

SCHEDULE OF LAND:-
 PLOT NO. 10924 (L.S), 7409(P) (L.R)
 KHATAN NO. 3277 (R.S), 8922 (L.R)
 MOZZA, SILIGURI
 SHEET NO. 19 (R.S), 16 (L.R)
 J.L. NO. 11089
 P.S. SILIGURI
 WARD NO. 17 (S.M.C)
 DIST. DARJEELING

SITE LOCATION:-
 BIPIN PAUL SARANI BY-LANE
 COLLEGE PARA, WARD NO-17
 P.O.P-S-SILIGURI, DIST-DARJEELING

Project Title **SITE PLAN FOR LUCC**

NAME OF OWNERS:-
 1) SRI SWAPAN KUMAR GHOSH
 S/O LATE NARAYAN CHANDRA GHOSH
 2) SRI SUBIRATA GHOSH
 S/O LATE NARAYAN CHANDRA GHOSH
 3) SMT. GITA DAS (GHOSH)
 W/O MAHIC CHANDRA DAS
 D/O LATE NARAYAN CHANDRA GHOSH
 4) MISS PRIYANKA GHOSH
 D/O LATE DILIP GHOSH @ DILIP KUMAR GHOSH

NO. 1. IS RESIDENT OF BIPIN PAUL SARANI BY LANE
 SUBHAS PALLY, SILIGURI, DIST-DARJEELING
 NO. 2. IS RESIDENT OF 34, ANJUMAN AKA BEGAM ROW
 KOKKATA, TOLLYGUNGE, P-3-TOLLYGUNGE, P-3-COOLY
 GREEN, DIST-KOLKATA, PIN-700033
 NO. 3. RESIDENT OF RATHHOLA, SILIGURI,
 P.O-RABINDRA SARANI PIN-74006, DIST-DARJEELING
 NO. 4. IS RESIDENT OF ASHUTOSH MUKHERJEE ROAD,
 COLLEGE PARA, WARD NO-17, DIST-DARJEELING.

REPRESENTED BY ITS CONSTITUTED POWER OF
 ATTORNEY BY SUNSHINE REALTORS REPRESENTED BY -
 SRI VASKAR BISWAS S/O LATE AJIT KUMAR BISWAS &
 MISS ANIMITRA BISWAS
 D/O SRI VASKAR BISWAS

AREA STATEMENT:-

LAND AREA
 AS PLOTTED 242.81 SQ.M.
 AS KHATAN 499.47 SQ.M.
 AS SITE 242.75 SQ.M.

PERM BUILDING AREA-
 152.59 SQ.M (62.86%)
PROPOSED BUILDING AREA-
 141.18 SQ.M (58.16%)



SITE PLAN-A
 SCALE: 1:1 (IN DWG FILE)
 1:100 (IN PRINT COPY)

Site Plan

AREA STATEMENT: SJOA

REGION NO. 18
 PROJECT DATE 2020/06

PROJECT DETAIL

Application No. -
 Project Type LUCC
 Nature of Development Item
 Location -
 Sub-Location -
 Special Permit Type NA
 Ward No -
 Name of Street NA
 Village Name -

Plot Use - Residential
 Plot Sub-Use - Residential Bldg
 Land Use Zone - Residential
 Abutting Road Width -
 Plot No. -
 Sheet No. -
 House No. -
 South -
 East -
 West -

AREA DETAILS:

AREA OF PLOT (Minimum)	SQ. MT.
NET AREA OF PLOT	242.75
BALANCE AREA OF PLOT	242.75
PLOT AREA FOR COVERAGE	242.75
Plot Area for FAR	242.75

COVERAGE CHECK
 Proposed Coverage Area (58.16%) 141.09
 Proposed Overall Coverage Area (58.16%) 141.09
 Final Prop. Coverage Area (58.16%) 141.05

FAR CHECK
 BUILT UP AREA CHECK
 Proposed Building Area 0.30

ARCHITECT SUPERVISOR (Sign)
 OWNER

Er. VASKAR BISWAS
 License Building Surveyor Class I
 SMC Emp. no. 2008/2008 LBS/C
 Dshbhar@uppn. Siliguri, Dist-Darjeeling
 Phone No: 98328-85500

As Constituted Attorney of
 1) SRI SWAPAN KUMAR GHOSH
 2) SRI SUBIRATA GHOSH
 3) SMT. GITA DAS (GHOSH)
 4) MISS. PRIYANKA GHOSH

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

Plot Boundary
 Building Line
 Proposed Building Boundary
 Existing (Obstructed)
 Existing (Not Obstructed)

MARGIN DETAIL

Building Facing Side	Road Name	Front Margin	Ground Floor Front Margin	Rear Margin	Ground Floor Rear Margin	Side Margin	Ground Floor Side Margin	Side Margin	Ground Floor Side Margin
PROF. WORK	5.175 M WIDE SMC ROAD	1.20	1.20	3.00	3.00	1.20	1.20	1.20	1.20



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 12785/SJDA

Date : 12-Apr-2024

To,

1. SRI SWAPAN KUMAR GHOSH
 2. SRI SUBRATA GHOSH
 3. SMT GITA DAS (GHOSH)
 4. MISS PRIYANKA GHOSH,
- NO. 1. IS RESIDENT OF BIPIN PAUL SARANI BYE LANE, SUBHAS PALLY, SILIGURI, DIST-DARJEELING
- NO. 2. IS RESIDENT OF 34, ANJUMANARA BEGAM ROW, KOLKATA, TOLLYGUNGE, P.O-TOLLYGUNGE, P.S- GOLF GREEN, DIST-KOLKATA, PIN-700033
- NO. 3 RESIDENT OF RATHKHOLA, SILIGURI, P.O-RABINDRA SARANI, PIN-734006, DIST-DARJEELING.
- NO.4 IS RESIDENT OF ASHUTOSH MUKHERJEE ROAD, COLLEGE PARA, WARD NO-17, DIST-DARJEELING

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

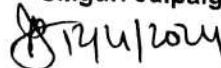
In reference to his / her application dated **19-Feb-2024(0258/SIG/PLNG/SJDA/2024)** on the subject quoted above, the proposed institution of **Residential(Residential Bldg)** use/change of use of land from _____ to _____ development for land area of **242.75** square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R Plot No 7409 (L.R) 10924 (R.S)** ,In Sheet No. **16 (L.R) 19 (R.S)** Holding No. _____ within Ward No. **17** 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 , Mixed , 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 **Commercial , Mixed , Public and Semi Public , Residential** Zone No. **01/06/02** 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/0388/2024** dated **18-Mar-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(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.


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority



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PITY

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/0388/2024 **Date** : 18/3/2024
Challan No. : 2784/PLNG/SJDA **File No.** : 0258/SIG/PLNG/SJDA/2024
Mouza : Siliguri Municipal Town **Owner Name** : 1. SRI SWAPAN KUMAR GHOSH
2. SRI SUBRATA GHOSH
3. SMT GITA DAS (GHOSH)
4. MISS PRIYANKA GHOSH

Description	Amount
Development Charges	3,156.00

Payment Mode : Cheque / RTGS **Total Amount** : 3,156.00
Total Amount In Words : Rupees Three Thousand One Hundred Fifty Six Only
Cheque/DD No. : 24078697886 **Bank Name** : UNION BANK
Branch Name : SLG



[Handwritten Signature]
Signature of Authorized Officer