



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/D22P/NOC (P)/PC-239/16-17/219

Date: 07-07-2021

To
MANJUSHREE SINGH, ASHOK KUMAR SINGH, DALIYA BANERJEE, SOVA GHOSH, RINA GHOSH
2A/3, Allauddin Khan Bithi, City Center,
Durgapur-16
Dist. Paschim Bardhaman.

Sub: Land use N.O.C. from ADDA for Development of **Commercial Housing Project (Fifth Storied)** RS Plot No.65, 489, LR Plot No. 280, 281, 283, 286, LR Khatian no.1974, 2151, 2152, 1855, 2182, 530, with the area of 37 decimal/1497.396sq. 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/2677** dated **16.06.2016**.

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 (Fifth 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 2 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



ASANSOL DURGAPUR
DEVELOPMENT AUTHORITY
RECEIPT
CITIZEN COPY



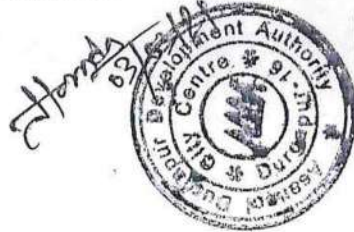
ASANSOL - DURGAPUR DEVELOPMENT AUTHORITY
(BENEFICIARY FUND A/C)
City Centre, Durgapur -713216

Receipt:- 0477882178152091

Date:- 04/10/2019

Received from... Manjushree Singh, Ashok Kr. Singh, Dliya Banerjee, Sova Ghosh, Rina Ghosh (P/2677)
Demand Number - DN-4679798981-1920
Rs. 204616.00 (Rupees two lakh four thousand six hundred sixteen only)
in cash / by ch. / DD / PO No. --- ICICI Bank via Cheque Payment
Cheque Number :- 000024
Cheque Bank :- Bandhan Bank
Cheque Date :- 04/10/2019

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

(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

Asansol Office :

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

No. ADDA/DGP /NOC/PC-117/12-13/314

Date 02/07/13

To,
Sri. Himangsu Mondal,
Majiara, P.S.- Asansol,
Burdwan.

Sub: Provisional N.O.C. for Development of commercial Housing Project on. 1375.937 sq.mts. of land area on vide RS plot no 65/489 & L.R plot no. 284, 285 & 286 of mouza- Sankarpur, J.L. no. 109 , P.S. – Faridpur under Jemua Gram Panchayat.

Ref: Your Application no. 1079 dated 19.0313.

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:

- i) An amount of Rs. 27,519/- on account of Institution of use, the rate being Rs. 25/- per sq.mt of land proposed for Commercial Housing Project in rural area.
- ii) An amount of Rs. 68,797/- on account of change of use of land from agriculture to commercial housing unit the rate being Rs. 50/- per sq.mts. of land proposed for commercial use on private land in rural area.
- iii) An amount of Rs. 14,860/- for erection re-erection charges @ Rs. 2/-cum.

You should deposit both the charges by demand draft / local cheque drawn in favour of Asansol Durgapur Development Authority.

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:

- 1) Total ground coverage less than 45% of the total plot area.
- 2) Number of dwelling units- 21 nos.
- 3) FAR within 1.8
- 4) Building height 12M with G+3 structures.
- 5) Width of means of access to your plot is 9 M Road wide as obtained at site.

Subject to the following condition:

- I. 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).
- 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).

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Fax: 0343 2546665
E-mail: adda_durgapur@yahoo.com

Asansol Office :

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


Ref. No. ADDA/DGP

Date

- 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.
- V. You have to provide suitable location for garbage vat within your plot without sacrificing organized open space or other mandatory open space.
- VI. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- VII. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
- VIII. You must provide Solar Lighting System in all the shadow free areas within your premises to make your project energy efficient.
- IX. Provision for small S.T.P & for the outfall of the S.T.P, you should take necessary NOC from the Rural Local Body.
- X. 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 for information to:

- 1) The Pradhan, Jemua Gram Panchayat.

Chief Executive Officer,
Asansol Durgapur Development Authority.



Book No. : ADDA

1972

RECEIPT
For Payment

15

Receipt No.

ASANSOL-DURGAPUR DEVELOPMENT AUTHORITY

Place : City Centre, Durgapur-16 ^{BENEFICIARY FUND A/C. ADDA} ADDA/DAP/NRC/PC-117/12-13 Date 21.08.2013

Received from Sri D Himangshu Mondal

Rs. 1,11,176/- (Rupees One lac Eleven thousand One hundred
Seventy Six only) in cash by P/O No. 089740dt

21/08/13 on Andhra Bank, Secco town ship, Buidwan
on account of Development Charges for Institutional use, Development
Charges for Change of use of land from Agriculture to Commercial and
Re-erection Charges.

Dev. Charges for Institutional use R. 27,500/- ^{on behalf of Urban Dev. (T&CP) Dept.}
Govt. of W.B.
Dev. charges for change of use of land R. 68,797/-
Re-erection charge R. 14,860/-
R. 1,11,176/-



Cashier
Durgapur Development Authority