



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 14202/SJDA

Date : 21-Jan-2025

To,

1. SRI NARESH KUMAR AGARWAL, 2. SRI PRATEEK AGARWAL , 3. AWASH NIRMAN,
S.F. ROAD, OPP. HDFC BANK, PO+PS- SILIGURI, DIST. - DARJEELING, PIN - 734001 (WB)

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 26-Nov-2024(1063/SIG/PLNG/SJDA/2024) on the subject quoted above, the proposed institution of _____use/change of use of land from **Industrial/Industrial** to **Residential (ResiComm Bldg)** development for land area of 1,029.59 square meters (Site Plan enclosed) at SILIGURI C.S. / R.S. /L.R Plot No 10620, 10615, 10636 (L.R) 3555, 3551, 3552/3658, 3552/3659 (R.S) ,In Sheet No. 0 (L.R) 03 (R.S) Holding No. _____within Ward No. 26 Mouza Siliguri (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 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/0069/2025 dated 23-Dec-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 **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

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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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/0069/2025 **Date** : 23/12/2024
Challan No. : 4164/PLNG/SJDA **File No.** : 1063/SIG/PLNG/SJDA/2024
Mouza : Siliguri **Owner Name** : 1. SRI NARESH KUMAR
AGARWAL, 2. SRI PRATEEK
AGARWAL , 3. AWASH NIRMAN

Description	Amount
Development Charges	125,121.00

Payment Mode : Cheque / RTGS **Total Amount** : 125,121.00

Total Amount In Words : Rupees One Lacs Twenty Five Thousand One Hundred Twenty One Only

Cheque/DD No. : 124358618438 **Bank Name** : CENTRAL BANK

Branch Name : SLG


Signature of Authorized Officer

**RECEIPT**

Receipt No. : RC/0070/2025 Date : 23/12/2024
Challan No. : 4165/PLNG/SJDA File No. : 1063/SIG/PLNG/SJDA/2024
Mouza : Siliguri Owner Name : 1. SRI NARESH KUMAR
AGARWAL, 2. SRI PRATEEK
AGARWAL, 3. AWASH NIRMAN

Description	Amount
Land Pooling	41,979.00

Payment Mode : Cheque / RTGS Total Amount : 41,979.00

Total Amount In Words : Rupees Forty One Thousand Nine Hundred Seventy Nine Only

Cheque/DD No. : 124358618452 Bank Name : CENTRAL BANK

Branch Name : SLG


Signature of Authorized Officer