



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/ASN/DP/2021/0068

Date : 05/08/2021

To

1. JITEN BAURI

C/O - LATE BUDHAN BAURI , Address - SATGRAM BAURI PARA, JAMURIA, M. BANSHIA, BARDHAMAN

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. 2021/01/000337, Dated : 07/05/2021 on the subject quoted above, the proposed institution of *Commercial Housings (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing)* use / change of use of land from *Mixed Use Zone (Integrated Development comprising 3 or more of any of the above usages)* to *Commercial Zone (Any venture apart from Institutional, Residential & Industrial)* development for land area of 1456.88 square meter (Site Plan enclosed) at Asansol Plot No.(R.S.) 194, / Plot No.(L.R.) 305, in sheet No. *** , Holding No. *** within Ward No. *** , Mouza Siarshol , J.L. No. 17 under Raniganj 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 *Mixed Use Zone (Integrated Development comprising 3 or more of any of the above usages)* 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. 2096440364295 dated 26-Jul-2021 amounting is 364220.00 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 Zone (Any venture apart from Institutional, Residential & Industrial)* 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

N. Ghosh



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

Receipt:- 2096440364295

Date:- 26/07/2021

Received from... JITEN BAURI (2021/01/000337)
Demand Number - DN-3208351983-2122
Rs. 364220.00 (Rupees three lakh sixty four thousand two hundred twenty only)
in cash / by ch. / DD / PO No. --- Online Payment

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

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ASANSOL DURGAPUR DEVELOPMENT AUTHORITY



ASANSOL DURGAPUR
DEVELOPMENT AUTHORITY
RECEIPT
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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.

Yours faithfully,

Chief Executive Officer / Executive Officer
Asansol Durgapur Development Authority