

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 12866/SJDA

Date : 06-May-2024

To,

1. TERAI INFRASTRUCTURES LIMITED, 2. TERAI TEA COMPANY LIMITED, 3. ABHIJIT TEA COMPANY PRIVATE LIMITED,

AGARWALA HOUSE, 2ND MILE, SEVOKE ROAD

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

In reference to his / her application dated **02-Apr-2024(2653/SIG/PLNG/SJDA/2022)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Industrial** to **Mercantile (Commercial Bldg)** development for land area of **11,625.93** square meters (Site Plan enclosed) at **SILIGURI MUNICIPAL CORPORATION C.S. / R.S. / L.R Plot No 2, 3, 5, 6, 7, 8, 9, 10, 11(in sheet 35); 12, 13(in sheet 34) (L.R) 235, 235/830, 237, 238 (R.S) ;In Sheet No. 34, 35 (L.R) 8 (R.S) Holding No. _____ within Ward No. 41 Mouza Dabgram (Urban) (JL NO. -002) _____** under **Bhakti Nagar** Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible / incompatible to the proposed Land Use of the **Industrial , Residential** as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Industrial , Residential** Zone No. **03/06/03** as per Land Use Map & Register (LUMR) adopted by Development / Planning Authority under section 29(3) of the WB T&C (P&D) Act, 1979. The development charge as leviable under the said act for the proposed development / institution / change of use of land has paid vide money receipt No. **RC/0498/2024** dated **25-Apr-2024** / no such development charge is leviable.

With reference to the application mentioned above, the Siliguri Jalpaiguri Development Authority does not have any objection for the development of the schedule of land for **Mercantile(Commercial Bldg)** purpose, subject to the following conditions, as stated below:

1. Permission for conversion must be obtained by the applicant from the competent authority U/s. 4C of the West Bengal Land Reforms act, 1955 ;
2. The permission of development is without prejudice and other law, if any, 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.
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.
5. This Certificate is issued as per order of the undersigned dated 19.3.2024 in the matter of WPA No 1707 of 2023 of Hon'ble High Court Calcutta, Circuit Bench at Jalpaiguri and is subject to the outcome of the pending Writ Petition vide no WPA No 671 of 2024 filed by Lakshmi Rani Dhar & others.

09/05/24

Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

6/5/2024

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PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 12866/SJDA

Date : 06-May-2024

Copy Forwarded To:

1. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134


09/05/24

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

**SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY**

**RECEIPT**

Receipt No. : RC/0498/2024

Date : 25/4/2024

Challan No. : 2907/PLNG/SJDA

File No. : 2653/SIG/PLNG/SJDA/2022

Mouza : Dabgram (Urban)

Owner Name : 1. TERA I INFRASTRUCTURES
LIMITED, 2. TERA I TEA
COMPANY LIMITED, 3. ABHIJIT
TEA COMPANY PRIVATE
LIMITED

Description	Amount
Development Charges	1,831,084.00

Payment Mode : Cheque / RTGS

Total Amount : 1,831,084.00

Total Amount In Words : Rupees Eighteen Lacs Thirty One Thousand Eighty Four Only

Cheque/DD No. : 52024042510002802

Bank Name : CENTRAL BANK

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

Project Title : SITE PLAN & KEY PLAN FOR LUCC FOR BASEMENT + SEVEN STORIED PROPOSED COMMERCIAL BUILDING

NAME OF OWNER (S) :-
1. TERAI INFRASTRUCTURES LIMITED
REGD OFFICE: 10, GOVERNMENT PLACE EAST, KOLKATA - 700001
CORPORATE OFFICE: AGARWALA HOUSE, 2ND MILE, SEVOKE ROAD, SILIGURI - 734001
2. TERAI TEA COMPANY LIMITED
REGD OFFICE: 10, GOVERNMENT PLACE EAST, KOLKATA - 700001
CORPORATE OFFICE: AGARWALA HOUSE, 2ND MILE, SEVOKE ROAD, SILIGURI - 734001
3. ABHIJIT TEA COMPANY PRIVATE LIMITED
REGD OFFICE: 10, GOVERNMENT PLACE EAST, KOLKATA - 700001
CORPORATE OFFICE: AGARWALA HOUSE, 2ND MILE, SEVOKE ROAD, SILIGURI - 734001
SL NO. 1, 2, 3 REPRESENTED BY SRI KAMAL KISHORE BIHANI, SON OF SRI RAM CHANDRA BIHANI

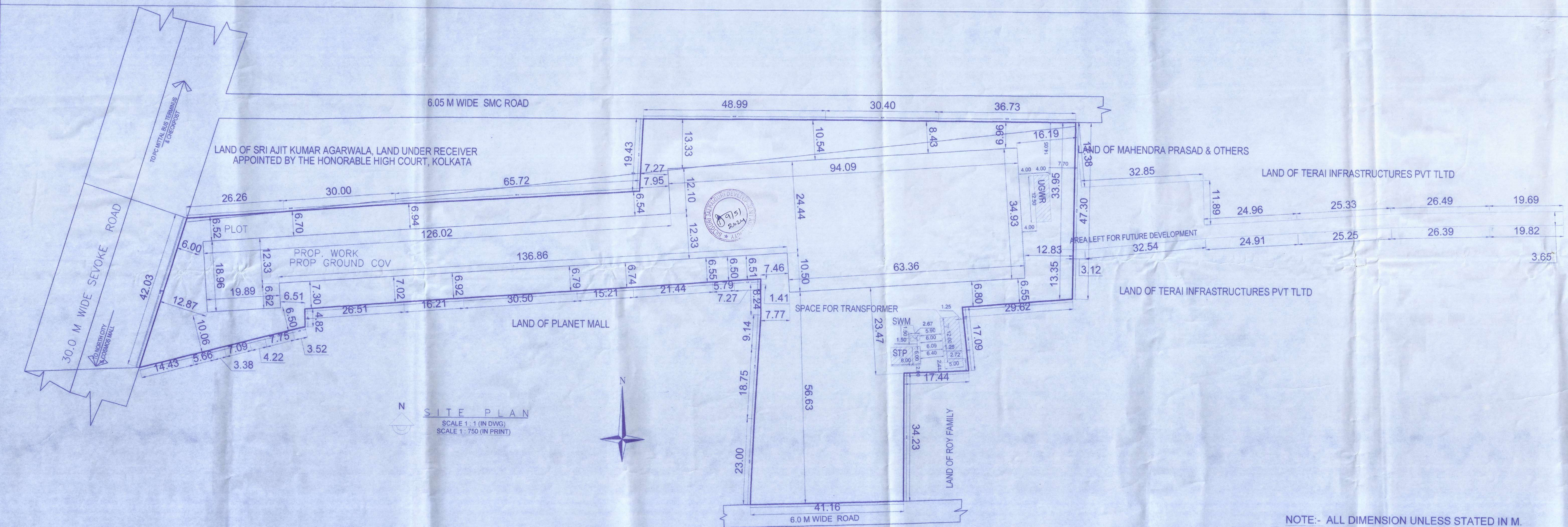
LOCATION OF SITE :-
SEVOKE ROAD, BESIDE PLANET MALL,
UNDER SMC, WARD NO. - 41
OCCUPANCY OF BUILDING :-
MERCHANTILE (RETAIL)
PLOT AREA :-
PLOT AREA (AS PER DEED) = 13984.678 SQM
PLOT AREA (AREA PROPOSED TO BE DEVELOPED) = 11625.93 SQM
PLOT AREA (LEFT FOR FUTURE DEVELOPMENT) = 936.21 SQM
GROUND COVERAGE :-
PERMISSIBLE GROUND COVERAGE = 40% = 4650.37 SQM
PROPOSED GROUND COVERAGE = 40.00% = 4650.37 SQM
PROVISION FOR SWM = 4 SQM
PROVISION FOR STP = 40 KLD = 8 M x 5 M x 1 M
SPACE LEFT FOR ELECTRICITY SUBSTATION = 12 M x 5 M
PROVISION FOR U.G.W.R. = 75 KLD = 12.5 M x 4 M x 1.5 M

SCHEDULE OF LAND (area to be developed):-
R.S. PLOT NO. 235, 237, 238, 239/830
L.R. PLOT NO. 2, 3, 5, 6, 7, 8, 9, 10, 11 (ALL IN SHEET NO 35)
R.S. KHATAN NO. 558, 569/1
L.R. KHATAN NO. 57, 58, 59, 67, 115
J.L. NO. 02(R.S), 02(L.R)
TOUZI NO. 3(a)
R.S. SHEET NO. 08
L.R. SHEET NO. 35
MOUZA - DABGRAM
PARGANA - BAIKUNTHAPUR
PS - BHAKTINAGAR
DIST - JALPAIGURI
UNDER SMC, WARD NO. - 41

SCHEDULE OF LAND (as per deed):-
R.S. PLOT NO. 235, 237, 238, 239/830
L.R. PLOT NO. 2, 3, 5, 6, 7, 8, 9, 10, 11 (ALL IN SHEET NO 35), 12, 13 (IN SHEET NO 34)
R.S. KHATAN NO. 558, 569/1
L.R. KHATAN NO. 57, 58, 60, 67, 84, 115
J.L. NO. 02(R.S), 02(L.R)
TOUZI NO. 3(a)
R.S. SHEET NO. 08
L.R. SHEET NO. 35
MOUZA - DABGRAM
PARGANA - BAIKUNTHAPUR
PS - BHAKTINAGAR
DIST - JALPAIGURI
UNDER SMC, WARD NO. - 41

PROPOSED FLOOR AREA DISTRIBUTION							
FLOOR	PARKING	STAIRCASE/ LIFT LOBBY	RESIDENTIAL	MERCHANTILE (RETAIL)	BUSINESS	RESTAURANT	REMARKS
Basement	-	99.00 sqm	-	4551.37 sqm	-	-	4650.37 SQM MERCHANTILE (RETAIL)
Ground Floor	-	99.00 sqm	-	4551.37 sqm	-	-	4650.37 SQM MERCHANTILE (RETAIL)
First Floor	-	99.00 sqm	-	3901.00 sqm	-	-	4000.00 SQM MERCHANTILE (RETAIL)
Second Floor	-	99.00 sqm	-	3901.00 sqm	-	-	4000.00 SQM MERCHANTILE (RETAIL)
Third Floor	-	99.00 sqm	-	3901.00 sqm	-	-	4000.00 SQM MERCHANTILE (RETAIL)
Fourth Floor	-	99.00 sqm	-	1901.00 sqm	2000.00 sqm	-	4000.00 SQM MERCHANTILE & BUSINESS
Fifth Floor	-	99.00 sqm	-	1071.00 sqm	-	2830.00 sqm	4000.00 SQM MERCHANTILE & RESTUARANT
Sixth Floor	-	99.00 sqm	-	801.00 sqm	-	2800.00 sqm	3400.00 SQM MERCHANTILE & RESTUARANT
TOTAL	-	792.00 sqm	-	24578.74 sqm	2000.00 sqm	5330.00 sqm	32700.74 sqm

AREA STATEMENT (S.D.A)					
Sl. No.	Particulars	Area (Sq. M)	Area (Sq. Yd)	Area (Sq. Ft)	Area (Sq. M)
1	Plot Area	13984.678	3248.4	3248.4	13984.678
2	Area of Building	4650.37	1071.0	1071.0	4650.37
3	Area of Road	11625.93	2677.4	2677.4	11625.93
4	Area of Open Space	936.21	215.0	215.0	936.21
5	Area of Water Body	-	-	-	-
6	Area of Other	-	-	-	-
7	Total	26546.81	6192.8	6192.8	26546.81



NOTE:- ALL DIMENSION UNLESS STATED IN M.

DECLARATION : I shall maintain 2.5M front open space at ground. I shall not even construct steps within the said front open space.

For Terai Infrastructures Ltd
For Terai Tea Co. Ltd.
For Abhiжит Tea Co. (P) Ltd.
Rep by : Sri Kamal Kishore Bihani

Signature of Architect
ANIRUDDHA SANKAR, M.Arch (IIT)
Architect & Urban Designer
COA Regd. No. CA88022888
42, Mangal Pandey Sarani,
East Vinodananda Pally,
P.O. Rabindra Sarani, Siliguri-06
Pin- 735004/7453
Email: aniruddha@gmail.com

