



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal
(Under Urban Development & Municipal Affairs Department)

1st Administrative Building,
City Centre,
Durgapur – 713216

Vivekananda Sarani, Senraleigh Road,
Near Kalyanpur Housing More,
Asansol -713305

Memo No. ADDA/D&P/NOC (P)/PC-399/2020-21/222

Date: 20.07.2021

To
BLOCK BUSTER UNITED SERVICES PVT.LTD
TUSAR KANTI SINGHA & RAJESH PRASAD
Dhandabag, P.O.-Amrai
Durgapur- 713203,
Dist. Paschim Bardhaman.

Sub: Land use N.O.C. from ADDA for Development of **Commercial Housing Project (Five Storied)** RS Plot No.200, LR Plot No. 129, LR Khatian no.1221,1181,1182, with the area of 27.00 decimal/1093 sq. mtr. of land area in Mouza –Khatpukur, J.L No. 59, P.S. Kanksa, Durgapur Municipal Corporation Area in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref:- Your Application No. **P/5884** dated **03.12.2020**.

Sir,
With reference to the above, this is to inform you that as per provision of LUDCP, this Authority is hereby pleased to issue Development Permission for **Commercial Housing Project**, on the aforesaid quantum of land and locations mentioned above, subject to fulfillment of the following terms & conditions.

In order to commence any type of construction on the aforementioned quantum of land, necessary approval as regards the detailed Architectural/Structural drawing duly signed by the Architect/Engineer, pursuant to the building bylaws of the West Bengal Municipal (Building) Rules, 2007 shall be obtained from the Competent Authority.

Conditions:

- i. **As per Land use norms no Residential other than Commercial Housing Project (Five Storied) will be allowed.**
- ii. Concerned Urban Local Body or Rural Local Body should strictly comply to the area mentioned wherein maximum ground coverage of 40% and FAR of 1.75 shall be allowed.
- iii. All statutory clearance needs to be obtained for Commercial Housing Project from the Competent Authority.
- iv. This NOC does not include provision of assuring water supply for the above mentioned project. In case there is necessity to draw ground water for the project or from any other sources, necessary permission must be sought from the Competent Authority accordingly.
- v. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternatively source of power must be assured for emergencies.



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- vi. Proper adequate drainage is required to be prepared during the land development and as per level survey of the area, submitted in this office, so that the adjacent plots shall not be adversely affected.
- vii. Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.
- viii. Rainwater Harvesting along with adequate number of recharging Pit should be installed in the site.
- ix. Fly Ash Bricks & Fly Ash as a construction material for the project work shall be used mandatorily vide memo no. DONO-9-B/2005-HSMD dated 28.04.2016 issued by the Government India, Ministry of Environment, Forest & Climate Change.
- x. 8% organized open space should be maintained and plantation of broad leaf evergreen trees (preferable Fruit Trees) are mandatory.
- xi. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation & Municipal etc.) as well.
- xii. Installation of solar system for lighting etc. in all the shadow filled areas of the project may be inducted to make the project energy efficient.
- xiii. Provision of small S.T.P. must be there. Necessary permission from the competent Authority may be obtained for the outfall of such S.T.P.
- xiv. The project must ensure the infrastructure of all public amenities and safety measures as and when required and strictly as per Govt. Rules.
- xv. A copy of Completion Certificate of the project from the competent Authority is required to be submitted in due course before this Authority.
- xvi. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
- xvii. Arrangement of Ingress & Egress of the project area must be ensured and to be arranged by the project implement authority.

Thanking You,

Yours faithfully,

Chief Executive Officer,
Asansol Durgapur Development Authority

Prepared by