

PASCHIM BARDHAMAN ZILLA PARISHAD
COURT COMPOUND , ASANSOL-713304,
DIST.: PASCHIM BARDHAMAN

Memo No. 141/DE/PSBZP

Date: 16/10

To
The Pradhan
Jemua Gram Panchayat
Vill. + P.O. : Jemua , Durgapur
Pin : 713206, Dist. : Paschim Bardhaman .

Sub. : " No objection " in connection with construction of a Residential Building Apartment (B+G+XV) at L.R Plot Nos.- 498,501, 553, 554, 555, J.L. No.-109, Mouza:-Shankarpur , Khatian Nos.- 2162, 2163, 255, 21, 2226, 2225, 2227, P.S.- New Township , Dist.- Paschim Bardhaman at the limit of Gram Panchayat.

With reference to your Memo No. JGP/56/2017-18 dated 16.05.17 vide which Sri Ganesh Yadav of UNIQUE PROCON Pvt. Ltd. , New Ma Rabinranagar , Shankarpur West , Durgapur-06, Dist.: Paschim Bardhaman has applied for seeking " No objection " in connection with construction Residential Building Apartment (B+G+XV) at L.R Plot Nos.- 498,501,553,554,555, J.L. No.-109, Mouza:-Shankarpur , Khatian Nos.- 2162, 2163, 255, 21, 2226, 2225, 2227, P.S.- New Township , Dist.- Paschim Bardhaman, I have been directed by the Zilla Parishad Authority to inform you that objection " may be issued subject to the following conditions :

1. All constructions have to strictly follow the relevant Panchayat Act / IS codes / National Building Codes, as wherever applicable.
2. The right, title and interest of applicant in respect of land on which the structure is proposed have been considered as certified by concerned Pradhan.
3. The building shall not be constructed under or within the restricted horizontal and vertical distance of the Overhead Electric Power Supply line running on any side of the building site under provisions of the Indian Electricity Rules.
4. Necessary clearance for Fire, Environmental, Aviation and other Safety norms must be accorded from the Competent Authority.
5. Necessary permissions must be accorded from the Competent Authority to draw Ground Water during/after construction of the building.
6. Rain water harvesting along with recharging pits in sufficient numbers must be installed.
7. Height of the building should be maximum 48.50 meter from Ground Level to terrace.
8. Necessary arrangement of Power Supply is to be made with due permissions from the Competent Authority.
9. Proper adequate drainage facility by means of access and passage leading to existing public drains or drainage channels or by means of soak pit having adequate capacity is to be arranged with proper clearance from the competent authority:
10. Sanitary including garbage disposal facility is to be properly arranged by the applicant.
11. Provisions of S.T.P, if required, with necessary permission of the outfall from the competent authority is to be provided.
12. The building should have an approach road or passage for ingress or egress from or to a public road with necessary clearance from the competent authority.
13. As certified by Sri Saikat Sarkar , Architect having Lic. No. : CA/2011/52469 , Sri Hirok GHosh , Structural Engineer having AMC Lic. No. LBPM / 163/AMC & DMC/BPD/165, Sri S.K.Mandal , Geo Technical Engineer having No.L.B.S ,Class-I (K.M.C) , ESE-II and vetted by Prof. Dr. Partha Ghosh , Asst. Professor of Civil Engineering Department , Jadavpur University, the Department of P & RD , Kolkata has intimated their " No Objection " in giving clearance of this Building Plan vide their memo no. 4901-RD-P/RIDF/IV-53/2017 dt. 21.09.17 (copy enclosed). This building plan, as certified by them, and cleared by P & RD , Kolkata , shall always be strictly followed when building operations are in progress and such plan shall be made available for inspection whenever so required by any authorized representative or officer of the Jemua Gram Panchayat / Durgapur-Faridpur Panchayat Samity / Paschim Bardhaman Zilla Parishad . If as a result of inspection it is found that the construction is not according to above plan, Panchayat reserves the right to take legal action.
14. Within one month from the date of completion of the construction of the building for which no objection has been obtained, the Owner of the building shall apply for obtaining completion certificate from Zilla Parishad through Gram Panchayat along with submission of "As Built" drawing, duly certified by originally entrusted Architect and Structural Engineers.
15. Within one month from the date of completion of the construction of the building for which "No Objection" has been obtained, the Owner of the building shall apply for obtaining completion certificate from Zilla Parishad through Gram Panchayat along with submission of "As Built" drawing, duly certified by originally entrusted Architect and Structural Engineers.
16. The plan remains valid for two years from the date of issue of no objection. If the construction work is not commenced / completed within the stipulated time, further application to be submitted before the concerned authority along with the deposition of necessary fees etc. as per norms.
17. Amount to be realized from the developers as "No objection fees" amounting to Rs. 94,09,513/- for Covered area of 470475.62 sft. @ 20/- per sft. A which 70% of the above amount i.e Rs.65,86,659/- is to be deposited in favour of Paschim Bardhaman Zilla Parishad , payable at Asansol through Bank Draft .
18. Paschim Bardhaman Zilla Parishad & concerned Gram Panchayat will not be liable in any way for any accident / mishap is caused during or after time of execution of structural work as both the departments are not in a position to supervise the day to day construction work.

Final "No objection" will be issued after compliances of the above.

(Rhow) 16/10/17
Assistant Engineer,
Paschim Bardhaman Zilla Parishad .

Memo No. 141/2/DE/PSBZP

Date 16.10.20

Copy forwarded to Karmadhyaksha, P.K.O.P.S.S, Z.P, Bardhaman / Additional Executive Officer , Zilla Parishad, Paschim Bardhaman for information please. This is as per approval of Zilla Parishad Authority vide dated 25.09.17.

(Rhow) 16/10/17
Assistant Engineer,
Paschim Bardhaman Zilla Parishad .

ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

Durgapur Office :

1st Administrative Building, City Centre
Durgapur - 713216,
Ph. No. (0343) 2546716, 2546815
Fax No. : (0343) 2545793
e-mail : adda.dgpr@gmail.com
ceoadda.ud@gmail.com

Website : www.addaonline.in

Asansol Office :

Vivekananda Sarani (Senraleigh Road)
Near Kalyanpur Housing More, Asansol - 713305
Ph. No. (0341) 2257377
Fax No. (0341) 2257379
e-mail : adda.asl@gmail.com
ceoadda.ud@gmail.com

Ref. No. ADDA/DGP./N.O.C.(P.)/PC-309(c)/16-17/1220

Date : 04/05/18

To

**Laxmi Narayan Ghosh, Swapan Ghosh,
Tapan Ghosh, Durba Mondal, Maya Mondal
Beauty Mondal, Ananda Ghosh & Sunil Ghosh**
Sankarpur, Durgapur - 12
Dist - Paschim Bardhaman.

Sub: N.O.C. for Development of **Commercial Housing Project** on 155 decimal /6272.695 Sq. mtr. vide RS plot No. 140, 142, 143, 144, 145 / LR Plot No. 498, 501 553, 554, 555, LR Khatian No. 331, 21, 255, 2162, 2163, 2225, 2226, 2227 in Mouza - Sankarpur, J.L No.109, P.S. New Township Police Station under Jemua Gram Panchayat in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref:-Your Application No. P/2994 dated 16.02.2017.

Sir,

This Authority will be pleased to issue N.O.C. for change of use of your plot & development of the project in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

The Development permission of this **Commercial Housing Project** is based on the LUDCP of the Durgapur Sub-Division, existing Bye-laws & Town-plannir norms, containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) FAR within 2.75 (Two point Seven Five).
- 3) Maximum Building height 24 M with G+7 structures. Subject to the statutory approval of aviation clearance from concerned Govt. Department.
- 4) No. of Dwelling units 140.
- 5) Abutting road 15.24 M as obtained at site.

Subject to the following condition:

- i. Necessary conversion N.O.C. required to be taken up as per WB' R Act. or any other Act as applicable.
- ii. The Authority shall not take up responsibility for providing water for the above project.
- iii. You have to approach the local power supply agency to draw power for your project.

ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

Asansol Office :

Durgapur Office :
1st Administrative Building, City Centre
Durgapur - 713216,
Ph. No. (0343) 2546716, 2546815
Fax No. : (0343) 2545793
e-mail : adda.dgpr@gmail.com
ceoadda.ud@gmail.com

Vivekananda Sarani (Senraleigh Road)
Near Kalyanpur Housing More, Asansol - 713305
Ph. No. (0341) 2257377
Fax No. (0341) 2257379
e-mail : adda.asl@gmail.com
ceoadda.ud@gmail.com

Website : www.addaonline.in

Ref. No. ADDA/DGP.

Date :

- 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. 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, Forests & Climate Change, GOI, vide memo No. DONO. 9-8/2005-HSMD dated-28.04.2016.
- vii. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- viii. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
- ix. You must provide Solar Lighting System in all the shadow free areas within your premises to make your project energy efficient.
- x. Provision for small S.T.P & for the outfall of the S.T.P, you should take necessary NOC from the Urban / Rural Local Body.
- xi. A copy of Completion Certificate of the Project from Urban Local Body to be submitted in due time to this Authority.
- xii. All the other statutory approval as required for the development of this project.

Thanking You,

Yours faithfully,

Chief Executive Officer,
Asansol Durgapur Development Authority.

Dated _____

Memo No. ADDA/DGP/ _____

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) Pradhan, Jemua Gram Panchayat.

Chief Executive Officer,
Asansol Durgapur Development Authority.