



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 : 000860/LUCC/2024/1643/MKDA

Date : 29-Nov-2024

To

1. **K.B. ENTERPRISE**, C/O - PARTNERS- 1. KALYAN KUMAR DHARA, 2. BIJOY KUMAR DAS, Address - HANSPUKUR, P.O. + P.S. MIDNAPORE, DIST- PASCHIM MEDINIPUR

CHIRIMARSAI, P.O. + P.S.- MIDNAPORE, 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 **2024/03/001643**, Dated **08/11/2024** on the subject quoted above, the proposed change of use of land from **Agriculture** to **Residential Apartment** development for land area of **930.77** square meter at **MKDA Plot No.(R.S.) 544/867,544/869**, and Plot No.(L.R.) **544/867,544/869**, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Midnapore Municipality , Mouza Cantanment Barapathar , J.L. No. 168 under **Midnapore** Police Station, he / she is hereby informed that the change of use 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 **Agriculture** 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 change of use as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed change of use has paid vide reference no. **11000253820873** dated **29-Nov-2024** .

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.
- 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.

This Certificate is auto-generated through Computer System no Signature is required. (Scan QR Code with QR Reader)

Scan Result - Authority Name | Office Name | Memo No. | Application Id | Application Date | Date of Issue

This certificate is valid for 1 year from the date of issue. If applied for extension of validity before the expiry of the permission, the Authority may extend the same for such times as it may think proper, but the total period shall in no case exceed 3 years.

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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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SITE PLAN SHOWING THE AREA OF PROPOSED RESIDENTIAL APARTMENT BUILDING OF " **K.B. ENTERPRISE**" PARTNERS- **1. KALYAN KUMAR DHARA, S/O- LT. SHYAMCHARAN DHARA AT HANSPUKUR, P.O. + P.S.- MIDNAPORE, DIST- PASCHIM MEDINIPUR, 2. BIJOY KUMAR DAS, S/O- LT. PURNA CHANDRA DAS AT CHIRIMARSAI, P.O. + P.S.- MIDNAPORE, DIST- PASCHIM MEDINIPUR ON MOUZA- CANTONMENT BARPATHAR, J.L. NO. - 168, R.S. & L.R. PLOT NO- 544/867(P), 544/869(P); P.S.- MIDNAPORE, DIST-PASCHIM MEDINIPUR, UNDER MIDNAPORE MUNICIPALITY AREA.**

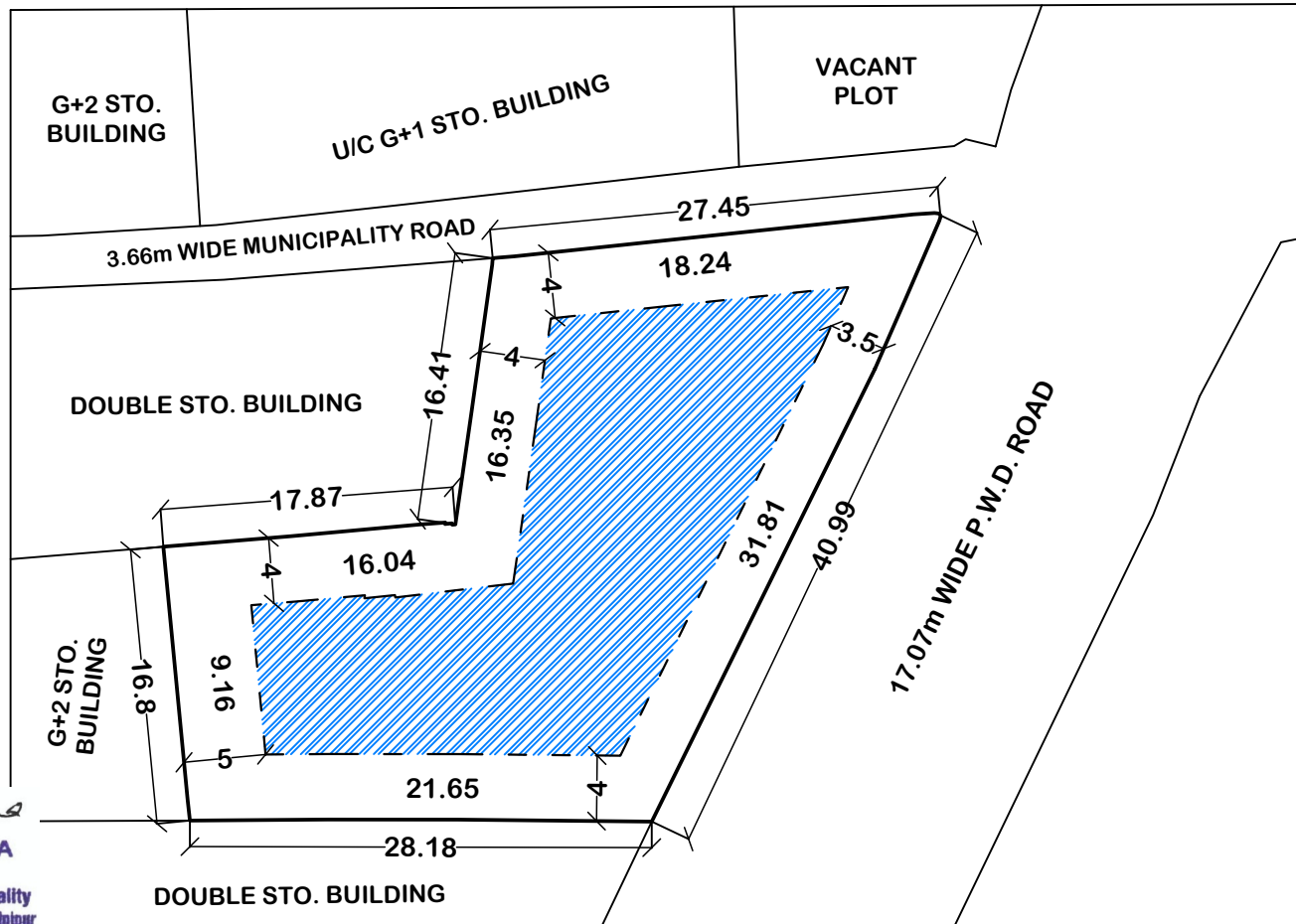
DEVELOPER'S- "GRAND SPACE INFRA" REPRESENTED BY-
 1. SRI ARDHENDU SARKAR, S/O- SRI AMALENDU SARKAR,
 2. SRI SWAPAN KUMAR JANA, S/O- LT. TARAK BRAHMA JANA,
 3. SRI SUDIPTA BOSE, S/O- TULSI CHARAN BOSE,
 4. SRI SUBRATA SARKAR, S/O- BHUJANGA BHUSAN SARKAR,
 5. SRI BIJOY KUMAR DAS, S/O- LT. PURNA CHANDRA DAS
 AT ALIGUNJ, LIBRARY ROAD, P.O.- MIDNAPORE, P.S.- KOTWALI,
 DIST- PASCHIM MEDINIPUR.

[ALL DIMENSIONS ARE IN MTR. & SCALE-1:450]

AREA OF TOTAL LAND = 930.77 SQ. M. - 

PRO. AREA OF CONSTRUCTION MARKED AS- 

MAX. PERMISSIBLE CONSTR. AREA= 465.39 SQ. M= 50.00 % OF TOTAL PLOT AREA
 PRO. HEIGHT OF CONSTRUCTION - 20.0 MTR.



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SIGNATURE OF THE LAND OWNER'S

DRAWN BY-

Santi Nath Manna
SANTI NATH MANNA
 Enlisted Civil Engineer in
 Midnapore & Kharagpur Municipality
 Hospital Road, Midnapore, Paschim Medinipur

SIGNATURE OF THE DEVELOPER'S