



# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

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

1<sup>st</sup> Administrative Building,  
City Centre,  
Durgapur - 713216

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

Memo. No. : ADDA/ASN/DP/2023/1246

Date : 25/05/2023

To

1. NIRBHAY INFRA DEVELOPERS.

C/O - NIL, Address - MALTI MANGAL PLAZA, UNIT NO.- B/G/10(GROUND FLOOR, BLOCK-B), 130 G.  
T. ROAD, RAMBHANDHU TALAW, ASANSOL

**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. 2023/01/002421, Dated : 30/04/2023 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 1375.93 square meter (Site Plan enclosed) at *Asansol Plot No.(R.S.) 972, / Plot No.(L.R.) 1176, and Khatian No.(R.S.) nil, / Khatian No.(L.R.) 3911, in sheet No. \*\*\* , Holding No. \*\*\* within Ward No. \*\*\* , Mouza Asansol , J.L. No. 35 under Asansol (South) 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 *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. 9596987989924 dated 24-May-2023 amounting is 137593.00 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.

Yours faithfully,

Chief Executive Officer / Executive Officer  
Asansol Durgapur Development Authority

