



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory body of the Government of West Bengal)

Durgapur Office .

1st Administrative Building-
City Centre, Durgapur 713216
Phone: 0343 2546815, 2546716, 2546889
Fax: 0343 2546665
E-mail: adda_durgapur@yahoo.com
adda.dgpr@gmail.com

Asansol Office :

Sahara Apartment, Kumarpur
G. T. Road, Asansol 04
Phone: 0341 2257377-78
Fax: 0341 2257379

Ref. No. ADDA/DGP /NOC(P)/PC-194/15-14/1935

Date 25/09/14

To,
Smt. Falguni Chatterjee authorized signatory of
M/S. Times Vanijya Private Limited.,
2, Jogendra Kaviraj Row, 3rd Floor,
Kolkata- 700 007.

Sub: Provisional N.O.C. for Development of Commercial Housing Project on 458 decimal or 18534.802 sq.mts. of land area on vide RS Plot No. 427, 428, 430, 432, 433, 435, 516, 524, 528, 532, 512, 431, 514 & 437 L.R Plot No. 432, 434, 390, 389, 399, 438, 402, 401, 435, 436, 437, 435, 451 & 431 of mouza-Gopalmath, J.L. No. 03, Khatian No. 974, P.S- Durgapur under DMC area.

Ref: Your application no. 1389 dated 29.11.2013.

Sir,

This Authority will be pleased to issue Provisional N.O.C. for change of use of your plot, subject to condition that you shall deposit the charges to this Authority, as specified below:

- An amount of **Rs. 4,63,370/-** on account of Institution of use the rate being Rs. 25/- per sq.mt in Durgapur Municipal Corporation for Commercial Housing Project.
- An amount of **Rs. 18,53,480/-** on account of change of use to commercial categories, the rate being Rs. 100/- per sq.mts. for Commercial Housing Project in Urban area.

You should deposit both the charges by **Demand Draft** drawn in favour of **Beneficiary Fund A/C. Asansol Durgapur Development Authority** payable at Durgapur.

After the receipt of the aforesaid payment, this Authority will also be pleased to accord development permission based only on the LUDCP of the Durgapur Sub-Division, existing Bye-laws & Town-planning norms, for your proposed commercial housing project containing the following features:

- Total ground coverage less than 40% of the total plot area.
- FAR within 3.25 (three point two five).
- A maximum of 504 nos. dwelling units.
- Maximum building height 39M with G+12 structures. Subject to the statutory approval of aviation clearance from concerned Govt. Department.
- Width of means of access to your plot 45 M NH-2 road wide as obtained at site.

Subject to the following condition:

- Final NOC for the development permission will be accorded after the submission of the approved plan of the project in line with the guiding principle of this NOC from the concerned local body (Rural local body or Urban local body).
- Necessary conversion N.O.C. required to be taken up as per WBLR Act. or any other Act as applicable.


Chief Executive Officer.
Asansol Durgapur
Development Authority
City Centre, Durgapur-10
Dist.-Burdwan.



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Ref. No. ADDA/DGP

Date

- III. The Authority shall not take up responsibility for providing water for the above project. If you intend to draw ground water, you must take requisite clearance from State Water Investigation Directorate (SWID).
- IV. You have to approach the local power supply agency to draw power for your project.
- V. You must provide proper drainage for your plot, and take up land development, based on the level survey as produced by you, in such a manner that the adjacent plots are not adversely affected.
- VI. You have to provide suitable location for garbage vat within your plot without sacrificing organized open space or other mandatory open space.
- VII. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- VIII. 12% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferably Fruit Trees) is mandatory.
- IX. You must provide Solar Lighting System in all the shadow free areas within your premises to make your project energy efficient.
- X. Provision for small S.T.P & for the outfall of the S.T.P, you should take necessary NOC from the Urban / Rural Local Body.
- XI. A copy of Completion Certificate of the Project from RLB to be submitted in due time to this Authority.

Thanking You,

Yours faithfully,

Chief Executive Officer,

Asansol Durgapur Development Authority.

Note:

1. This letter together with the cash receipt of ADDA of the aforesaid levy of development charge will be treated as conversion N.O.C.
2. Final NOC for the development permission will be accorded after the submission of the approved plan of the project in line with the guiding principle of this NOC from the concerned local body.

Memo No. ADDA/DGP/ _____

Dated _____

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) The Commissioner, Durgapur Municipal Corporation.

Chief Executive Officer,
Asansol Durgapur Development Authority.

A No BF/ 26

RECEIPT

Receipt No. 25

ASANSOL - DURGAPUR DEVELOPMENT AUTHORITY

No C(P)/PC-194

(BENEFICIARY FUND A/C)
City Centre, Durgapur -713216

Date 19.12.2014

Received from Times Vanija Pvt. Ltd.
Rs 23,16,850/- (Rupees Twenty three lakh Sixteen thousand Eight hundred fifty only)

in cash/by ch/DD/PO No. 472096 dt 16/12/14 & 472097 dt 16/12/14 on
Canara Bank, DGP

On account of Development charges for Institutional use and change
of use of land.

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

Dev. Charges for Institutional use	R. 4,63,370/-
Dev. Charges for Change of use of land	R. 18,53,480/-
	<u>R. 23,16,850/-</u>



Authority
Asansol-Durgapur Dev. Authority

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Ph. No. (0343) 2546716, 2546815
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ceoadda.ud@gmail.com

Website : www.addaonline.in

Asansol Office :

Vivekananda Sarani (Senraleigh Road)
Near Kalyanpur Housing More, Asansol - 713305
Ph. No. (0341) 2257377
Fax No. (0341) 2257379
e-mail : adda.asl@gmail.com
ceoadda.ud@gmail.com

Ref. No. ADDA/DGP/NO.E.G/P.G-197/16-17/4288

Date : 07/02/17

To
Falguni Chatterjee
M/S Times Vanijya Pvt. Ltd.
35, Kalighat Road, Matrika Apartment,
Ground Floor, Kolkata-700025.

Sub: N.O.C. for Development of **Commercial Housing Project** on 56 decimal/ 2266.264 Sq.mtr. vide RS plot No.530,1096,434,512, LR Plot No. 387,386,433,437, LR Khatian No. 974, in Mouza - Gopalmath, J.L No.03, P.S. Durgapur, under Durgapur Municipal Corporation in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref:- Your Application No. P/2646 dated 27.05.2016

Sir,

This Authority will be pleased to issue N.O.C. for change of use of your plot & development of the project in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

The Development permission of this **Commercial Housing Project** is based on the LUDCP of the Durgapur Sub-Division, existing Bye-laws & Town-planning norms, containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) FAR within 3.25 (Three point two five)
- 3) Maximum Building height 36 M with G+10 structures. Subject to the statutory approval of aviation clearance from concerned Govt. Department.
- 4) No. of dwelling units 62.
- 5) Abutting road 45 M wide NH-2 along with service road as obtained at site.

Subject to the following condition:

- i. Necessary conversion N.O.C. required to be taken up as per WBLR Act. or any other Act as applicable.
- ii. The Authority shall not take up responsibility for providing water for the above project. If you intend to draw ground water, you must take requisite clearance from State Water Investigation Directorate (SWID).
- iii. You have to approach the local power supply agency to draw power for your project.
- iv. You must provide proper drainage for your plot, and take up land development, based on the level survey as produced by you, in such a manner that the adjacent plots are not adversely affected.

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Asansol Office :

Vivekananda Sarani (Senrleigh Road)

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ceoadda.ud@gmail.com

Website : www.addaonline.in


Ref. No. ADDA/DGP.

Date :

- v. You have to provide suitable location for garbage vat within your plot without sacrificing organized open space or other mandatory open space.
- vi. Use of 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, Forests & Climate Change, GOI, vide memo No. DONO. 9-8/2005-HSMD dated-28.04.2016.
- vii. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- viii. 12% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
- ix. You must provide Solar Lighting System in all the shadow free areas within your premises to make your project energy efficient.
- x. Provision for small S.T.P & for the outfall of the S.T.P, you should take necessary NOC from the Urban / Rural Local Body.
- xi. A copy of Completion Certificate of the Project from Urban Local Body to be submitted in due time to this Authority.
- xii. All the other statutory approval as required for the development of this project.

Thanking You,

Yours faithfully,


Chief Executive Officer,
Asansol Durgapur Development Authority.

Memo No. ADDA/DGP/.....

Dated

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) The Commissioner, Durgapur Municipal Corporation.
- 3) MMIC Water Supply, Durgapur Municipal Corporation.

~~Chief Executive Officer,
Asansol Durgapur Development Authority.~~