



ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)
(Under Urban Development & Municipal Affairs Department)

1st Administrative Building,
City Centre,
Durgapur - 713216

Vivekananda Sarani, Sen-Raleigh Road,
Near Kalyanpur Housing More,
Asansol - 713305

Form - 4 (see rule 9)

Memo No : ADDA/ASL/2025/002791

Date : 04-Nov-2025

To

1. ANAND REAL DEVELOPMENT PVT. LTD. , C/O - ITS DIRECTOR - SRI ANAND AGARWAL , Address - ASANSOL, PASCHIM BARDHAMAN

Sub: Land Use Compatibility Certificate U/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no **2025/01/003585**, Dated **29/07/2025** on the subject quoted above, the proposed institution of **Commercial Housings (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing)** use / change of use of land from **Residential Zone** to **Commercial Housings (Flats, Apartments, Housing Complex, plotted development excluding**

Cooperative Housing) development for land area of **485.62** square meter at **Asansol** Plot No.(R.S.) **4101,4089,,** and Plot No.(L.R.) **4454,4459**, and Khatian No.(R.S.) **NA**, / Khatian No.(L.R.) **2041**, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Asansol Municipal Corporation , Mouza Narasinghaband , J.L. No. 21 under **Hirapur** Police Station. He / She is hereby informed that the development / institute / change of use of his / her land within Zone No. *** as per Land Use Development and Control Plan (LUDCP) prepared and published by the **Asansol Durgapur Development Authority** under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where Present Land Use of the proposed parcel of land under reference is **Residential Zone** as per Land Use map & Register (LUMR) published by **Asansol Durgapur Development Authority** under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the development / institute / change of use as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed development / institute of change of use has paid vide money receipt No. **8075617636050** dated **01-Nov-2025** amounting is **48562.00** and further no such development charge is leviable.

With reference to the application mentioned above, the **Asansol Durgapur Development Authority** does not have any objection for the development of the schedule of land for **Commercial Housings (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing)** purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 33 of 1976) & section 4C of The West Bengal Land Reforms Act, 1955 as amended up to date.
- 3) The Development permission shall stand automatically revoked if it violates any of the provision of the prevailing laws of the country.
- 4) Any development on the aforementioned plot / plots of land should have to abide by the Development Control Regulations as applicable.



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Scan Result - Authority Name | Office Name | Memo No. | Application Id | Application Date | Date of Issue

This certificate is valid for 1 year from the date of issue. If applied for extension of validity before the expiry of the permission, the Authority may extend the same for such times as it may think proper, but the total period shall in no case exceed 3 years.

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