



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/ASL/ISO/2/ISS/FL/NOC/3591

Date: 20.01.2022.

To

Castron Projects Pvt. Ltd.,

Plot No. S-10, Aheri, Street No.5, Shristinagar, Asansol,
Dist. Paschim Bardhaman - 713360.

Sub: Land-use NOC from ADDA for **Commercial Housing Project, (B+G+5 Storied)**, on **RS Plot Nos. 315, 316, 317, 318, 320, 321, 322, 323, 336 RS Khatian Nos. 436, 444, 445 in Mouza Asansol Municipality, J.L. No. 20 and LR Plot Nos. 340/384 LR Khatian Nos. 527 in Mouza Kumarpur, J.L. No. 19 both under P.S. Asansol** with an area of **55.87 Decimal (2262.56 Sq. Mtr.)** within **Asansol Municipal Corporation at Asansol, Dist. Paschim Bardhaman** in pursuance of Sec. 46 of the West Bengal Town & Country (Planning and Development) Act, 1979.

Ref: Your Application No. P/3591 dated 11-07-2019.

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, (B+G+5 Storied), on the above quantum of land and locations mentioned above, subject to fulfilment of the following features & conditions.

For any type of construction, necessary approval of detailed Architectural/Structural drawings duly signed by Architect/Engineer, made as per Corporation/Municipality/Panchayet Acts & Rules is to be obtained from the Competent Authority.

Conditions:

1. **As per Land Use norms no Industrial/Institutional/Commercial other than the Residential cum Commercial Housing Project is allowed.**

1. Concerned Urban Local Body or Rural Local Body should strictly comply to the area and this project permissible with the maximum **Ground Coverage of 49.89 %** and **FAR of 2.59**.
2. All Statutory clearance needs to be obtained for Commercial Housing Project, (B+G+5 Storied) from Competent Authorities.
3. This NOC does not include provision for assuring water supply for the above mentioned project. In case the project proposes to draw ground water or from any other sources, necessary permissions must be sought from the Competent Authority accordingly.
4. Necessary supply of Power is required to be obtained from the local Power Supply Agencies. Alternative sources of power must be assured for emergencies.
5. Proper adequate drainage is required to be prepared during land development and as per level survey of the area, submitted in this office so that adjacent plots are not adversely affected.
6. 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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(2)

8. 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, Forest & Climate Change, GOI, vide memo no. DONO.9-8/2005-HSMD dated 28.04.2016.
9. 8% Organized open space should be maintained and Plantation of broad leaf evergreen trees (Preferable Fruit Trees) is mandatory.
10. Aviation Clearance is mandatorily required in case of highrise building as per norms of Airport Authority of India & Directorate of Air Traffic Management.
11. Garbage Vat is required to be provided within the project area, which is easily accessible to the inhabitants and the local bodies (Corporation, Municipalities etc.) as well.
12. Harvesting of Rainwater along with recharging pits in adequate number must be installed in the site to be self-sufficient.
13. Installation of Solar System for lightning etc. in all the shadow free areas within the project may be inducted to make the project energy efficient.
14. 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.
15. The project must ensure the infrastructure of all public amenities and safety measures as and when required and as per Govt. Rules.
16. A copy of Completion Certificate of the project from the Competent Authority is required to be submitted in due time to this Authority.
17. Permission for conversion of land under the provision of WBLR Act must be obtained from the Competent Authority.
18. Arrangement of Ingress & outgress of the project area must be ensured and to be arranged by the project implement authority.

Yours faithfully,

Chief Executive Officer

Asansol Durgapur Development Authority

Memo No.

ADDA/ASL/ISO/1(1)/V/ISS/FL/NO/359/

Date:

20.01.2022

Copy forwarded with enclosure of drawings for kind information to the Commissioner, Asansol Municipal Corporation at Asansol, Dist. Paschim Bardhaman.

Chief Executive Officer

Asansol Durgapur Development Authority