

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

Ref. No. ADDA/DGP/PC-14/11-12/161

Date 27/05/2013

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. Aranyak Developers (P) Ltd & M/S. Tapaban Housing Development (P) Ltd.
CA-15, Urvashi Complex, City Centre, Durgapur-16.
Dist. - Burdwan.

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.

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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.

Allowable dwelling units:- A maximum of 1394 dwelling units are permissible in this settlement .

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.

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.
- x) You must provide Solar Lighting System in all the shadow free areas within your premises to make your project energy efficient.
- y) 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~~

Book No. : ADDA

RECEIPT

Receipt No. 88

For Payment

ASANSOL-DURGAPUR DEVELOPMENT AUTHORITY

Place : City Centre, Durgapur-16 ADDA/DAP/PC-14/11-12 Date 11.06.2013

Received from Shri Pankaj Mukherjee, Halayaj Mukherjee, Nikhil K. Chatterjee, Ashoka Chatterjee, Anirban Chatterjee, Ruma Dutta, Soma Mukherjee, Haldrayer Banerjee, Subal Chatterjee, Dipankar Datta, Kajal Kishor, Tapas Ray, Tejas Ray, Anita Ray

Rs. 60,78,498/- (Rupees Sixty Lacs Seventy Eight Thousand Four Hundred Ninety Eight only) in cash by No. 051454 dt 13/06/13, 051477 dt 18/06/13,

051471 dt 17/06/13, 051513 dt 05/06/13, 061734 dt 06/06/13, 051484 & 051485 dt 10/06/13 as Axis Bank DAP, 237099 dt 09/06/13, 237026 dt 09/06/13

on account of Development charges for institutional use, Development charges for change of use of land & Re-erection charges vide Ref. No. ADDA/DAP/PC-14/11-12/1614
27/05/2013.

Dev. charges for institutional use	Rs. 14,10,324/-
Dev. charges for change of use of land	Rs. 35,25,811/-
Re-erection charge	Rs. 11,42,363/-
	<u>Rs. 60,78,498/-</u>



Cashier
Durgapur Development Authority

OFFICE OF THE

BLOCK DEVELOPMENT OFFICER, KANKSA

PANAGARH BAZAR, BURDWAN.

PH. No. - 0343-2524504. FAX. - 0343-2525415

Memo No: 1180(5)

Date: 06.05.13.

To

- 1) The Chief Administrative Officer,
Panagarh Air Station,
P.O.- Birudiha,
Burdwan.
- 2) The B. L. & L.R.O., Kanksa.
- 3) The Assistant Engineer, Zilla Parishad, Burdwan (Incharge, Kanksa Zone)
- 4) The Proddhan, Trilokchandrapur Gram Panchayat.
- 5) The Proddhan, Gopalpur Gram Panchayat.

A copy of resolution dtd. 22.04.2013 of the meeting held in the chamber of Block Development Officer, Kanksa and a copy of the notification dtd. 11.08.2011 of District Magistrate, Burdwan is sent for your information and necessary action.

Encls: as stated.


Block Development Officer
Kanksa Development Block
Panagarh Bazar, Burdwan

Members Present :-

1. Smt. Rakhi Biswas, BDO, Kanksa.
2. I.J.S., Hanspal, Wing Commender, Chief Administration Officer, A.F.Station, Panagarh.
3. Sri Dulal Das, IMW, Kanksa
4. Sri Alope Kr. Mitra, SAE, Zilla Parishad.
5. Abdul Latif Hazari, R.O., Kanksa BL&LRO.
6. CPL Ranjit, Representative of Air Force Station, Panagarh
7. LAC, Deep, CPL Ranjit, Representative of Air Force Station, Panagarh
8. Sgt. M.M. Alam, CPL Ranjit, Representative of Air Force Station, Panagarh
9. Sri Tarun Ghosh, Karmadhyakha, Bon-O-Bhumi, Kanksa Panchayat Samity.
10. Md. Murshid Ali, Upa-Prodhan, Trilokchandrapur G.P.
11. Sri Dharendra Kr. Das, Upa-Prodhan, Gopalpur Gram Panchayat.
12. Smt. Sabita Gain, Prodhan, Trilokchandrapur G.P.
13. Smt. Asima Kar, Member, Gopalpur Gram Panchayat.
14. Sri Karuna Bauri, Member, Gopalpur Gram Panchayat.
15. Sri Manu Bagdi, Member, Trilokchandrapur Gram Panchayat.
16. Sri Parimal Biswas, Member, Trilokchandrapur Gram Panchayat.
17. Sri Ajit Sarkar, Work-Assistant, Burdwan Zilla Parishad.
18. Sri Nabin Chandra Paramanik, GPK, Gopalpur G.P.

Smt Rakhi Biswas, WBCS(Exe), Block Development Officer took the chair and initiated the discussion regarding unauthorized construction within the limit of 100 mtr. from the Air Force Station, Discussion were held

The Air Port Authority, Panagarh alleged that the road connecting Air Force campus to highway through Manoj Pally constructed by Burdwan Zilla Parishad (Kanksa Zone) is inadequate for crash vehicle to operate in case of emergency. Initially there was a controversy between the Airport authority and the Panchayat, Trilokchandrapur G.P. regarding ownership of the land on which the road was constructed. However, Airport Authority requested to increase the width of the said road for flight safety in near future. It is decided that increase of the width of the said road will be made after joint Survey among the office of the Airport Authority, Burdwan Zilla Parishad (Kanksa Zone) and BL&LRO, Kanksa which has been stated to be held on 03.05.2013.

The Airport Authority, Panagarh also stated that some newly constructed houses & temple were found within 100 mtrs of Air Force Perimeter. In this regard, the Air Force Authority assured that they will not demolish the existing construction and requested that further permission to build new house should not be given to those plot which fall within 100 mtrs of Air Force Perimeter.

Md Murshid Ali, Upa-Prodhan, Trilokchandrapur told that permission for construction of houses may be given after taking self-declaration from the applicant that their land does not belong within the 100 mtrs from the Air force Station.

Sri Dharendra Kumar Das, Upa-Prodhan, Gopalpur Opined for displaying signboard to locality adjacent to the Air Force Station.

Hence it is suggested in this connection that the Air Force Authority will display signboard to the adjacent locality and in the boundary wall of their area and arrange for miking regarding notification of the District Magistrate, Burdwan.

The meeting ended with thanks from and to the chair.


Block Development Officer
Kanksa Development Block