

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

Project Title :- SITE PLAN FOR LUCC

NAME OF OWNERS:-

1) SRI SWAPAN KUMAR GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH

2) SRI SHYAMAL GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH

3) SRI SUBRATA GHOSH  
S/O LATE NARAYAN CHANDRA GHOSH

4) SRI AMLAN GHOSH  
S/O LATE NARESH CHANDRA GHOSH @ NARESH GHOSH

NO. 1 IS RESIDENT OF BIPIN PAUL SARANI BYE LANE  
SUBHASHPALY, SILIGURI, DIST-DARJEELING  
NO. 2 IS RESIDENT OF SAPTARINI APARTMENT,  
56/75 J.C. BOSE ROAD BY-LANE, SUBHAS PLAYA,  
SILIGURI, P.O-P.S-SILIGURI, DIST-DARJEELING  
NO. 3 IS RESIDENT OF 34, ANURMAN ARA BEGUM ROW,  
KOLKATA, TOLLYGUNGE, P.O-TOLLYGUNGE, P.S-GOLF  
GREEN, DIST-KOLKATA, PIN-700033  
NO. 4 IS RESIDENT OF J.C. BOSE 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 AGNIMITRA BISWAS  
DO SRI VASKAR BISWAS

AREA STATEMENT :-

AS/DEED	242.81	SQ.M.
AS/KHATIAN	485.62	SQ.M.
AS/SITE	242.57	SQ.M.

PERM BUILDING AREA-  
154.93 SQ.M (63.87 %)

PROPOSED BUILDING AREA-  
139.28 SQ.M (57.42 %)



AREA STATEMENT: SJDA

VERBODEN TOEGANG  
VERBODEN TOEGANG

PROJECT DETAIL

Application No.	BIRMLANLUGG0026	Past Use	Residential
Application Type	-	Past SubUse	Residential Bldg
Proposed Type	LUCC	Land Use Zone	Residential
Nature of Development	None	Abutting Road Width	-
Location: Single Urban Area	-	Plot No.	-
Sub-Location: Shikani (M)	-	Sheet No.	-
Special Project Type: NA	-	House No.	-
Ward No.	-	North	-
Name of Street: NA	-	South	-
Village Name	-	East	-
		West	-

### AREA DETAILS

AREA OF PLOT (Minimum)	(A)	242.5
NET AREA OF PLOT	(A-Deductions)	242.5
BALANCE AREA OF PLOT	(A-Deductions)	242.5
PLOT AREA FOR COVERAGE	(A-Deductions)	242.5
Plot Area for FMR	(A-Deductions)	242.5

#### COVERAGE CHECK

Proposed Coverage Area (57.42%)	139.2
Proposed Ground Coverage Area (57.42%)	139.2
Total Prop. Coverage Area (57.42%)	139.2

**FAR CHECK**

## BUILT UP AREA CHECK

Proposed Build-Up Area	6.0
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Er. VASKAR BISWAS

License Building Surveyor Class-I  
S/MC Empnoelment Number-LBS/CT  
Deoband, U.P. Sriguri, Dist. Barabanki  
Phone No. 98320 58560

100% CAME

✓ *Amita Kumar*  
*Nand*  
As Constituted Attorney of  
1) SRI SWAPAN KUMAR GHOSH  
2) SRI SHYAMAL GHOSH  
3) SRI SUBRATA GHOSH  
4) SRI AMLAN GHOSH

## DEVELOPMENT AUTHORITY

## LOCAL BODY

COLOR INDEX

PLOT BOUNDARY  
ABUTTING ROAD  
PROPOSED WORK (COVERED AREA)  
EXISTING (To be retained)  
EXISTING (To be demolished)



MARGIN DETAIL									
Building / Way Name	Road Name	Front Margin	Ground Pkwt Front Margin	Rear Margin	Ground Pkwt Rear Margin	Side1 Margin	Ground Pkwt Side1 Margin	Side2 Margin	Ground Pkwt Side2 Margin
PROP. WORK	5.15' WIDE BMC ROAD	1.20	1.20	3.07	3.07	1.20	1.20	1.50	1.50

# SILIGURI JALPAIGURI



# DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 12786/SJDA

Date : 12-Apr-2024

To,

- 1) SRI SWAPAN KUMAR GHOSH
- 2) SRI SHYAMAL GHOSH
- 3) SRI SUBRATA GHOSH
- 4) SRI AMLAN GHOSH

NO. 1. IS RESIDENT OF BIPIN PAUL SARANI BYE LANE, SUBHASHPALLY, SILIGURI, DIST-DARJEELING

NO. 2. IS RESIDENT OF SAPTANIR APARTMENT,

567/25, J.C. BOSE ROAD BY-LANE, SUBHASH PLAYY, SILIGURI, P.O+P.S-SILIGURI, DIST-DARJEELING

NO. 3 IS RESIDENT OF 34, ANJUMANARA BEGUM ROW, KOLKATA, TOLLYGUNGE, P.O-TOLLYGUNGE, P.S-GOLF GREEN, DIST-KOLKATA, PIN-700033

NO.4 IS RESIDENT OF J.C. BOSE 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**

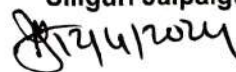
In reference to his / her application dated 06-Feb-2024 (0259/SIG/PLNG/SJDA/2024) on the subject quoted above, the proposed institution of **Residential(Residential Bldg)** use/change of use of land from \_\_\_\_\_ to \_\_\_\_\_ development for land area of 242.57 square meters (Site Plan enclosed) at **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. 01/06/01 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/0389/2024** 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

  
Chief Executive Officer,

**Siliguri Jalpaiguri Development Authority**



Contd to Page 2

**RECEIPT**

**Receipt No.** : RC/0389/2024 **Date** : 18/3/2024  
**Challan No.** : 2779/PLNG/SJDA **File No.** : 0259/SIG/PLNG/SJDA/2024  
**Mouza** : Siliguri Municipal Town **Owner Name** : 1) SRI SWAPAN KUMAR GHOSH  
2) SRI SHYAMAL GHOSH  
3) SRI SUBRATA GHOSH  
4) SRI AMLAN GHOSH

Description	Amount
Development Charges	3,153.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 3,153.00

**Total Amount In Words** : Rupees Three Thousand One Hundred Fifty Three Only

**Cheque/DD No.** : 24078693035 **Bank Name** : UNION BANK

**Branch Name** : SLG

SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY

  
Signature of Authorized Officer