

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 2546865
E-mail: adda_durgapur@yahoo.com

Ref. No. ADDA/DGP/NDCP/PC-335(D)/13-14/2035

Asansol Office :

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

Date 11/11/14

To
1) Nil Krishna Biswas, 2) Sudip Biswas
3) Mahadeb Biswas, 4) Satyabrata Biswas
5) Subrata Biswas, 6) Madhuchanda Biswas
Mamra Bazar (Main Road)
Durgapur - 713206, Dist.- Burdwan.

Sub: Provisional N.O.C. for Development of Commercial Housing Project in two chunk of land on 1.66 acre / 6717.854 sq.mts. of land area on vide RS Plot No. 395, 397 & 1671/ LR Plot No. 5548, 5549 & 5551 of Mouza - Fuljhore, J.L. no. 82 (Old) / 107 (New), Khatian No. 5561, 5562, 5563, 5564 & 5564 and RS Plot No. 284 / LR Plot No. 614 of Mouza - Mamra, J.L. No. 86 (Old) / 208 (New), Khatian No. 2995 both are P.S. - New Town Police Station under Durgapur Municipal Corporation.

Ref: Your application no. 1581 dated 25.06.2014.

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:

- An amount of **Rs. 1,67,946/-** on account of Institution of use for Commercial Housing Project, the rate being Rs. 25/- per sq.mt in Urban area.
- An amount of **Rs. 6,71,785/-** on account of change of use to commercial usages, the rate being Rs. 100/- per sq.mts. in Urban 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 Project in two chunk of land, containing the following features as placed in tabular format for chunk A with RS No. 395, 395/1671, 284/LR No. 5548, 5549, 614 and chunk B with RS No. 397/LR No. 5551:

Parameter for Chunk - A [1.224 acre]	Parameter for Chunk - B [0.44 acre]
1) Total ground coverage less than 40% of the total plot area.	1) Total ground coverage less than 40% of the total plot area.
2) Maximum height 36 M with G+11 Structure. Subject to the statutory approval of aviation clearance from concerned Govt. Department.	2) Maximum height G+2 structure.
3) FAR 3.25 (three point two five) maximum.	3) FAR 1.25 (one point two five) maximum.
4) No. of Dwelling units 135 no. maximum.	4) No. of Dwelling units 27 no. maximum.
5) Width of means of access to your plot 24.384 M wide abutting Road as obtained at site.	5) Width of means of access to your plot 3.66 M wide abutting Road as obtained at site.


Shri Executive Officer,
Asansol Durgapur
Development Authority
City Centre, Durgapur-10
Dist.-Burdwan.

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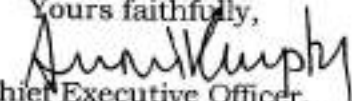
Date

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.
- 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 or Urban 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.