid direction within 15 (fifteen) days from the date of issuance of this Notice shall render you liable to appropriate action under the applicable statutory provisions, without any further notice.

This Order shall take immediate effect.

By order,

29/10/26

Assistant Administrative Officer
New Town Kolkata Development Authority

Memo no. **6838**/02/(1)/ NKDA/Permission/Stop/003(xviii)/2026 Date : 29/10/2026

Copy forwarded to:

1. The Director General, West Bengal Fire and Emergency Services Directorate
2. The Commissioner of Police, Bidhannagar Police Commissionerate

29/10/26

Assistant Administrative Officer
New Town Kolkata Development Authority

Memo no. **6838**/03/(2)/ NKDA/Permission/Stop/003(xviii)/2026 Date : 29/10/2026

1. PA to CEO, NKDA.
2. Assistant Engineer (System)-I, NKDA
3. Office Copy

29/10/26

Assistant Administrative Officer
New Town Kolkata Development Authority