

**PRADHAN NAGAR, SILIGURI - 734003**

Memo No. : 14100/SJDA

Date : 03-Jan-2025

To,

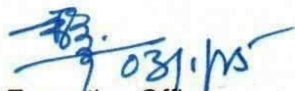
1. SRI. SAROJ CHHETRI, S/O CHANDRA BAHADUR CHHETRI
 2. SMT. SABITRI CHHETRI
- W/O SRI. SAROJ CHHETRI,
CHANDBAR JOTE, P.O.- KADAMTOLA, P.S. - MATIGARA, DIST. - DARJEELING

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 **02-Dec-2024(1953/SIG/PLNG/SJDA/2024)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Agriculture to Residential (ResiComm Bldg)** development for land area of **647.50** square meters (Site Plan enclosed) at **ATHARAKHAI C.S. / R.S. /L.R Plot No 1224 (L.R) 686 (R.S) ,In Sheet No. 2 (L.R) 2 (R.S) Holding No. NA** within Ward No. **NA** Mouza **Bara Mohan Singh (JL NO. -071)** _____ under **Matigara** 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 of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Residential** Zone No. **04/05/07** 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/1691/2024** dated **19-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

31/1/2025

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Date : 03-Jan-2025

Copy Forwarded To:

1. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1691/2024

Date : 19/12/2024

Challan No. : 4199/PLNG/SJDA

File No. : 1953/SIG/PLNG/SJDA/2024

Mouza : Bara Mohan Singh

Owner Name : 1. SRI. SAROJ CHHETRI, S/O
CHANDRA BAHADUR CHHETRI
2. SMT. SABITRI CHHETRI
W/O SRI. SAROJ CHHETRI

Description	Amount
Development Charges	36,260.00

Payment Mode : Cheque / RTGS

Total Amount : 36,260.00

Total Amount In Words : Rupees Thirty Six Thousand Two Hundred Sixty Only

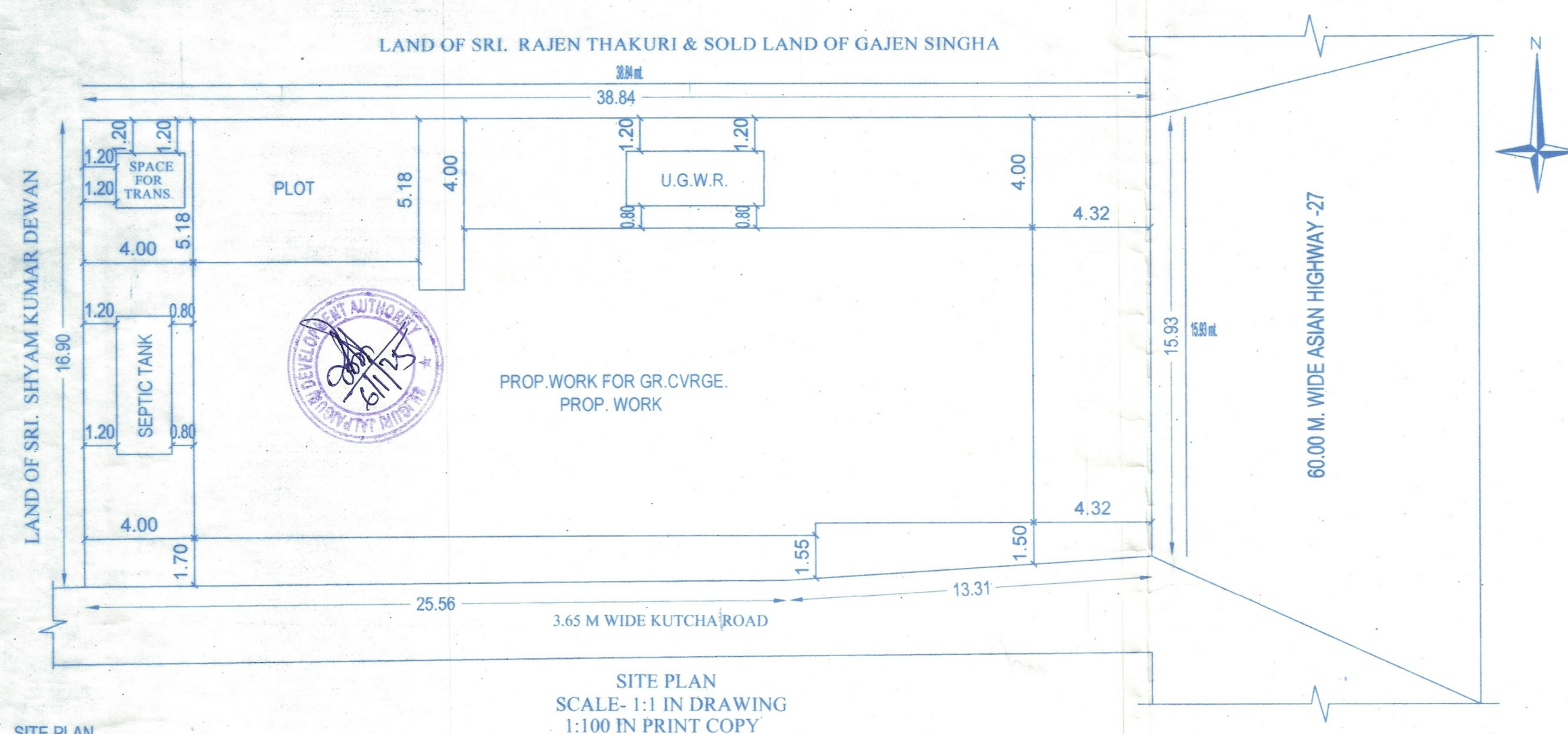
Cheque/DD No. : 354243462923841

Bank Name : HDFC BANK

Branch Name : SLG

Signature of Authorized Officer

Project Title :PROPOSED BASEMENT + GROUND + 3 STORIED RESIDENTIAL CUM COMMERCIAL BUILDING SITE PLAN FOR LUCC



SITE PLAN

PROJECT TITLE:-
PROPOSED BASEMENT + GROUND + 3 STORIED RESIDENTIAL
CUM COMMERCIAL BUILDING

LOCATION:-
KADAMTOLA, P.S. MATIGARA, DIST. DARJEELING.

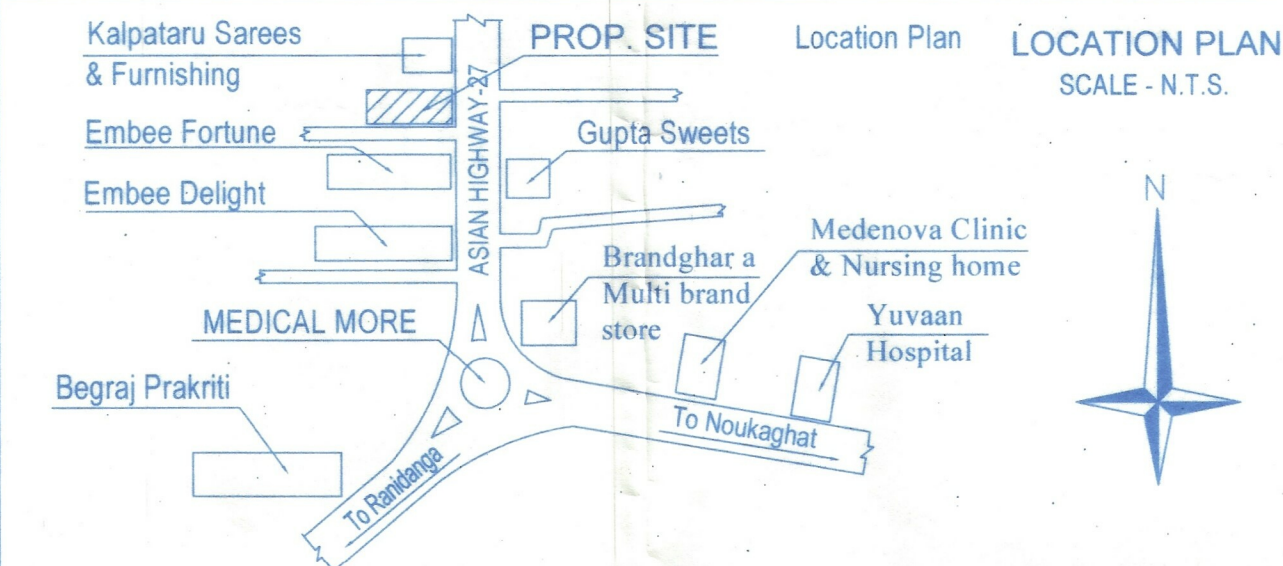
LAND SCHEDULE :-
MOUZA - BARAMOHAN SINGH
PARGANA - PATHARGHATA
J.L. NO. - 71
SHEET NO. - 02
TOUZI NO. - 91
PLOT NO. - 686(R.S.) , 1224(L.R.)
KHATIAN NO. - 269(R.S.), 10685, 10686 (L.R.)
G.P. - ATHARAKHAI
BLOCK - MATIGARA
P.S. - MATIGARA
DIST. - DARJEELING

AREA STATEMENT :-
01. AS PER DEED AREA = 667.73 SQM.
02. AS PER KHATIAN AREA = 647.50 SQM.
03. AS PER SITE AREA = 647.50 SQM.
05. PERMISSIBLE GR. COV. = 50.00 % = 323.75 SQM.
06. PROPOSED GR. COV. = 49.96 % = 323.49 SQM.
07. BASEMENT AREA = 323.49 SQM.
08. GROUND FLOOR AREA = 323.49 SQM.
09. TYP. FLOOR AREA 1ST, 2ND & 3RD (EACH) = 323.49 SQM.
10. TOTAL FLOOR AREA = 1617.45 SQM.
11. TOTAL COMMERCIAL AREA = 387.00 SQM.
12. TOTAL RESIDENTIAL AREA = 1008.39 SQM.
13. TOTAL DEDUCTION AREA = 222.06 SQM.
14. PERMISSIBLE FAR = 2.50
15. PROPOSED FAR = 2.16
16. TOTAL HEIGHT OF THE BUILDING = 13.00 M.

NAME OF OWNER'S :-
01. SRI. SAROJ CHHETRI
S/O. CHANDRA BAHADUR CHHETRI
02. SMT. SABITRI CHHETRI
W/O. SRI. SAROJ CHHETRI

OWNER'S ADDRESS :-
CHANDBARJOTE, P.O. KADAMTOLA,
P.S. MATIGARA, DIST. DARJEELING.

DECLARATION:-
01. I SHALL MAINTAIN 2.50 M. FRONT OPEN SPACE AT GROUND FLOOR.
02. I SHALL NOT EVEN CONSTRUCT STEPS WITHIN THE SAID FRONT OPEN SPACE.
DECLARATION OF N. H.-OF N. H.-
IF WE HEREBY UNDERTAKE THAT IN THE EVENT OF WIDENING OF NATIONAL
HIGHWAY BY THE CONCERN AUTHORITIES, I/ WE SHALL GIVE AWAY MY LAND
AND/ OR REMOVE MY STRUCTURE IF ANY FALLS WITHIN THE SAID ALIGNMENT
ON MY OWN LAND FOR THAT I/ WE SHALL NOT HELD SJDA/ OTHER
GOVT. AUTHORITY RESPONSIBLE.



LOCATION PLAN
SCALE - N.T.S.

