

**PRADHAN NAGAR, SILIGURI - 734003**

Memo No. : 14593/SJDA

Date : 11-Mar-2025

To,

1. M/S RK Developers represented by it's partner Mrs. Neelam Agarwal 2. M/S SA Developers represented by it's partner Mr. Ajay Kumar Agarwal.,

Ground Floor, G-1, Block-4, Green Vista, Upper Bhanu Nagar

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

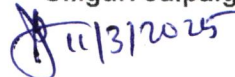
In reference to his / her application dated 31-Jan-2025(1915/OSA/PLNG/SJDA/2024) on the subject quoted above, the proposed institution of **Residential(ResiComm Bldg)** use/change of use of land from _____ to _____ development for land area of 15,780.75 square meters (Site Plan enclosed) at **Shikarpur Gram Panchayat C.S. / R.S. /L.R Plot No 941, 942, 943, 944, 945 (L.R) 158/565/, 167/566, 166, 167, 168 (R.S) ,In Sheet No. 3 (L.R) NA (R.S) Holding No. _____ within Ward No. NA Mouza Shikarpur (Part) (JL NO. -007) _____ under Rajganj 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 , Commercial & Transportation , Industrial , Mixed , Mixed use with Commercial , Public and Semi Public , Residential , Transportation & Communication** 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 , Commercial & Transportation , Industrial , Mixed , Mixed use with Commercial , Public and Semi Public , Residential , Transportation & Communication** Zone No. **NA/NA/NA** 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/0514/2025** dated **28-Feb-2025** / 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

 11/3/2025

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 14593/SJDA

Date : 11-Mar-2025

Copy Forwarded To:

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

[Handwritten signature]



**SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY**

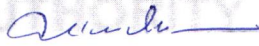
Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI**DEVELOPMENT AUTHORITY****RECEIPT****Receipt No.** : RC/0513/2025**Date** : 28/2/2025**Challan No.** : 4756/PLNG/SJDA**File No.** : 1915/OSA/PLNG/SJDA/2024**Mouza** : Shikarpur (Part)**Owner Name** : 1. M/S RK Developers
represented by it's partner
Mrs. Neelam Agarwal 2. M/S
SA Developers represented by
it's partner Mr. Ajay Kumar
Agarwal.

Description	Amount
Land Pooling	643,429.00

Payment Mode : Cheque / RTGS**Total Amount** : 643,429.00**Total Amount In Words** : Rupees Six Lacs Fourty Three Thousand Four Hundred Twenty Nine Only**Cheque/DD No.** : 202502282001454013**Bank Name** : UNION BANK**Branch Name** : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/0514/2025

Date : 28/2/2025

Challan No. : 4755/PLNG/SJDA

File No. : 1915/OSA/PLNG/SJDA/2024

Mouza : Shikarpur (Part)

Owner Name : 1. M/S RK Developers
represented by it's partner
Mrs. Neelam Agarwal 2. M/S
SA Developers represented by
it's partner Mr. Ajay Kumar
Agarwal.

Description	Amount
Development Charges	536,546.00

Payment Mode : Cheque / RTGS

Total Amount : 536,546.00

Total Amount In Words : Rupees Five Lacs Thirty Six Thousand Five Hundred Fourty Six Only

Cheque/DD No. : 25059454609

Bank Name : UNION BANK

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

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