

# NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)  
3, Major Arterial Road, New Town, Kolkata - 700 156

Memo : **8816** /NKDA/Licence & Permission/004/2025

Date : 07/11/2025

**Person Responsible : Mr Nazrul Islam & Mrs Bhaswati Chaudhuri Islam**  
(Owners of the Building)

**Notice against : Premises No: 45-0316, Plot No : DE/163**  
**Action Area-ID, New Town, Kolkata-700 156.**

**Subject : Notice to Stop Unauthorized Non-Residential Use of Residential Unit.**

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. **11320/NKDA/ADMN/COM/2023 dated 20/12/2023** and that your building does not have the requisite permissions from the departments concerned for using portion of the above residential building for the following non-residential purpose:

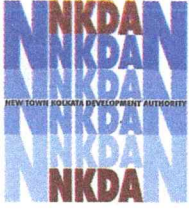
## **Private Office**

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 14<sup>th</sup> 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 not obtained/ caused to be obtained any valid Certificate of Enlistment (Trade Licence) from the NKDA, which is a mandatory legal pre-condition for operation of any business (see Section 36A of the New Town Kolkata Development Authority Act, 2007).

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.”

Further, you have also not obtained any consent to establish / consent to operate from the West Bengal Pollution Control Board. This is a gross and direct violation of the circular issued by West Bengal Pollution Control Board vide Memo No. 23 -4A - 10/ 2012 dated 11.04.2023.



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Moreover, you have also made deviations from the sanctioned building plan, approved by the New Town Kolkata Development Authority vide memo number 0111962311000205 dated 26-06-2023.

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.

Under such circumstances the permission as was given to you vide Memo No. 11320/NKDA/ADMN/COM/2023 dated 20/12/2023, stands revoked. Hence, you are directed to remain restricted from carrying out any non-residential activities in this manner, in your residential building.

This Order shall take immediate effect.

By order,

Assistant Administrative Officer  
New Town Kolkata Development Authority

Memo no. 8816(1)/ NKDA/Licence & Permission/004/2025

Dated: 07 Nov 2025

Copy forwarded to:

1. The Commissioner of Police, Bidhannagar Police Commissionerate

Assistant Administrative Officer  
New Town Kolkata Development Authority

Memo no. 8816(2)/ NKDA/Licence & Permission/004/2025

Dated: 07 Nov 2025

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

Assistant Administrative Officer  
New Town Kolkata Development Authority