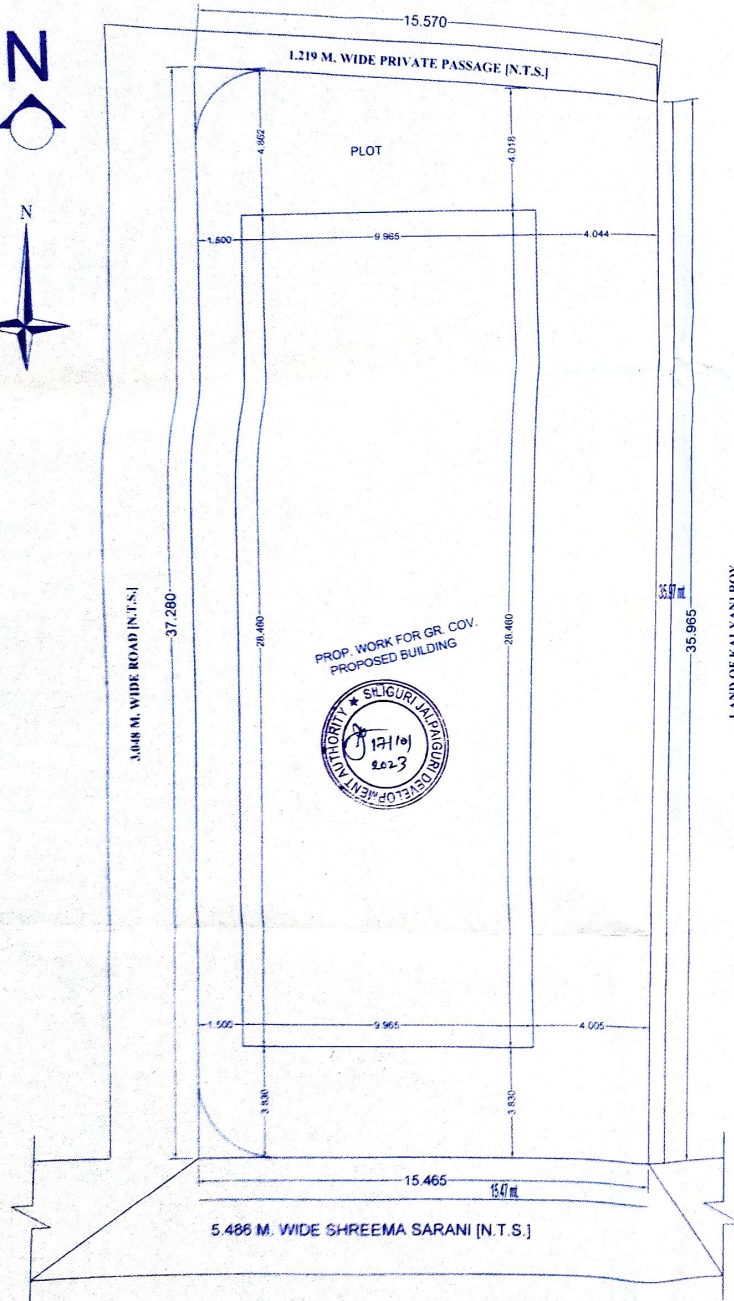
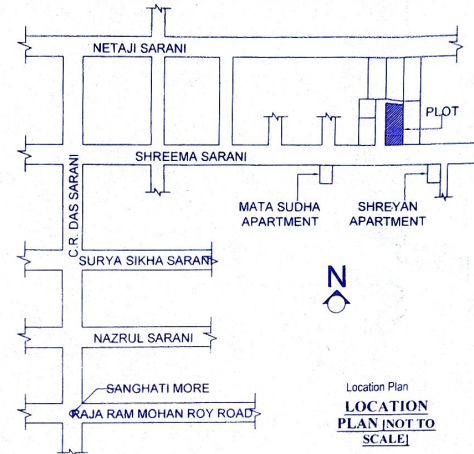




SITE PLAN
SCALE = 1:1 [IN DWG. FILE]
= 1:100 [IN PRINT COPY]

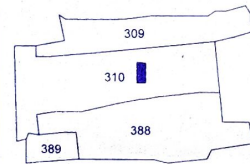
SITE PLAN SHOWING THE LAND OF "SRI GANAPATI BUILDERS"
 Represented By It's Partners 1| SRI LITON NANDI, 2| SRI PANKAJ PODDAR,
 3| SRI UDDY AGARWAL, 4| SRI ASHISH GUPTA, 5| SMT DOLLY DUTTA @
 DOLLY NANDI, OF RABINDRA NAGAR MAIN ROAD, SILIGURI,
 P.O.- RABINDRA SARANI, P.S.- SILIGURI, DIST.- DARJEELING, PIN- 734006.



Location Plan
LOCATION
PLAN [NOT TO
SCALE]

LAND AS / DEED	: 576.27 m ²
LAND AS / KHATIAN	: 571.82 m ²
LAND AS / SITE	: 567.29 m ²

MOUZA : DABGRAM
 PARGANA : BAIKUNTHAPUR
 J.L. NO. : 02
 SHEET NO. : 12 (R.S.), 71 (L.R.)
 KHATIAN NO. : 480 (R.S.), 771 (L.R.)
 PLOT NO. : 310 (R.S.), 494 (L.R.)
 WARD NO. : 38 (S.M.C.)
 POLICE STATION : BHAKTINAGAR
 DISTRICT : JALPAIGURI



Mouza Map
MOUZA MAP
[NOT TO SCALE]

Hally Nandi
~~Udit Nandi~~
 Udit Agarwal
 Ashish Gupta
 L.S.

SIGNATURE OF OWNER


Ibne Ali
(B-Tech, Civil)
Regd. no.- LBS/B/507 SJDA
Ashraf Nagar, Siliguri
Mob: 9641160215, Email: ibneali75@gmail.com

SIGNATURE OF L.B.S.

[illegible]

**PRADHAN NAGAR, SILIGURI - 734003**

Memo No. : 11942/SJDA

Date : 16-Oct-2023

To,

"SRI GANAPATI BUILDERS"

Represented By It's Partners 1] SRI LITON NANDI, 2] SRI PANKAJ PODDAR,
3] SRI UDIT AGARWAL, 4] SRI ASHISH GUPTA, 5] SMT DOLLY DUTTA @ DOLLY NANDI,
RABINDRA NAGAR MAIN ROAD, SILIGURI, P.O.- RABINDRA SARANI, P.S.- SILIGURI, DIST.-
DARJEELING, PIN- 734006.

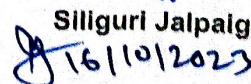
**Sub : Land Use Compatibility Certificate u/s. 46 of the West Bengal Town & Country
(Planning & Development) Act, 1979**

In reference to his / her application dated **01-Sep-2023(1163/SIG/PLNG/SJDA/2023)** on the subject quoted above, the proposed institution of **Residential(Residential Bldg)** use/change of use of land from _____ to _____ development for land area of **567.29** square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R** Plot No **494 (L.R) 310 (R.S)** ,In Sheet No. **71 (L.R) 12 (R.S)** Holding No. _____ within Ward No. **38** 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 **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 **Residential** Zone No. **03/05/02** 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/1552/2023** dated **10-Oct-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(Residential 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
16/10/2023

Contd to Page 2

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Page 2

Memo No. : 11942/SJDA

Date : 16-Oct-2023

Copy Forwarded To:

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

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

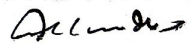
Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI**DEVELOPMENT AUTHORITY****RECEIPT****Receipt No.** : RC/1552/2023**Date** : 10/10/2023**Challan No.** : 2006/PLNG/SJDA**File No.** : 1163/SIG/PLNG/SJDA/2023**Mouza** : Dabgram (Urban)**Owner Name** : "SRI GANAPATI BUILDERS"
Represented By It's Partners
1] SRI LITON NANDI, 2] SRI
PANKAJ PODDAR,
3] SRI UDIT AGARWAL, 4] SRI
ASHISH GUPTA, 5] SMT DOLLY
DUTTA @ DOLLY NANDI

Description	Amount
Development Charges	7,375.00

Payment Mode : Cheque / RTGS**Total Amount** : 7,375.00**Total Amount In Words** : Rupees Seven Thousand Three Hundred Seventy Five Only**Cheque/DD No.** : 328322030855**Bank Name** : CANARA BANK**Branch Name** : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer