

8,32,039/-

# 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  
adda.dgpr@gmail.com

**Asansol Office :**

Sahara Apartment, Kumarpur  
G. T. Road, Asansol 04  
Phone: 0341 2257377-78  
Fax: 0341 2257379

Ref. No. ADDA/DGP /NOC(P)/PC-284/13-14/1725

Date 24/07/14

To  
Jai Matadi Real Estate Development Pvt. Ltd.  
Sri Bhagwandas Gupta, Director  
Kadamtala (Near Zonal Centre), P.S.- Coke-oven  
Durgapur - 713211, Dist.- Burdwan.

**Sub:** Provisional N.O.C. for Development of Commercial Housing Project on 1856.877 sq.mts. of land area on vide RS Plot No. 1403, 1403/2499 & 1403 / LR Plot No. 3049, 3051, 6605, 6606 & 6608 of Mouza-Gopinathpur, J.L. no. 85, P.S. - Coke-oven under Durgapur Municipal Corporation.

**Ref:** Your application no. 1393 dated - 23-12-2013

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. 46,408/-** on account of Institution of use the rate being Rs. 25/- per sq.mt in Urban area for commercial housing Project in DMC area.
- ii) An amount of **Rs. 1,85,631/-** on account of change of use to commercial usages, the rate being Rs. 100/- per sq.mts. for commercial housing Project in DMC area.

You should deposit both the charges by **Demand Draft** drawn in favour of **Beneficiary Fund A/C. Asansol Durgapur Development Authority** Payable at **Durgapur**.

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 containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) FAR within 3.25 (three point two five).
- 3) 51 nos. dwelling units.
- 4) A Small area of utility shops can be incorporated within the FAR limit of 3.25.
- 5) Maximum building height 40M with G+12 structures. Subject to the statutory approval of aviation clearance from concerned Govt. Department.
- 6) Width of means of access to your plot with R.O.W. 30.5 M as obtained at site.

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

*Anmilk Gupta*  
Chief Executive Officer  
Asansol Durgapur  
Development Authority  
City Centre, Durgapur-13  
Dist.-Burdwan



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- III. 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).
- IV. You have to approach the local power supply agency to draw power for your project.
- V. 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.
- VI. You have to provide suitable location for garbage vat within your plot without sacrificing organized open space or other mandatory open space.
- VII. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- VIII. 12% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferably 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 RLB 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 to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) The Commissioner, Durgapur Municipal Corporation.

Chief Executive Officer,

Asansol Durgapur Development Authority.