



MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

Sahid Kshudiram Zilla Parikalpana Bhavan (2nd Floor)
Zilla Parishad Complex, Paschim Medinipur – 721101
Phone No. 03222 – 261739, e-Mail ID : mkdamidnapore@gmail.com



Form - 4 (see rule 9)

Memo No : 000022/LUCC/2025/1796/MKDA

Date : 07-Jan-2025

To

- BASANTI SENGUPTA** , C/O - W/O- LT. DILIP KUMAR SEN @ SENGUPTA , Address - ALIGUNJ, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST- PASCHIM MEDINIPUR
- SRI SUDIP KUMAR SENGUPTA** , C/O - S/O- LT. DILIP KUMAR SEN @ SENGUPTA , Address - ALIGUNJ, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST- PASCHIM MEDINIPUR
- SRI JOYDIP SENGUPTA** , C/O - S/O- LT. DILIP KUMAR SEN @ SENGUPTA , Address - ALIGUNJ, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST- PASCHIM MEDINIPUR
- SRI SURAJIT SENGUPTA** , C/O - S/O- LT. DILIP KUMAR SEN @ SENGUPTA , Address - ALIGUNJ, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST- PASCHIM MEDINIPUR

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 **2024/03/001796**, Dated **30/11/2024** on the subject quoted above, the proposed institution of **Residential** to **Residential Apartment** development for land area of **323.88** square meter at **MKDA Plot No.(R.S.) 1464, 1465, and Plot No.(L.R.) 2223, 2224**, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Midnapore Municipality , Mouza Miyabazar , J.L. No. 173 under **Midnapore** Police Station, he / she is hereby informed that the institute of his / her land within Zone No. *** as per Land Use Development and Control Plan (LUDCP) prepared and published by the **Midnapore Kharagpur Development Authority** under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where Present Land Use of the proposed parcel of land under reference is **Residential** as per Land Use map & Register (LUMR) published by **Midnapore Kharagpur Development Authority** under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the institute as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed institute has paid vide reference no. **11000259163867** dated **07-Jan-2025** .

With reference to the application mentioned above, the **Midnapore Kharagpur Development Authority** does not have any objection for the development of the schedule of land for **Residential Apartment** 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.
- 5) 20% of the plot area shall be kept reserved for service road and circulation space along the boundary of the plot and 5% compulsory green space shall be maintained.
- 6) The applicant shall have to obtain NOC from Director of Fire Service & WBPCB in respect of the proposed Construction / Development.

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7) The modern method of rain water harvesting shall have to be installed for recharging ground water either i) by Roof top RWH through recharging pit or by ii) Roof top RWH through existing tube wells or such other methods as are scientifically admissible.

8) That the applicant shall have to obtain approval of detailed plans and the drawings of the proposed development before commencement of the Construction work from the appropriate authority.

9) The applicant shall have to obtain permission from SWID for raising ground water required for use of the proposed project, if required or alternatively the applicant shall have to arrange Rules for water consumption and the applicant shall have to construct the sewerage, water supply connection with water supply system of the Municipality / PHE under the existing drainage etc and water supply connection under approved plan of Municipality/Competent Authority.



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