

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10564/SJDA

Date : 16-Jan-2023

To,

1.SRI. DILIP SARKAR 2.SRI. SUSHANTA SARKAR, 3.SRI. KRANTI RANJAN SARKAR, 4.SRI. SUBODH CH. SARKAR ALL ARE S/O-LATE SURESH CHANDRA SARKAR,
EAST RABINDRA NAGAR MAIN ROAD, WARD NO-38 (SMC), PO-RABINDRA SARANI, PS-BHAKTI NAGAR, 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 **28-Sep-2022(2086/SIG/PLNG/SJDA/2022)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Residential to Residential (ResiComm Bldg)** development for land area of **581.71** square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R Plot No 130 (L.R) 437/742 (R.S)** ,In Sheet No. **90 (L.R) 12 (R.S)** Holding No. _____ within Ward No. **38** Mouza **Dabgram (Urban) (JL NO. -002)** under **Bhakti 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 **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. **03/05/04** 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/0069/2023** dated **04-Jan-2023** / 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.

[Handwritten signature and date]
16/1/23



PRADHAN NAGAR, SILIGURI - 734003

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Date : 16-Jan-2023

Copy Forwarded To:

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

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

**RECEIPT**

Receipt No. : RC/0069/2023 **Date** : 25/12/2022
Challan No. : 0138/PLNG/SJDA **File No.** : 2086/SIG/PLNG/SJDA/2022
Mouza : Dabgram (Urban) **Owner Name** : 1.SRI. DILIP SARKAR 2.SRI. SUSHANTA SARKAR, 3.SRI. KRANTI RANJAN SARKAR, 4.SRI. SUBODH CH. SARKAR ALL ARE S/O-LATE SURESH CHANDRA SARKAR

Description	Amount
Development Charges	91,910.00

Payment Mode : Cheque / RTGS **Total Amount** : 91,910.00

Total Amount In Words : Rupees Ninety One Thousand Nine Hundred Ten Only

Cheque/DD No. : 360222260938453 **Bank Name** : HDFC BANK

Branch Name : SLG

Arun
Signature of Authorized Officer

Project Title :PROP LUCC

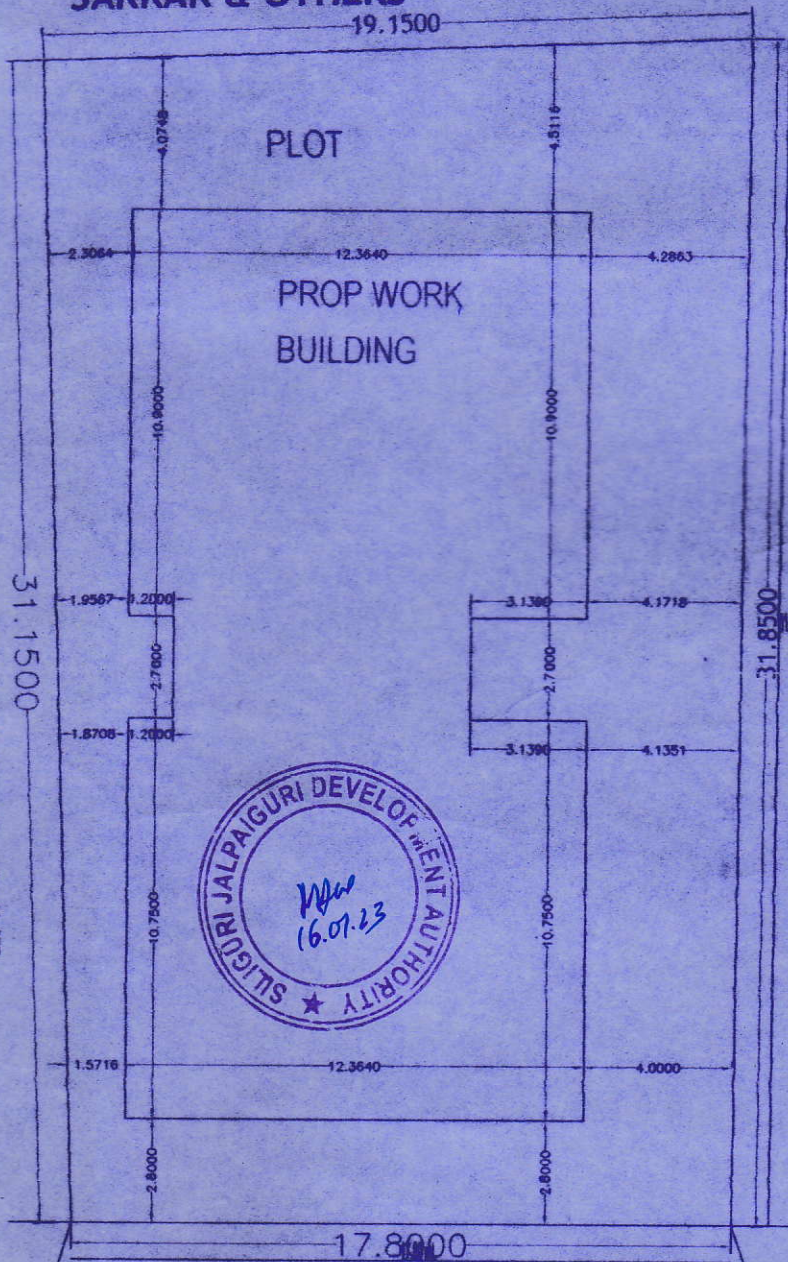
LUCC SHOWING THE LAND USE AS RESIDENTIAL CUM COMMERCIAL OF SUSHANTA SARKAR, 3.SRI. KRANTI RANJAN SARKAR, 4.SRI. SUBODH CH SURESH CHANDRA SARKAR, REPRESENTED BY SRI KALYAN MITRA AT E/ ROAD, WARD NO - 38 (SMC)P.O- RABINDRA SARANI P.S.- BHAKTINAG

SCHEDULE OF LAND

KHATIAN NO :	J.L NO :	MOUZA :	PLOT NO :	SHEET NO :	WARD NO :	POL
639 R.S, 540,541, 542,543 LR	02	DABGRAM	437742 RS.130 LR	12 RS 90 LR	38 (S.M.C.)	BHA

HOUSE OF SMT .SANDHYA ROY ,SUNIL SARKAR & OTHERS

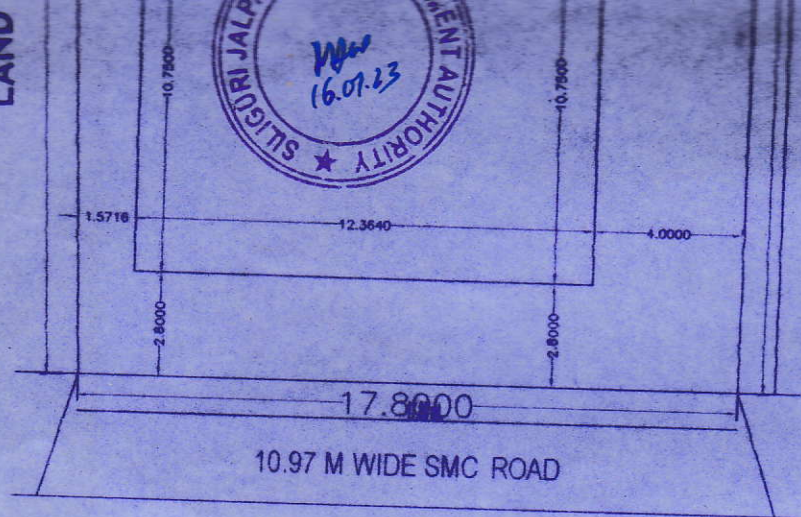
LAND OF SRI. DEBASHISH SARKAR



HOUSE OF SRI. RADHIKA RANJAN SARKAR & OTHERS

LAND

HOU
SARI



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



DECLARATION:-

- A. I DO HERE BY DECLARE THAT I SHALL MAINTAIN 2.50 MT. FRONT OPEN SPACE AT GROUND FLOOR.
- B. I SHALL NOT CONSTRUCTION EVEN A STEP IN THAT OPEN SPACE.

Kalyan Khatu

SIGNATURE OF OWNERS/POA

JOY MOHANTA
 License Building Surveyor Class-I
 Siliguri Municipal Corporation
 Regu. No. - L.B.S/CLASS-I/107/SMC
 Call- 98320 18584 / 99339 18584

SIGNATURE OF L.B.S.

USE AND OCCUPANCY = RESIDENTIAL
 CUM COMMERCIAL
 PLOT USE = RESIDENTIAL
 COMMERCIAL AREA=361.73 M²
 (i.e @ 24.99% of Total Floor Area
 1447.25 M²)
 COMMERCIAL USE = RETAIL SHOP /
 OFFICE

ITEM	RESIDENTIAL	COMMERCIAL	PARKING
GR. FLOOR	----	193.45 M ²	80.00 M ²
1ST FLOOR	105.17 M ²	168.28 M ²	----
2ND FLOOR	273.45 M ²	----	----
3RD FLOOR	273.45 M ²	----	----
4TH FLOOR	273.45 M ²	----	----
TOTAL	925.52 M ²	361.73 M ²	80.00 M ²

1. SRI. DILIP SARKAR 2. SRI. SARKAR ALL ARE S/O-LATE ST RABINDRA NAGAR MAIN AR, DIST.- JALPAIGURI.

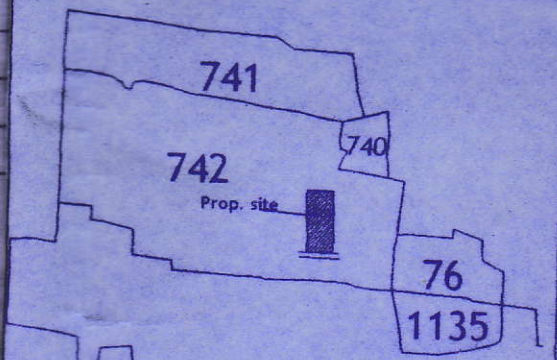
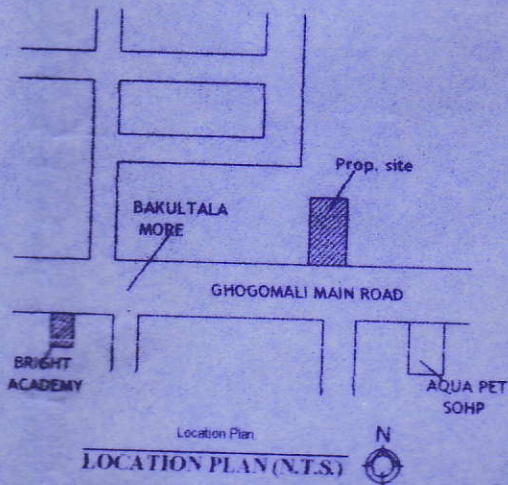
STATION:	POST OFFICE:	DISTRICT:
BHAKTINAGAR	RABINDRA SARANI	JALPAIGURI

AREA CALCULATION :

LAND AS PER DEED = 582.68 SQ.M.
 LAND AS PER KHATIAN = 582.68 SQ.M.
 LAND AS PER SITE = 581.71 SQ.M.

SITE LOCATION:-

EAST RABINDRA NAGAR MAIN ROAD, NEAR BAKULTALA MORE, WARD NO - 38 (SMC), P.O- RABINDRA SARANI, P.S.- BHAKTINAGAR, DIST.- JALPAIGURI.



AREA STATEMENT SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY

PROJECT DETAIL

Application No.
Application Type: General Proposal
Project Type: LUCC
Nature of Development: New
Location: Siliguri Urban Area
SubLocation: Dabgram(U)
Special Project Type: NA
Ward No.: 38 SMC
Name of Street: NA
Village Name: DABGRAM

AREA DETAILS

AREA OF PLOT (Minimum)
NET AREA OF PLOT
BALANCE AREA OF PLOT
PLOT AREA FOR COVERAGE
Plot Area for FAR
COVERAGE CHECK
Proposed Coverage Area (49.74)
Proposed Ground Coverage Area
Total Prop. Coverage Area (49.74)
FAR CHECK
BUILT UP AREA CHECK
Total BuiltUp Area
ARCH / ENGG / SUPERVISOR (R)
DEVELOPMENT AUTHORITY

COLOR INDEX

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

Color Index:
MARGIN DETAIL:

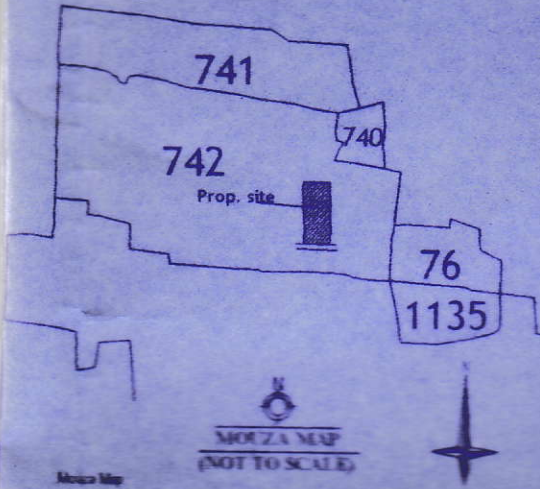
Building / Wing Name	Road Name
BUILDING	10.97 M WIDE SMC ROAD

BRIGHT ACADEMY

AQUA PET SOHP

Location Plan

LOCATION PLAN (N.T.S)



Wing Name

Road Name

BUILDING

10.97
M WIDE SMC
ROAD



MOZA MAP
(NOT TO SCALE)

Moza Map



CONSULTANT

J. MOHANTA & ASSOCIATES
 1 NO DABGRAB COLONY, PRETILATA ROAD
 SILIGURI - 734006
 CONTACT : 98320 18584
 99339 18584

STAIR	TOTAL	REMARKS
16.00 M ²	289.45 M ²	RETAIL SHOP / OFFICE
16.00 M ²	289.45 M ²	RETAIL SHOP / OFFICE
16.00 M ²	289.45 M ²	RESIDENTIAL
16.00 M ²	289.45 M ²	RESIDENTIAL
16.00 M ²	289.45 M ²	RESIDENTIAL
80.00 M ²	1447.25 M ²	