



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

Memo. No. : ADDA/ASN/DP/2022/0983

Date: 17/05/2022

To

1. ZAFRO INDUSTRIES PVT LTD
C/O - MD. RAFIQUE ANSARI, Address – USHA APARTMENT, HUTTON ROAD, RAMDHANI MORE, ASANSOL.
2. SUBHAS SADHU
3. SHYAMAL SADHU
4. RINA SADHU
5. RAJESH SADHU

Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979.

In reference to his / her application no. 2021/01/001476, Dated: 23/03/2021 on the subject quoted above, the proposed institution of *Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing)* use / change of use of land from VACANT/UNPRODUCTIVE/BARREN LAND to Commercial Housing (Flats, Apartments, Housing Complex, plotted development excluding Cooperative Housing) development for land area of 1663.86 square meter (Site Plan enclosed) at Asansol Plot No.(R.S.) 20546, 20547, / Plot No.(L.R.) 27195, 27194, 945, 495, and Khatian No.(R.S.) NIL, /Khatian No.(L.R.) 33046, 15581, 17324, 13662, 14456, 5224, 5225, 5226, 5227, in sheet No. ***, Holding No. *** within Ward No. 41, Mouza Asansol Municipality, J.L. No. 20, Mouza Asansol, J.L. No. 35, under Asansol 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 predominant land use / Present Land Use of the proposed parcel of land under reference is VACANT/UNPRODUCTIVE/BARREN LAND 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. 5679032038226 dated 27-Apr-2022 amounting is 207983.00 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 Housing (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.

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- 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.

Yours faithfully,

Chief Executive Officer / Executive Officer
Asansol Durgapur Development Authority

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