

# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

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

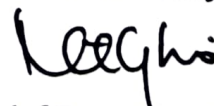
1<sup>st</sup> Administrative Building,  
City Centre,  
Durgapur - 713216

Vivekananda Sarani, Sen-Raleigh Road,  
Near Kalyanpur Housing More,  
Asansol - 713305

(2)

8. 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, Forest & Climate Change, GOI, vide memo no. DONO.9-8/2005-HSMD dated 28.04.2016.
9. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
10. Aviation Clearance is mandatorily required in case of highrise building as per norms of Airport Authority of India & Directorate of Air Traffic Management.
11. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation, Municipalities etc.) as well.
12. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
13. Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
14. 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.
15. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
16. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
17. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
18. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,

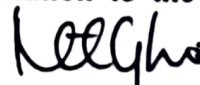


Chief Executive Officer

Asansol Durgapur Development Authority

Memo No. ADDA/ASL/1229/(1)/2/ISS/FL/NOE/4534 Date: 17.11.2021

Copy forwarded with enclosure of drawings for kind information to the Commissioner, Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman.



Chief Executive Officer

Asansol Durgapur Development Authority



# 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, Sen-Raleigh Road,  
Near Kalyanpur Housing More,  
Asansol - 713305

NO. - ADDA / ASL / 1234 / V / 155 / FL / NOC / 4535

Date: - 17.11.2021

To,  
**SHREEJI BUILDERS & DEVELOPERS,**  
Partner: Satish Kr. Bagaria,  
Amrasota, Raniganj - 713347,  
Dist. Paschim Bardhaman.

**Sub:** Land-use NOC from ADDA for **Commercial Housing Project (B+G+5 Storied)**, on LR Plot Nos. 3047, 3052 corresponding to Khatian No. 3938 with an area of 931.11 sq. mt. (23.0 Decimal) in Mouza Amrasota, J.L No. 18, P.S. Raniganj within Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman in pursuance of Sec. 46 of the West Bengal Town & Country (Planning and Development) Act. 1979.

**Ref:** Your Application No. P/4535 Dated 27-11-2019.

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 Commercial Housing Project (B+G+5 Storied), on the above quantum of land and locations mentioned above, subject to fulfillment of the following features & conditions.

For any type of construction, necessary approval of detailed Architectural/Structural drawings duly signed by Architect/Engineer, made as per Building Bylaws of the West Bengal Municipal (Building) Rules, 2007 is to be obtained from the Competent Authority.

**Conditions:**

1. **As per Land Use norms no Industrial/Institutional/Commercial other than the Commercial Housing Project is allowed.**
2. Concerned Urban Local Body or Rural Local Body should strictly comply to the area and this project permissible with the maximum **Ground Coverage of 25.66 %** and **FAR of 1.65**.
3. All Statutory clearance needs to be obtained for Residential Commercial Housing Project (B+G+5 Storied) from Competent Authorities.
4. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
5. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.
6. Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
7. 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.

Contd.....P/2

*N. Ghosh*

# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

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

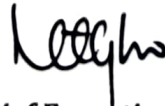
1<sup>st</sup> Administrative Building,  
City Centre,  
Durgapur - 713216

Vivekananda Sarani, Sen-Raleigh Road,  
Near Kalyanpur Housing More,  
Asansol - 713305

(2)

8. 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, Forest & Climate Change, GOI, vide memo no. DONO.9-8/2005-HSMD dated 28.04.2016.
9. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
10. Aviation Clearance is mandatorily required in case of highrise building as per norms of Airport Authority of India & Directorate of Air Traffic Management.
11. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation, Municipalities etc.) as well.
12. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
13. Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
14. 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.
15. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
16. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
17. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
18. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,



Chief Executive Officer

Asansol Durgapur Development Authority

Memo No. A300/ASL/1234/1(1)/2/ISS/F4/RUC/4535 Date: 17.11.2021

Copy forwarded with enclosure of drawings for kind information to the Commissioner,  
Asansol Municipal Corporation at Raniganj, Dist. Paschim Bardhaman.



Chief Executive Officer

Asansol Durgapur Development Authority



# Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

আসানসোল পশ্চিম বর্ধমান



শ্রী বিন্দু এন্ড ডেভেলপার্স

পিতা/স্বামীর নাম: পক্ষে পার্টনারস

এন.এস.বি রোড রানীগঞ্জ

P.S.: রানীগঞ্জ

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 27/04/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

## Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/2309/203)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
আমডাসোতা, 018, রানীগঞ্জ	3938	3047		30	0.0000	বাইদ	কমার্সিয়াল বাস্তু
আমডাসোতা, 018, রানীগঞ্জ	3938	3052		1171	0.4000	বাইদ	কমার্সিয়াল বাস্তু

## Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Conversion certificate is being issued in accordance with the notification bearing no. 1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published 24.09.2009 in-the Kolkata Gazette, Extraordinary.

Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

*Alab 26/6/2022*  
Collector u/s 4C of the WBLR Act, 1955

&

~~Sub-Divisional Land Reforms Officer~~  
**Reforms Officer, Asansol**  
Dated:

Memo:

- (i) The BL&LRO, **রানীগঞ্জ** for information and taking necessary action.
- (ii) The RL, of the **রানীগঞ্জ মিউ.** for information and taking necessary action.
- (iii) Office copy of the certificate to be kept with the relevent case Record

**Sub-Divisional Land & Land Reforms Officer**