



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

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

Website : www.addaonline.in

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

Ref. No. ADDA/DGP./NOC(P)/PC-312(C)/16-17/900

Date : 17/11/17

To

Pravin Kr. Sirohia

48/2/1, Dr. Suresh Sarkar Road,
P.O. Benia Pukur, P.S. Entaly,
Kolkata-700014, W.B.

Sub: N.O.C. for Development of **Commercial Housing Project** on 106 decimal/ 4289.714 Sq.mtr. of land area on vide RS plot No. 51,52, LR Plot No. 50, 73, 75 LR Khatian no. 1873, with an area of in Mouza- Tetikhola, J.L No.96, P.S. New Township, under Faridpur Durgapur Block in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

Ref: Your Application No. **P/2987** dated **20.02.2017**.

Sir,

This Authority will be pleased to issue N.O.C. for change of use of your plot & development of the project in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

The Development permission of this **Commercial Housing Project** is based on the LUDCP of the Durgapur Sub-Division, existing Bye-laws & Town-planning norms, containing the following features:

- 1) Total ground coverage less than 40% of the total plot area.
- 2) FAR within 1.75 (One point seven five)
- 3) Maximum Building height 11.5 M with G+3 structures.
- 4) 69 no. of dwelling units at the maximum.
- 5) Abutting road 6.7 M wide as obtain as site.

Subject to the following condition:

- i. Necessary conversion N.O.C. required to be taken up as per WBLR Act. or any other Act as applicable.
- ii. The Authority shall not take up responsibility for providing water for the above project.
- iii. You have to approach the local power supply agency to draw power for your project.
- iv. 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.



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Date :

- v. You have to provide suitable location for garbage vat within your plot without sacrificing organized open space or other mandatory open space.
- vi. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- vii. Use of Fly Ash bricks & Fly Ash as a constructional material, required to be mandatorily utilized in this project with ref to the Govt. order of Ministry of Environment, Forests & Climate Change, GOI, vide memo No. DONO. 9-8/2005-HSMD dated-28.04.2016.
- viii. 12% 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 Urban / Rural Local Body.
- xi. A copy of Completion Certificate of the Project from Urban Local Body to be submitted in due time to this Authority.
- xii. All the other statutory approval as required for the development of this project.

Thanking You,

Yours faithfully,

Chief Executive Officer,
Asansol Durgapur Development Authority.

Memo No. ADDA/DGP/

Dated

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) The Pradhan, Jemua Gram Panchayat.

Chief Executive Officer,
Asansol Durgapur Development Authority.

Book No. BF/91

RECEIPT

Receipt No. 31

ASANSOL - DURGAPUR DEVELOPMENT AUTHORITY

ADDA/DGP/NOC(P)/

(BENEFICIARY FUND A/C)

PC-312(C)/16-17

City Centre, Durgapur-713216

Date: 23.08.2017

Received from Pravin Kr. Sinohia

Rs. 3,39,745/-

(Rupees

three lakh thirty nine thousand

seven hundred forty five only)

only)

in Cash / by Ch LDD/PO No. 333148 dt 19/08/17 cr Kotak

Mahindra Bank, DGP

on account of Development Charges for Initiation of use for commercial Housing purpose & changes of use to commercial usage & re-creation changes.

on behalf of Urban Dev. (T&CP) Deptt. Govt. of W.B.

Dev. Charges for Initiation of use for commercial Housing purpose R. 85,794/-

Dev. Charges for changes of use to Commercial usage R. 2,14,486/-

Re-creation Charges R. 39,465/-

R. 3,39,745/-



Asansol

ing Authority

Development Authority



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Ph. No. 0343 2546815, 2546716, 2546889
Fax No. : 0343 2546665
E-mail : adda_durgapur@yahoo.com

Asansol Office:

Sahara Apartment, Kumarpur
G. T. Road, Asansol – 04
Ph. No. : 0341 2257377-78
Fax No. : 0341 2257379

Ref. No. ADDA/DGP/ NOE(P)/PC-312/16-17/267

Date: 24/5/17

To

Pravin Kr. Sirohia

48/2/1, Dr. Suresh Sarkar Road,
P.O. Benia Pukur, P.S. Entaly,
Kolkata-700014, W.B.

Sub: - Payment of Development Charges under section 45 & 120 of the West Bengal Town and country (Planning & Development) Act, 1979 for Development Permission Under section 46 of the West Bengal Town and Country (Planning & Development) Act, 1979 for setting up **Commercial Housing Project**.

Ref:- Your Application No. **P/2987** dated **20.02.2017**.

With reference to above mentioned application regarding issue of No-Objection Certificate from the Authority against RS plot No. 51,52, LR Plot No. 50,73, LR Khatian no. 1873, with an area of 94 decimal/ 4289.714 Sq.mtr. in Mouza- Tetikhola, J.L No.96, P.S. New Township, for construction of **Commercial Housing Project**, you are requested to deposit the following amount by A/c payee Cheque or Demand Draft in favour of 'BENEFICIARY FUND ACCOUNT, ADDA' within 90 days from the date of receipt of this letter, failing which the approval may be cancelled.

Sl.No	Particulars	Total Area	Amount (in RS.)
1.	Charges for Institution of use for Commercial housing purpose @ Rs. 20.00 per sq.mtr.(in Rural Area)	[4289.714 Sq.Mtr.]	85,794.00
2.	Charges for Changes of use to Commercial usages @ Rs. 50.00 per sq.mtr.(in Rural Area)	[4289.714 Sq.Mtr.]	2,14,486.00
3.	Charges for erection & re-erection of use to structure considering @ Rs 2.00 per Cu.m.(in Rural Area)	N.A.	39,465.00
Total = Rs.			3,39,745.00
(Rupees Three Lakh Thirty Nine Thousand Seven Hundred and Forty Five only)			

 23.05.2017

Assistant Executive Officer
Asansol Durgapur Development Authority
Durgapur

A/c Payee



kotak

Kotak Mahindra Bank

0323-Kolkatta - Dalhousie

333148

Valid for three months from date of issue

दिनांक
Date

1	9	0	8	2	0	1	7
D	D	M	M	Y	Y	Y	Y

On demand pay" BENEFICIARY FUND ACCOUNT, ADDA"

को या उनके आदेश पर Or Order

रुपये Rupees Three Lakh Thirty Nine Thousand Seven Hundred Forty Five only

अदा करें।

₹

3,39,745.00

Payable At

*** Not Over INR.

3,39,745.00

For Value Received

for Kotak Mahindra Bank Ltd.



(Drawee Branch)

Sanhita Chowdhury
SANHITA CHOWDHURY
EMP. ID: 60448

Debjani Nandy
DEBJANI NANDY
Emp. Code: 42731

Please sign above this line

⑈333148⑈ 000485000⑈

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