



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 7006/SJDA

Date : 20-Sep-2021

To,

ASHIYANA BUILDERS AND DEVELOPERS,
GANDHI NAGAR, SEVOKE ROAD, P.S-BHAKTINAGAR, DIST-JALPAIGURI

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 23-Aug-2021 (1649/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 1,051.83 square meters (Site Plan enclosed) at CHAMPASARIGRAM PANCHAYAT C.S. / R.S. / L.R Plot No _____ (L.R) 342 & 341(R.S), 509, 523 (L.R) (R.S) ,In Sheet No. _____ (L.R) 1 (R.S) Holding No. _____ within Ward No. NA Mouza Kalkut (Rural) JL NO. - 044(Kalkut (Rural)) under PRADHAN 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 Agricultural , Commercial , Industrial , Public and Semi Public , 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 Agricultural , Commercial , Industrial , Public and Semi Public , Residential Zone No. 04/09/00 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/2164/2021 dated 09-Sep-2021/ 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.

Ashiyana Builders & Developers

Prem Gupta
Partner

[Signature]
Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

[Signature]
20/9/2021

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/2165/2021

Date : 9/9/2021

Challan No. : 1184/PLNG/SJDA

File No. : 1649/SIG/PLNG/SJDA/2021

Mouza : Kalkut (Rural)

Owner Name : ASHIYANA BUILDERS AND DEVELOPERS

Description	Amount
Land Pooling	42,886.00

Payment Mode : Cheque / RTGS

Total Amount : 42,886.00

Total Amount In Words : Rupees Fourty Two Thousand Eight Hundred Eighty Six Only

Cheque/DD No. : 252210126842428

Bank Name : CANARA Bank

Branch Name : SLG



SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

Ashiyana Builders & Developers
Prem Gupta
Partner