



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. ADDH/DGR/Noe(P)/PC-392/18-19/1017 Date 06.11.2019

To

Sanjay Bajoria & Pawan Bajoria,
148/1 Tilok Road, Burns Plot,
P.O+P.S. Raniganj,
Dist- Paschim Burdwan.

Jyoti Agarwal & Mukesh Agarwal
B-109 Merbold Street,
Bidhannagar,
Dist. Paschim Bardhaman

Sub: N.O.C. for Development of **Commercial Housing Project** over 54 decimal/ 2307.5464 Sq.mtr. vide RS plot No. 28/527, LR Plot No. 57, LR Khatian No. 2335, in Mouza - Shankarpur, J.L No.109, P.S. New Township, under Jemua Panchayet in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref:- Your Application No. **P/4703** dated **03.01.2019**.

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-planning norms, containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) FAR within 1.5 (One point five)
- 3) Maximum Building height 11.5 M with G+3 structures.
- 4) 30 Nos. Dwelling units may be allowed as per norms.
- 5) Abutting road 6.1 M wide as obtained at site.

Subject to the following condition:

- i. Necessary conversion N.O.C. required to be taken up as per WBLR Act. or any other Act as applicable.
- 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).
- 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.



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

- 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.

Memo No. ADDA/DGP/Noe(P)/Pe-392/18-19/10/7

Dated 08.11.2019

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.

Chief Executive Officer,
Asansol Durgapur Development Authority.