



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/DNMP/NOC(P)/PC-388/20.21/200

Date: 01/04/2021

To
**DEBABRATA ROY & CHHANDA MUKHERJEE &
KUNTAL BHATTACHERJEE & SRIJA BHATTACHERJEE
AND ON BEHALF OF SHRI BUILDERS & DEVELOPERS,**
VILL.+ P.O. BAMUNARA, P.S. KANKSA, DURGAPUR-12,
DIST. PASCHIM BARDHAMAN,
PIN - 713212.
Mob: 8001004464.

Sub: Land use N.O.C. from ADDA for Development of **Commercial Housing Project (G+III)** on R.S. Plot No. 26/486 & L.R. Plot No. 116, L.R. Khatian No. 2619, 2611, 2610, 2612, 2647, with the area of 13 decimal / 526.28 sq. mtr. of land area in Mouza – Sankarpur, J.L No. 109, P.S. New Township, in Census Town Area in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref: Your Application No. **P/5842** dated **11.11.2020**.

Sir,

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

For any type of construction, necessary approval of the detailed Architectural/Structural drawing duly signed by the Architect/Engineer, made as per Building Bylaws of the West Bengal Municipal (Building) Rules, 2007 is to be obtained from the Competent Authority.

Conditions:

- i) **As per Land use norms no Residential / Commercial Components other than Commercial Housing Project (G+III) is allowed.**
- ii) Concerned Urban Local Body or Rural Local Body should strictly comply to the area **mentioned maximum ground coverage 50% and FAR of 1.**
- iii) All statutory clearance need tom be obtained for Commercial Project from Competent Authority.
- iv) This NOC does not include provision of assuring water supply for the above mentioned project. In case the project purpose draw ground water or any other sources necessary permission must be sought for 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.

[Handwritten signature]



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/DP&P/NOCCP/PL-388/2021/200

Date: 01/04/2021

- 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 are not 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) Use Fly Ash Bricks & Fly Ash as a constructional material, required to be mandatorily utilized in this project with Ref to the Govt. order of ministry of Environment, forest & Climate Change, GOI, vide memo no. DONO-9-B/2005-HSMD dated 28.04.2016.
- x) 8% organized open space should be maintained and plantation of board leaf evergreen trees (preferable Fruit Trees) is 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 fees areas within 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 as per Govt. Rules.
- xv) A copy of Completion Certificate of the project from the competent Authority is required to be submitted in due time to 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 & Outgress 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:



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/DGP/DP/2022/1022

Date : 23/06/2022

To

1) SOUMITRA MAJUMDER

C/O - S/O LATE NIMAI MAJUMDER, Address - 13/34, TETIKHOLA, SANKARPUR, ARRAH

2) ANUP MAZUMDAR

C/O - LATE NIMAI MAJUMDER, Address - WARD 03, NISCHINTAPUR, MAHARANA GOLI, NEAR FAYAR BRIGET

3) PRANAB MAZUMDAR

C/O - S/O NIMAI CHANDRA MAZUMDAR, Address - 13/34 SAPTARSHI PARK, SHANKARPUR

Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no. 2021/01/002708, Dated : 23/12/2021 on the subject quoted above, the proposed institution of Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) use/change of use of land from Residential to Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) development for land area of 276.00 square meter at Durgapur Plot No.(R.S.) 26/486/ Plot No.(L.R.) 116, and Khatian No.(R.S.) NA, / Khatian No.(L.R.) 2785,2792,2786, in sheet No.***, Holding No.*** within Ward No.*** Mouza -Sankarpur , J.L. No. -109 under New Township Police Station. He / She is hereby informed that the development / institute / change of use of his / her land within Zone No.***as per Land Use Development and Control Plan (LUDCP) prepared and published by the Asansol Durgapur Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where predominant land use / Present Land Use of the proposed parcel of land under reference is Residential as per Land Use map & Register (LUMR) published by Asansol Durgapur Development Authority under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the development / institute / change of use as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed development / institute of change of use has paid vide money receipt No. 7296183740208 dated 20-Jun-2022 amounting is 37881.00 and further no such development charge is leviable.

With reference to the application mentioned above, the Asansol Durgapur Development Authority does not have any objection for the development of the schedule of land for Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 33 of 1976) & section 4C of The West Bengal Land Reforms Act, 1955 as amended up to date.
- 3) The Development permission shall stand automatically revoked if it violates any of the provision of the prevailing laws of the country.
- 4) Any development on the aforementioned plot / plots of land should have to abide by the Development Control Regulations as applicable.

Chief Executive Officer
Asansol Durgapur Development Authority





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/DGP/DP/2022/1022

Date : 23/06/2022

To

- 1) SOUMITRA MAJUMDER
C/O - S/O LATE NIMAI MAJUMDER, Address - 13/34, TETIKHOLA, SANKARPUR, ARRAH
- 2) ANUP MAZUMDAR
C/O - LATE NIMAI MAJUMDER, Address - WARD 03, NISCHINTAPUR, MAHARANA GOLI, NEAR FAYAR BRIGET
- 3) PRANAB MAZUMDAR
C/O - S/O NIMAI CHANDRA MAZUMDAR, Address - 13/34 SAPTARSHI PARK, SHANKARPUR

Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no. 2021/01/002708, Dated : 23/12/2021 on the subject quoted above, the proposed institution of Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) use/change of use of land from Residential to Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) development for land area of 276.00 square meter at Durgapur Plot No.(R.S.) 26/486/ Plot No.(L.R.) 116, and Khatian No.(R.S.) NA, / Khatian No.(L.R.) 2785,2792,2786, in sheet No.***, Holding No.*** within Ward No.*** Mouza -Sankarpur , J.L. No. -109 under New Township Police Station. He / She is hereby informed that the development / institute / change of use of his / her land within Zone No.***as per Land Use Development and Control Plan (LUDCP) prepared and published by the Asansol Durgapur Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where predominant land use / Present Land Use of the proposed parcel of land under reference is Residential as per Land Use map & Register (LUMR) published by Asansol Durgapur Development Authority under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the development / institute / change of use as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed development / institute of change of use has paid vide money receipt No. 7296183740208 dated 20-Jun-2022 amounting is 37881.00 and further no such development charge is leviable.

With reference to the application mentioned above, the Asansol Durgapur Development Authority does not have any objection for the development of the schedule of land for Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 33 of 1976) & section 4C of The West Bengal Land Reforms Act, 1955 as amended up to date.
- 3) The Development permission shall stand automatically revoked if it violates any of the provision of the prevailing laws of the country.
- 4) Any development on the aforementioned plot / plots of land should have to abide by the Development Control Regulations as applicable.

Chief Executive Officer

Asansol Durgapur Development Authority



DEMAND NOTICE

APPLICANT DETAILS

1	UID	2021/01/002708
2	SALUTATION	Mr.
3	APPLICANT NAME	SOUMITRA MAJUMDER
4	FATHER'S / HUSBAND'S NAME	LATE NIMAI MAJUMDER
5	ADDRESS	13/34, TETIKHOLA, SANKARPUR, ARRAH
6	MOBILE NO	8918051256
7	PAN NUMBER	..
8	GST NUMBER	
9	OTHERS DETAILS	

A	A1	TOTAL OUTSTANDING (including interest, if any) upto 20-06-2022	0.00
	A2	OUTSTANDING SGST	0.00
		OUTSTANDING CGST	0.00

B. CURRENT DEMAND

DEMAND NO	DN-0014242703-2223
DEMAND DATE	20-06-2022

	DEMAND TYPE	DEMAND DESCRIPTION	AMOUNT
1	DEVELOPMENT PERMISSION FEES FOR OWN RESIDENTIAL PLOT	Others (includes Residential above 7.5 katha/10 katha, Commercial, Industrial, Institutional, Mixed Use & Housing)	37881.00
B1		GROSS AMOUNT	37881.00
		SGST	0.00
		CGST	0.00
B2		TOTAL GST PAYABLE	0.00
B3		TAX DEDUCTION AT SOURCE (10%)	0.00
B4		TOTAL AMOUNT PAYABLE	37881.00

TOTAL DEMAND DUE

TOTAL OUTSTANDING	CURRENT DEMAND	TOTAL GST	TOTAL
A=(A1)	B=(B1)	C=(A2+B2)	(A+B+C)
0.00	37881.00	0.00	37881.00

IN VIEW OF YOUR APPLICATION BEARING NO: _____ DATED: _____, THE AUTHORITY IS IN CONSIDERATION OF ACCEPTING YOUR APPLICATION.

YOU ARE, THEREFORE, REQUESTED TO PAY THE TOTAL AMOUNT AS MENTIONED IN THE TABLE ABOVE WITHIN 20-07-2022. SO THAT YOUR APPLICATION MAY BE CONSIDERED FOR FURTHER PROCESS..

This document has been digitally generated. No Signature is required.
ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

NB:

- 1) Payment can be made in terms of the Demand Notice through the Authority's website at <http://addaonline.in>.
- 2) Payment can also be made through Mobile Application by using the App "ADDA PAY" available at Google Play Store or Apple IOS Store as the case may be.
- 3) Payment can also be deposited through NEFT/RTGS. The Virtual Account Details can be generated from the Online Payment Portal.
- 4) No Cheques and draft will be accepted for depositing payment at ADDA save and except Government Departments.
- 5) For any further queries existing ADDA HELPLINE at (+91)7478015000 can be resorted to.





ASANSOL DURGAPUR
DEVELOPMENT AUTHORITY
RECEIPT
OFFICE COPY



ASANSOL - DURGAPUR DEVELOPMENT AUTHORITY
(BENEFICIARY FUND A/C)
City Centre, Durgapur -713216

Receipt:- 7296183740208

Date:- 20/06/2022

Received from... SOUMITRA MAJUMDER (2021/01/002708)
Demand Number - DN-0014242703-2223
Rs. 37881.00 (Rupees thirty seven thousand eight hundred eighty one only)
in cash / by ch. / DD / PO No. --- Online Payment

on behalf of Urban Dev. (T&CP) Deptt Govt. of W.B.

This document has been digitally generated. No Signature is required.
ASANSOL DURGAPUR DEVELOPMENT AUTHORITY



ASANSOL DURGAPUR
DEVELOPMENT AUTHORITY
RECEIPT
CITIZEN COPY



ASANSOL - DURGAPUR DEVELOPMENT AUTHORITY
(BENEFICIARY FUND A/C)
City Centre, Durgapur -713216

Receipt:- 7296183740208

Date:- 20/06/2022

Received from... SOUMITRA MAJUMDER (2021/01/002708)
Demand Number - DN-0014242703-2223
Rs. 37881.00 (Rupees thirty seven thousand eight hundred eighty one only)
in cash / by ch. / DD / PO No. --- Online Payment

on behalf of Urban Dev. (T&CP) Deptt Govt. of W.B.

This document has been digitally generated. No Signature is required.
ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

