



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, Senraliegh Road,
Near Kalyanpur Housing,
Asansol - 713305

Ref No : ADDA / DGP / NOC(P)/PC-325/2020/148 DATE : 18.12.2020

To
Nabendu Ghosh
Rajlaxmi Bhaban, Salbagan Road
P.O.- Benachity
Durgapur - 713213, Dist.- Paschim Bardhaman

Sub: Land use N.O.C. from ADDA for Development of **Commercial Housing Project (G+V)** on RS Plot No. 1987, LR Plot No. 4238, LR Khatian no. 13343, with the area of 12.5 decimal/506.04 Sq. mtr. of land area in Mouza - Bhiringi, J.L No. 119, P.S. Durgapur, under Durgapur Municipal Corporation in pursuance of Section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979.

LUDCP-Land Use and
Development Control Plan

Ref:- Your Application No. **P/5096** dated **22.05.2020**.

Sir,

With reference to the above this is to inform you that as per provision of LUDCP, this Authority is pleased to issue Development Permission for **Commercial Housing Project**, on the above quantum of land and locations mentioned above, subject to fulfillment of the following features & conditions.

For any type of construction, necessary approval of the detailed Architectural/Structural drawing duly signed by the Architect/Engineer, made as per Building Bylaws of the West Bengal Municipal (Building) Rules, 2007 is to be obtained from the Competent Authority.

Conditions:

- i. **As per Land use norms no Residential / Commercial component will be allowed other than Commercial Housing Project (G+V).**
- ii. Concerned Urban Local Body or Rural Local Body should strictly comply to the area and maximum ground coverage of 40% and FAR 2.
- iii. All statutory clearance need to be obtained for Commercial Housing Project from Competent Authority.
- iv. This NOC does not include provision of assuring water supply for the above mentioned project. In case the project purpose draw ground water or any other sources necessary permission must be sought for the Competent Authority accordingly.
- v. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternatively source of power must be assured for emergencies.
- vi. Proper adequate drainage is required to be prepared during the land development and as per level survey of the area, submitted in this office so that the adjacent plots are not adversely affected.
- vii. Necessary Fire Clearance is mandatory as per norms. Fire safety measures are required to be installed to avoid any mishap to the public life and property.



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- viii. Rainwater Harvesting along with adequate number of Recharging Pit should be installed in the site.
- ix. Use 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, forest & Climate Change, GOI, vide memo no. DONO-9-B/2005-HSMD dated 28.04.2016.
- x. 8% organized open space should be maintained and plantation of board leaf evergreen trees (preferable Fruit Trees) is mandatory.
- xi. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation & Municipal etc.) as well.
- xii. Installation of solar system for lighting etc. in all the shadow fees areas within the project may be inducted to make the project energy efficient.
- xiii. Provision of small S.T.P. must be there. Necessary permission from the competent Authority may be obtained for the outfall of such S.T.P. **STP-Sewerage Treatment Plant**
- xiv. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
- xv. A copy of Completion Certificate of the project from the competent Authority is required to be submitted in due time to this Authority.
- xvi. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
- xvii. Arrangement of Ingress & Outgress of the project area must be ensured and to be arranged by the project implement authority.

Thanking You,

Yours faithfully,

[Signature]
Chief Executive Officer,
Asansol Durgapur Development Authority

Memo No. ADDA/DGP/NOC(P)/PC-325/2021/148

Dated 18-12-2020

Copy to:

- 1) Hon'ble Chairman, ADDA for kind information.
- 2) The Commissioner, Durgapur Municipal Corporation.
- 3) MMIC Water Supply, Durgapur Municipal Corporation.

[Signature]
Chief Executive Officer,
Asansol Durgapur Development Authority