

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

Asansol Office

Sahara Apartment, Kumarp
G.T. Road, Asansol C
Phone: 0341 2257377-7
Fax: 0341 225737

Ref. No. ADDA/DGP / P.C-14/11-12/161

Date 27/05/13

To,

Sri. Pankaj Mukherjee, Malaya Mukherjee, Nikhil Ku. Chatterjee, Ashoka Chatterjee, Anirban Chatterjee, Ruma Dutta, Soma Mukherjee, Maitreyee Banerjee, Subodh Dutta, Dipankar Dutta, Kajal Kesh, Tapas Roy, Pintu Singh, Surja Sekyar Banerjee, Naba Kumar Paul, Rajarshi Roy, Tumpa Roy, Arpita Roy, Soma Ghosh, Chhanda Sen, Aruna Paul, Anup Purakayastha, Chandana Purakayastha, Madhusudan Saha, Ratna Saha, Kamal Mukherjee, Sanat Kumar Sen, Satyabrata Sen, Yogesh Garg, Kusum Garg, Puskar Garg, Sabitabrata Mukherjee & Tanvee Housing Dev. Pvt. Ltd. Under consortium of M/S. Aranyk Developers (P) Ltd & M/S. Tapaban Housing Development (P) Ltd.
CA-15, Urvashi Complex, City Centre, Durgapur-16.
Dist- Bankura.

Sub: Provisional N.O.C. for Development of integrated residential neighborhood Project on 17.42475 acres of land area on vide LR plot no. 602,603,621,626,627,629,630,639,641,4428,4427,640,631 Mouza-Bamunara, J.L. No. 58, P.S.-Kanksa.

Ref: Your letter dated 11.11.2011.

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. 14,10,324/- on account of Institution of use, the rate being Rs. 20/- per sq.mt of land proposed for Commercial Housing Project in rural area.
- ii) An amount of Rs. 35,25,811/- on account of change of use of land from Agriculture to Commercial, the rate being Rs. 50/- per sq.mts. of land proposed for commercial use on private land in rural area.
- iii) An amount of Rs. 11,42,363/- for erection or re-erection charges @ Rs. 2/cum content of the building or works. Calculation of this charge is based on the guidelines as mentioned in this NOC.

After the receipt of the aforesaid payment, this Authority will also be pleased to accord conversion N.O.C. and development permission based only on the LUDCP of the Durgapur Sub-Division, existing Bye-laws & Town-planning norms, for your proposed residential neighborhood containing the following features:

You should deposit both the charges by demand draft / local cheque drawn in favour of Asansol Durgapur Development Authority.

1. About 25% of the area that is about 4.35 acres of land to be developed as organized green space including restoration of the recorded ponds with the embankments.

BENGAL INFRA PROJECTS PVT. LTD.
A. A. D. S. T. G.
Director

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2. About 20% of the area to be developed as different hierarchy of roads to cater the requirements of F.A.R for different hierarchy of buildings. This area may be used as road and road side utilities also.
 3. About 3% of the area to be utilized for utility services and amenities such as (1) S.T.P. (2) rain water harvesting (3) Transformer (4) Solid waste Management (5) Water supply facilities (6) Clubs (7) milk booth etc.
 4. Limited Commercial facilities needs to be integrated as this project is over 17.42475 acres of land.
 5. Depending on the ROW of Sibpur Road a FAR of 2.75 may be allowed for residential apartment building and an FAR of 2 may be allowed for Commercial facilities.
6. Allowable dwelling units:- A maximum of 1394 dwelling units are permissible in this settlement .
7. Building heights:- As per the means of access building height of about 33.5M (G+11) structure may be allowed. However aviation clearance is required for a building height of more than 18 Meter.
8. Ground Coverage:- With the affore said land use structure a maximum of 30% ground coverage is allowed.

Subject to the following condition:

- i) Final NOC for the Development permission will be accorded after the submission of 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) 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) 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) 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 rural local body.

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- xi) A copy of Completion Certificate of the Project from D.M.C. 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 for information to :

- 1) The Pradhan, Gopalpur Gram Panchayat.

~~Chief Executive Officer,
Asansol Durgapur Development Authority~~

BENGAL INFRA PROJECTS PVT. LTD
