



# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal  
( Under Urban Development & Municipal Affairs Department )

1<sup>st</sup> Administrative Building,  
City Centre,  
Durgapur – 713216

Vivekananda Sarani, Senraleigh Road,  
Near Kalyanpur Housing More,  
Asansol -713305

Memo No. ....ADDA/DGP/DP/2022/0672

Date :.....27/04/2022.....

To

VINAYAK DEVELOPERS

C/O - Aritra Das, & Suman Kr. Mandal (Partners) , Address - UCP 005, 1ST FLOOR,  
Bengal Ambuja, CityCenter, Durgapur

**Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country  
(Planning & Development) Act, 197.**

In reference to his / her application no. 2021/01/002042, Dated: 28/10/2021 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 Residential to Commercial Housings (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) development for land area of 530.14 square meter at Durgapur Plot No.(R.S.) 1387(P)/ Plot No.(L.R.) 973, and Khatian No.(R.S.) NA,/Khatian No.(L.R.) 6407, in sheet No. \*\*\*, Holding No.\*\*\*within Ward No.\*\*\* Mouza- Birbhanpur , J.L. No.- 91 under Coke Oven 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. 6756444512961 dated 21-Apr-2022 amounting is 66268.00 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 Housings (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.

Yours faithfully,

**Chief Executive Officer  
Asansol Durgapur Development Authority.**



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Memo No. ADDA/D&P/NOC/PC/289/18-19/182

Date: 09.03.2021

To  
**NABA KUMAR GANGULY & ANJANA ROY  
& AMAR DAS & BABY DAS,**  
BIRBHANPUR, COKE-OVEN COLONY,  
DURGAPUR, DIST. PASCHIM BARDHAMAN,  
PIN - 713202 .  
Mob: 9593122999.

**Sub:** Land use N.O.C. from ADDA for Development of **Commercial-cum-Commercial Housing Project (B+G+VIII)** on R.S. Plot No. 1386, 1402, 1403 & L.R. Plot No. 967, 969, 972, 973, L.R. Khatian No. 310, 972, 4896, 4906, with the area of 64 decimal / 3120.1599 sq. mtr. of land area in Mouza - Birbhanpur, J.L. No. 91, P.S. Durgapur, in Durgapur Municipal Corporation Area in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

**Ref:** Your Application No. **P/4032** dated **17.07.2018**.

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-cum-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 / Residential Apartment Components other than Commercial-cum-Commercial Housing Project (B+G+VIII) is allowed.**
- ii) Concerned Urban Local Body or Rural Local Body should strictly comply to the area mentioned **maximum ground coverage 35% and FAR of 3.**
- 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.

*Nalghis*



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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 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: