



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10885/SJDA

Date : 09-Mar-2023

To,

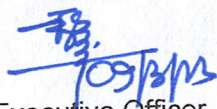
1. J.J. AVASHAN PRIVATE LIMITED REPRESENT BY ONE ITS DIRECTOR SRI SANJIB AGARWALA,
 2.SRI SANJAY KUMAR AGARWAL ,3.SRI MANOJ KUMAR AGARWAL , 4.SMT. NEETU AGARWAL ,
 1. 159 ,RABINDRA SARANI,KOLKATA,PIN-700007,2.GREEN VALLEY APARTMENT, UPPER
 BHANUNAGAR,SILIGURI ,P.O.-SEVOKE ROAD,P.S.-BHAKTINAGAR,DIST-JALPAIGURI,PIN-734001,IN THE
 STATE OF WEST BENGAL.

**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 20-Feb-2023(2836/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of _____ use/change of use of land from Residential to Residential (ResiComm Bldg) development for land area of 5,303.77 square meters (Site Plan enclosed) at SILIGURI MUNICIPAL CORPORATION C.S. / R.S. /L.R Plot No 8,10,11 (L.R) 80,80/777,81/780,81(PART)(R.S) ,In Sheet No. 24 (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 Commercial , Residential as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is Commercial , Residential Zone No. 03/06/01 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/0499/2023dated 28-Feb-2023/ 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 Residential(ResiComm 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.


 Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

Contd to Page 2

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 09.3.23

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Page 2

Memo No. : 10885/SJDA

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Copy Forwarded To:

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

**SILIGURI JALPAIGURI
DEVELOPMENT**

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

**RECEIPT**

Receipt No. : RC/0498/2023 **Date** : 28/2/2023
Challan No. : 0933/PLNG/SJDA **File No.** : 2836/SIG/PLNG/SJDA/2022
Mouza : Dabgram (Urban) **Owner Name** : 1. J.J. AVASHAN PRIVATE LIMITED REPRESENT BY ONE ITS DIRECTOR SRI SANJIB AGARWALA, 2.SRI SANJAY KUMAR AGARWAL ,3.SRI MANOJ KUMAR AGARWAL , 4.SMT. NEETU AGARWAL

Description	Amount
Land Pooling	216,251.00

Payment Mode : - **Total Amount** : 216,251.00

Total Amount In Words : Rupees Two Lacs Sixteen Thousand Two Hundred Fifty One Only

Cheque/DD No. : 23059517393 **Bank Name** : UBI

Branch Name : Slg

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

J.L. Landa

Signature of Authorized Officer

**RECEIPT**

Receipt No. : RC/0499/2023 **Date** : 28/2/2023
Challan No. : 0932/PLNG/SJDA **File No.** : 2836/SIG/PLNG/SJDA/2022
Mouza : Dabgram (Urban) **Owner Name** : 1. J.J. AVASHAN PRIVATE LIMITED REPRESENT BY ONE ITS DIRECTOR SRI SANJIB AGARWALA, 2.SRI SANJAY KUMAR AGARWAL ,3.SRI MANOJ KUMAR AGARWAL , 4.SMT. NEETU AGARWAL

Description	Amount
Development Charges	837,996.00

Payment Mode : - **Total Amount** : 837,996.00

Total Amount In Words : Rupees Eight Lacs Thirty Seven Thousand Nine Hundred Ninety Six Only

Cheque/DD No. : 23059516431 **Bank Name** : UBI

Branch Name : Slg

[Signature]
Signature of Authorized Officer