

# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

## 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

Website : www.addaonline.in

## 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

Memo No. ADDA/ASL.

2379/V/ISS/FL/NOC/461

Date :

04.12.17

To

Aditya Infra,

Constituted Power of Attorney of Md. Eshan Mallick & Zarina Khatoun,  
14/49, Mallick Mansion, G.T. Road, Near Gujrati School,  
Asansol(S), Dist. -Paschim Bardhaman- 713301.

**Sub:** Land-use NOC from ADDA for Development of **Commercial Residential Project (B+G+V)** on Plot No. 23252, 23253 & 23254, corresponding to Mutation Case No. 2187/2017 & 2188/2017 with an area of 2550.45 sq. mt. (63 dec.) in Mouza Asansol Municipality, J.L. No. 50, P.S. Asansol within Asansol Municipal Corporation.

**Ref:** Your Application No. P/3220 dated 14-09-2017.

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 development of Commercial Residential Project (B+G+V) 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 Corporation/Municipality/Panchayet Acts & Rules is to be obtained from the Competent Authority.

### Features of the proposed project:

- I. Ground coverage as per Building Plan : 48.98% of the total plot area;
- ii. Number of dwelling units/Commercial area : 44units/Gr.Fl., 1<sup>st</sup> Fl.& 2<sup>nd</sup> Fl.(Block-A)& Gr.Fl.(Block-B);
- III. Type of Buildings : B+G+V;
- IV. Building height : 18.39 Mtr.

### Conditions:

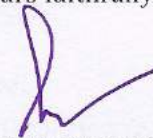
1. This NOC is related to land use only under T&CP Act 1979. All Statutory clearance needs to be obtained for setting up Commercial Residential Project (B+G+V).
2. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
3. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.

Contd.....P/2.

(2)

4. 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.
5. 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.
6. 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.
7. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
8. 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.
9. 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.
10. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
11. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
12. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
13. 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



**Date:** .....

**Memo No.:**.....

Copy forwarded with enclosure of drawings for kind information to the Mayor, Asansol Municipal Corporation.

**Chief Executive Officer**

Asansol Durgapur Development Authority



**GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DIVISIONAL FIRE OFFICER  
WEST BENGAL FIRE & EMERGENCY SERVICES**

Memo No : IND/WB/FES/20172018/1265

DATE: 30/11/2017

**From :**

**The Divisional Fire Officer  
Fire Prevention Wing,  
West Bengal Fire & Emergency Services.**

**To : EHSAN MALLICK**

**Sub : Fire Safety Recommendation for Proposed Construction of: B + G + 6 Storied Building Under Group Residential at the Premises No.- MOUZA-ASANSOL MUNICIPALITY, J.L.NO. 20,R.S.PLOT NOS. 23252,23253,23254, KH.NO. 13319, WARD NO. 43 (NEW), 17 (OLD), G.T.ROAD (EAST), OPPOSIT OF EASTERN RAILWAY GIRLS HIGH SCHOOL, P.O. & P.S. ASANSOL, DIST. PASCHIM BARDHAMAN.**

This is in reference to your Application No. IND/WB/FES/20172018/1265,dated 30/11/2017, regarding Fire Safety Measure for Proposed construction of B + G + 6 storied building under group Residential at the premises no.- MOUZA-ASANSOL MUNICIPALITY, J.L.NO. 20,R.S.PLOT NOS. 23252,23253,23254, KH.NO. 13319, WARD NO. 43 (NEW), 17 (OLD), G.T.ROAD (EAST), OPPOSIT OF EASTERN RAILWAY GIRLS HIGH SCHOOL, P.O. & P.S. ASANSOL, DIST. PASCHIM BARDHAMAN..

The plan submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this is issuing Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

**Recommendation:**

1. ONE ELECTRIC DRIVEN FIRE PUMP OF 180 L.P.M. DISCHARGE CAPACITY AS THE JOCKEY PUMP AND ONE ELECTRIC DRIVEN FIRE PUMP OF 2850 L.P.M. DISCHARGE CAPACITY AS STANDBY FIRE FIGHTING PUMP SHALL BE ALSO BE PROVIDED IN THE SAME PUMP HOUSE.
2. ONE ELECTRIC DRIVEN FIRE PUMP OF 2850 L.P.M. DISCHARGE CAPACITY FOR



- THE SPRINKLERS SYSTEM AND ONE ELECTRIC DRIVEN FIRE PUMP OF 2850 L.P.M. DISCHARGE CAPACITY FOR THE WET RISERS SYSTEM SHALL BE PROVIDED IN A FIRE PUMP HOUSE NEARBY THE UNDER GROUND FIRE WATER RESERVOIR.
3. REPLENISHMENT ARRANGEMENT FOR THE UNDER GROUND AND THE TERRACE LEVEL FIRE WATER RESERVOIR SHALL BE MADE THROUGH TWO DIFFERENT SOURCES @1000 LITERS PER MINUTE SUPPLY CAPACITY.
  4. FOUR NUMBER OF ABC (6KGS EACH) AND FOUR NUMBER OF CO2 (4.5 KGS EACH) FIRE EXTINGUISHERS SHALL BE PROVIDED ON EACH FLOOR OF THE BUILDING TO FIGHT ANY FIRE AT THE INCIPIENT STAGE.
  5. THE OCCUPANTS OF THE BUILDING SHALL BE WELL CONVERSANT TO OPERATE THE INSTALLED FIRE FIGHTING SYSTEM/EQUIPMENT DURING ANY FIRE INCIDENT.
  6. MOCK FIRE FIGHTING AND EVACUATION DRILL SHALL BE CONDUCTED INVOLVING ALL OCCUPANTS INCLUDING THE FLOATING OCCUPANTS AND NECESSARY RECORDS SHALL BE PRESERVED IN A SEPARATE REGISTER.
  7. ALTERNATIVE ELECTRIC SUPPLY THROUGH DIESEL GENERATOR OF ADEQUATE CAPACITY SHALL BE PROVIDED TO RUN THE FIRE PUMPS/PUMPS OF THE DEEP TUBE WELL, FIRE ALARM, DETECTORS, EMERGENCY LIGHTING ETC. DURING NORMAL POWER FAILURE.
  8. THE CONSTRUCTION OF THE BUILDING SHALL BE CARRIED OUT FOLLOWING THE GUIDE LINES OF THE N.B.C. OF INDIA (PART IV)2005 STRICTLY AND MAINTAINING THE RULES OF LOCAL BODIES AS WELL.
  9. THE ELECTRICAL INSTALLATIONS SHALL STRICTLY BE IN ACCORDANCE WITH THE I.S. 1646 STANDARD.
  10. THE BUILDING SHALL BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH I.S. 1642 STANDARD.
  11. THERE SHALL BE ONE CONTROL ROOM IN THE INTEGRAL PART OF THE BUILDING EQUIPPED WITH CCTV, PUBLIC ADDRESS SYSTEM AND CONTROL PANELS OF DETECTORS, FIRE PUMPS ETC.
  12. THE BUILDING SHALL ADEQUATELY BE PROVIDED WITH MANUAL CALL POINTS AND WARNING HOOTERS/SOUNDERS.
  13. THE BUILDING SHALL BE PROTECTED BY SMOKE/HEAT DETECTORS COUPLED WITH ZONAL PANELS.
  14. THE BASEMENT ALONG WITH ALL THE STAIRS LOBBY, CORRIDORS AND EXITS ACCESS ARE TO BE PROTECTED BY SUITABLE AUTOMATIC SPRINKLERS SYSTEMS.
  15. THERE SHALL BE HALF/FULL LANDING VALVES AND HOSE REEL HOSE ON EVERY FLOOR AND AT THE INTERVAL OD EVERY 22.5 METER INSIDE THE BUILDING AND ON THE TERRACE ALSO.
  16. PERIODICAL INSPECTION/TESTING/CHECKING OF THE FIXED FIRE FIGHTING SYSTEM/EQUIPMENT/LIFE SAFETY DEVICES AND ELECTRICAL INSTALLATIONS SHALL BE CONDUCTED AND CERTIFICATE IN THIS REGARD SHALL BE OBTAINED

FROM AUTHORIZED AGENCY/PERSON.

OF WEST BENGAL  
OF THE DIVISIONAL FIRE  
West Bengal Fire & Emergency Services

Divisonal Fire Officer

West Bengal Fire & Emergency Services

Signature valid  
Digitally signed by TUSHAR  
KANTI SEN  
Date: 2017.11.30 12:19:08 IST



Form IV

Form for Certificate Clearance for Developers  
[See Rule 7 (5)]

Clearance No.....99/CC/D/2017..... Dated: 11.12.2017

Whereas the developer, Sri/Smt./Messrs ✓ Md. Ehsan Mallik & Ors......

Address : Mallik Mansion, 49, G.T. Road (East) Asansol - I.....

has submitted an application with the prescribed fee on 06.12.2017..... for

Certificate of: Clearance for the following developmental project :

- (a) Nature of Project B+G+V storied Residential cum Commercial Building
- (b) Location : G.T. Road (East), Opposite Eastern Railway Girls High School, Asansol
- (c) Details of Plot(s) of Land : R.S. Plot Nos. 23252, 23253, 23254
- (d) Total Area (in Ha) 2508.360 Sq. mt

AND Whereas the aforesaid developer has also submitted a plantation plan in the prescribed format;

AND Whereas the undersigned has approved the said plantation plan after satisfying himself on proper scrutiny of the plan and completing the field enquiry that the proposed plantation of trees as shown in the plantation plan is in accordance the provisions of the West Bengal Trees (Protection and Conservation in Non Forest Areas) Act, 2006 and the Rules made thereunder;

AND Whereas the occurrence of the West Bengal Pollution Control Board has been obtained vide their letter No. .... dated .....

Now, therefore, the undersigned issues this **Certificate of Clearance** in favour of the aforesaid developer in accordance with sub-section (4) of section 9 of the West Bengal Trees (Protection and Conservation in Non- Forest Areas) Act, 2006, subject to the following conditions:-

1. This Certificate is non-transferable.
2. The developer shall take up plantation of trees over 557.695 sq. mt (subject to a minimum of 5 times the trees, if any, to be felled) in the same plot(s) of the land being developed in accordance with the approved plantation plan and complete the same within 6(5/2) Month(s) from the date of sanction of the building / construction plan by the sanctioning authority.



3. As provided in the provision to sub-section (9) of section 9 of the West Bengal Trees (Protection and Conservation in Non- Forest Areas) Act 2007, the plantation has to be implemented before the development project initiated; however, the developer is permitted to provide self-certificate of plantation undertaken as per sub-rule (1) of rule 7.
4. Formal permission for selling of trees on the land being developed, if necessary, be granted only after the sanction of building / construction plan;
5. This Certificate shall cease to be valid if the building / construction plan is rejected by the sanctioning authority or if the plantation work is not completed within the period as specified in the Condition No. 2 above.

Encls :- 1 (one) No. Approved  
Plantation Plan



(Signature of the Competent Authority)

Name : ..... MILAN KANTI MANDAL

Designation : .....  
Divisional Forest Officer  
Durgapur Division  
SS

Official Seal : .....

No. 2995 /2-50

Dated, Durgapur, The 12/12 /2017

Copy forwarded, to the Range Officer, ..... Asansol (T) ..... Range with  
reference to his letter No. .... 246/AL-2 ..... Dated .... 30.11.17 .....

(Signature)  
Divisional Forest Officer  
Durgapur Division  
SS



Govt. of West Bengal  
Forest Department  
e-Challan

GRN: 19-201718-012888364-2

GRN Date: 06/12/2017 11:07:31

BRN : CBI0612170043550

Payment Mode : Counter Payment

Bank : Central Bank of India

BRN Date: 06/12/2017 00:00:00

DEPOSITOR'S DETAILS

Name : Md Ehshan Mallick and Ors Id No. : forest  
Contact No. (Registration No)  
E-mail : Mobile No. +91 8637380341  
Address : GTRoadEAsansol1  
User Type : Depositor

From Date : 06/12/2017 To Date : 06/12/2017

Circle : South East Circle

DDO/DFO: Durgapur Division

Remarks: Application fee for NOC

Range: AFR

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                          | Head of A/C        | Amount[ ₹] |
|---------|--------------------|--|--------------------|------------|
| 1       | forest             | Other Receipts-Other Receipts-<br>Other Receipts | 0406-01-800-021-27 | 1000       |

Total Amount 1000

In Words : Rupees One Thousand only



SITE PLAN OF PROPOSED (B+G+V) STORIED RESIDENTIAL /COMMERCIAL BUILDING OF (1) EHSAN MALICK S/O -ABDUL MALICK. (2) JARINA KHATOON W/O EHSAN MALICK.WITH CONSTITUTED POWER OF ATTORNEY M/S. ADITYA INFRA.ON R.S. PLOT NO - 23252,23253,23254, KH NO - 13319, MOUZA - A.M. J.L.NO - 20 WARD NO - 43 (new)17 (old) P.S. - ASANSOL (S) AT - G.T. ROAD (E) OPP. EASTERN RAILWAY GIRL'S HIGH SCHOOL. ASANSOL.



SITE PLAN

OFFICE USE ONLY.

Minimum Area of Plantation  
557.609 Sq.mt i.e. 22.23% of  
Total land area 2508.360 Sq.mt.

Approved

Divisional Forest Officer

AREA STATEMENT :-  
LAND AREA - 37KH. + 08 CH. = 2508.360 SQ.M.  
CORNER SPLAY FREE GIFTED S.A.M.C: 2.879 SQ.M.  
EFFECTIVE LAND AREA: 2505.481 SQ.M.  
PERMISSIBLE GROUND COVERAGE @ 50% OF  
= 1254.180 SQ. M.

PROPOSED GROUND COVERAGE :-  
COVERAGE IN BLOCK (A) : 848.659 SQ.M.  
COVERAGE IN BLOCK (B) : 393.800 SQ.M.  
COVERAGE IN BLOCK A & B JOIN PORTION : 6.279 SQ.M.  
TOTAL GROUND COVERAGE IN A+B & JOIN PORTION  
= 1248.738 SQ.M. (49.78%)

PORTION BLOCK - A  
BASEMENT AREA :- 945.688 SQ.M.  
GROUND FLOOR AREA :- 720.866 SQ.M.  
1ST FLOOR AREA :- 848.659 SQ.M.  
2ND FLOOR AREA :- 848.659 SQ.M.  
3RD /4TH /5TH FLOOR AREA :- 842.793 SQ.M.  
TOTAL COVERAGE WITH BASEMENT :-  
945.688 + 720.866 + (848.659 x 2) + (842.793 x 3) = 5892.251 SQ.M.

PORTION BLOCK - B  
BASEMENT AREA :- 435.711 SQ.M.  
GROUND FLOOR AREA :- 393.800 SQ.M.  
1ST /2ND /3RD /4TH /5TH FLOOR AREA :- 393.800 SQ.M.  
TOTAL COVERAGE WITH BASEMENT :-  
435.711 + (393.80 x 6) = 2798.511 SQ.M.  
PORTION - A & PORTION - B JOIN = 6.279 SQ.M.

COMMERCIAL AREA :-  
720.866 + 848.659 + 848.659 + 393.800 = 2811.984 SQ.M.  
OPEN SPACE :- 2508.36 - 1248.738 = 1259.622 SQ.M.

PLANTATION AREA STATEMENT :-  
AREA OF THE LAND = 2508.360 SQ.MT. PERMISSIBLE  
PLANTATION AREA 20 % OF THE LAND = 501.67 SQ.MT.  
PROPOSED PLANTATION AREA 22.23 % OF THE LAND 557.609  
SQ.MT.

*S. Shankar Choudhury*  
B.C.E., M.S.G.S., I.C.W.A., M.E.  
Licence No: AM/C/074/075  
Structural Engineer  
Chartered Engineer (R-85389)  
Registered Valuer (VAL-462)  
Geotechnical Engineer

SIGNATURE OF OWNER'S



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**ADITYA INFRA**

**Declaration**

We do hereby declare that the commencement letter is not issued/approved by the concerned competent authority as per prevailing system. We took the plan sanction dated 07/03/2018 vide No. 240/BP/AMC/HQ/18 as the commencement date of the project Horizon - II under Aditya Infra Firm.

**Aditya Infra**

*Pradip Kumar Jiri*  
Partner

**Aditya Infra**

*Jayanti Ghosh*  
Partner

**Regd. Office :**

Ashoka Residency, Saradapally Street No. 5,  
Vidyasagar Sarani, Asansol - 713304  
District : Paschim Bardhaman(W.B.)

**Site Office :**

THE HORIZON  
14 (49) G.T. Road, Opp. Eastern Rly Girls High School,  
Asansol - 1, District : Paschim Bardhaman (W.B.)