

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
Ref. No. ADDA/DGP/NOC(2)/PC-198/2013-14/1A21

Asansol Office :

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

Date 23/04/2014

To,
Subodh Dutta
C/O- Durgapur Real Estate Pvt. Ltd.
A-17, Megh Mallar Sarani, Sec.- 2C, Bidhannagar
Durgapur - 713212, Dist.- Burdwan.

Sub: Provisional N.O.C. for Development of Housing Project on 4006.431 sq.mts. of land area on vide RS Plot No. 19 & 20 / L.R Plot no. 40 & 41 of Mouza- Shankarpur, J.L. no. 95, P.S. - New Township under Jemua Gram Panchayat.

Ref: Your application no. 1163 dated 22.07.2013.

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. 80,129/-** on account of Institution of use, the rate being Rs. 20/- per sq.mt of land for Housing Project in rural area.
- ii) An amount of **Rs. 2,00,322/-** on account of change of use, the rate being Rs. 50/- per sq.mts. of plot area for charge to commercial use in rural area.
- iii) An amount of **Rs. 36,859/-** on account for erection re-erection charges @ Rs.2/- per cum of the content of the building or Super-structure.

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

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 unit containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) Maximum 65 Dwelling units.
- 3) FAR within 1.75 (one point seven five).
- 4) Building height 11.5M with G+3 structures.

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 applicable.

... Anil Kupty

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Date

- 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 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/ _____
Copy for information to:

Dated _____

- 1) The Pradhan, Jemua Gram Panchayat.

Chief Executive Officer,
Asansol Durgapur Development Authority.