

# 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](mailto: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 /NOC/PC-101/2012-13/22

Date 16/4/2013

To  
Sri. Jhirul Islam ,  
20/12, Ashoke Avenue, Durgapur-04,  
Burdwan

**Sub:** Provisional N.O.C. for Development of Commercial Housing Project on 3075.63 sq.mts. of land area on vide RS plot no 550/559 & L.R plot no 559 of mouza- Arrah, J.L. no.-91 under Malandighi Gram Panchayat.

**Ref:** Your Application no. 1030 dated 13.02.2013.

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:

- i) An amount of Rs. 61,513/- on account of Institution of use, the rate being Rs. 20/-per sq.mt of land proposed for Commercial Housing Project/ Co-operative housing project in Census town area.
- ii) An amount of Rs. 3,07,564/-on account of change of use of land from agriculture to Housing Project, the rate being Rs. 100/- per sq.mts. of land proposed for commercial use on private land in Census town area.
- iii) An amount of Rs. 45,673/-for erection re-erection charges @ Rs3/-cum considering 45% ground coverage.

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- 46 Nos.
- 3) FAR within 1.75
- 4) Building height 11M with G+3 structures.

**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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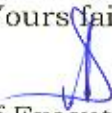
Ref. No. ADDA/DGP .....

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. 12% 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 Rural Local Body to be submitted in due time to this Authority.

Thanking You,

Yours faithfully,

  
Chief Executive Officer,  
Asansol Durgapur Development Authority.

**Note:**

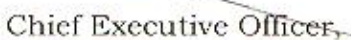
1. This letter together with the cash receipt of ADDA of the aforesaid levy of development charge will be treated as conversion N.O.C.
2. Final NOC for the development permission will be accorded after the submission of the approved plan of the project in line with the guiding principle of this NOC from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

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

Dated .....

Copy for information to:

- 1) The Pradhan, Malandighi Gram Panchayat.

  
Chief Executive Officer,  
Asansol Durgapur Development Authority.