



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10217/SJDA

Date : 05-Dec-2022

To,

1. MNDK VENTURES LLP REPRESENTATED BY THE DESIGNATED PARTNER MRINAL AGARWAL 2. DURGA PRASAD AGARWAL.3.ANUP SHAH 4. ALOK SHAH 5. AJAY SHAH 6. ASHOK KUMAR SHAH 7. NEEV NIRMAN REPRESENTATED BY DIPAK MUNDHRA AND NARAYAN PRASAD AGARWAL,
S.F. ROAD, SILIGURI, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING

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 27-Aug-2022(2040/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of **Residential(ResiComm Bldg)** use/change of use of land from _____ to _____ development for land area of 3,662.11 square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R** Plot No 6691,6692,6687,6688,6690, 6692,6693,6695,6682,6685, 6694,6696,6689(L.R.) (L.R) 3180(P),3178(P) (R.S), (R.S) ,In Sheet No. 00 (L.R) 00 (R.S) Holding No. _____ within Ward No. 9 (SMC) Mouza Siliguri Municipal Town (JL NO. -088) under Siliguri 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 the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Commercial , Residential** Zone No. 01/04/07 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/0125/2022 dated 10-Jan-2022 / no such development charge is leviable.

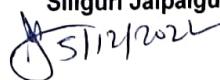
With reference to the application mentioned above ,the Siliguri Jalpaiguri Development Authority does not have any objection for the development of the schedule of land for **Residential(ResiComm Bldg)** purpose, subject to the following conditions,as stated below:

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.

This orders have issued in cancellation of the Earlier order issued vide this office Memo No. 7838/SJPA-Dt. 20-1-2022


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority



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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 10217/SJDA

Date : 05-Dec-2022

Copy Forwarded To:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

**RECEIPT**

Receipt No. : RC/0126/2022 **Date** : 10/1/2022
Challan No. : 2062/PLNG/SJDA **File No.** : 2040/SIG/PLNG/SJDA/2021
Mouza : Siliguri Municipal Town **Owner Name** : 1. MNDK VENTURES LLP
REPRESENTED BY THE DESIGNATED PARTNER
MRINAL AGARWAL 2. DURGA PRASAD AGARWAL 3. ANUP SHAH 4. ALOK SHAH 5. AJAY SHAH 6. ASHOK KUMAR SHAH 7. NEEV NIRMAN
REPRESENTED BY DIPAK MUNDHRA AND NARAYAN PRASAD AGARWAL

Description	Amount
Land Pooling	149,315.00

Payment Mode : Cheque / RTGS **Total Amount** : 149,315.00

Total Amount In Words : Rupees One Lacs Fourty Nine Thousand Three Hundred Fifteen Only

Cheque/DD No. : 22010872179 **Bank Name** : Union Bank Of India

Branch Name : Slg

Signature of Authorized Officer

A

**RECEIPT**

Receipt No. : RC/0125/2022 **Date** : 10/1/2022
Challan No. : 2061/PLNG/SJDA **File No.** : 2040/SIG/PLNG/SJDA/2021
Mouza : Siliguri Municipal Town **Owner Name** : 1. MNDK VENTURES LLP
REPRESENTED BY THE
DESIGNATED PARTNER
MRINAL AGARWAL 2. DURGA
PRASAD AGARWAL 3. ANUP
SHAH 4. ALOK SHAH 5. AJAY
SHAH 6. ASHOK KUMAR SHAH
7. NEEV NIRMAN
REPRESENTED BY DIPAK
MUNDHRA AND NARAYAN
PRASAD AGARWAL

Description	Amount
Development Charges	479,736.00

Payment Mode : Cheque / RTGS **Total Amount** : 479,736.00

Total Amount In Words : Rupees Four Lacs Seventy Nine Thousand Seven Hundred Thirty Six Only

Cheque/DD No. : 22010464386 **Bank Name** : Union Bank Of India

Branch Name : Slg


Signature of Authorized Officer

