

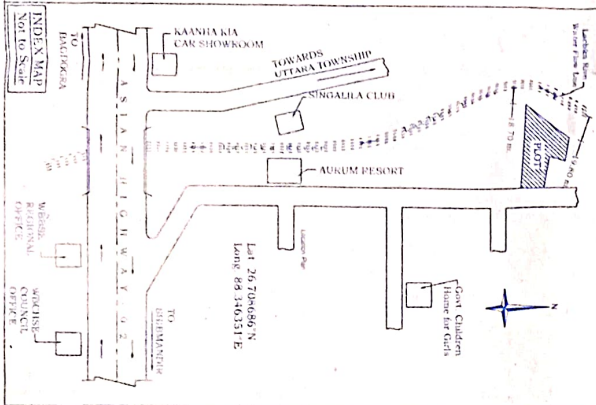
Project Title PROPOSED SITEPLAN FOR LUCC

SITE PLAN SHOWING THE LAND OF
1. MD. FARHAN S/O LATE HAMIDUR RAHAMAN
 Of Azam Nagar West Tola, P.O. P.S. Azamnagar, Dist. Khatwar
2. MASOUM RAZA S/O ZIKVUR RAHAMAN
 Of Anshar Para, P.O. P.S. Darjeeling, Dist. Darjeeling
3. FARHIM AFZAL W/O ASI FOUJARI Anara, Dist. Anpara
 Of Khatwar Tola, Ward no. 472, P.S. ARSHAD HUSSAIN
4. SHADZA AFZAL W/O MD. ARSHAD HUSSAIN
 Of Near Daud Academy School, Ward no. 20, P.O. P.S.
5. AMIR RIZALI S/O ABDUL HASIB
 Of Islam Naser, Ward no. 27, P.O. P.S. Anara, Dist. Anara
6. SHIREEN AFZAL S/O MD. AFZAL HUSSAIN SIDDIQUI
 Of Azad Nagar, Ward No. 19, P.O. P.S. Anara, Dist. Anara

LAND SCHEDULE
 MOUZA : DAKRATISAL
 KHATAHA NO. 2121 18 S.1
 7152 7154, 7156, 7157, 7183, 7184 (L.R.)
 PLOT NO. : 206 (R.S.), 50 (L.R.)
 P.S. : NAITOVANA
 DIST. : DARBHANGA
 Under Akhbari Khata Gram Panchayat

LAND AREA STATEMENT :
 AREA OF LAND AS PER DEED : 656.35 m²
 AREA OF LAND AS PER KHATAHA : 682.30 m²
 AREA OF LAND AS PER SITE : 656.22 m²

PARTIAL MAP OF MOUZA BAKRATISAL, J.L. NO. 70
 P.S. NAITOVANA DIST. DARBHANGA
 SCALE: NOT TO SCALE



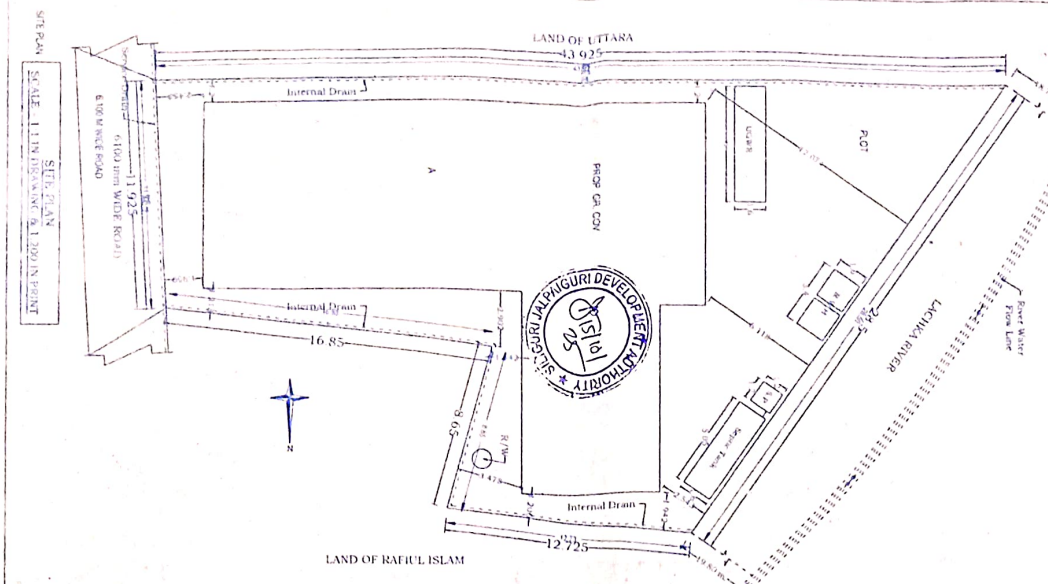
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MD. FARHAN
 Masum Raza
 Farhin Afzal
 Shaira Afzal
 Anis Wajid
 Sumar Afzal
 SIGNATURE OF OWNERS / POA

Siddhas Mandal
 B. Tech. (Civil)
 LBS/19/24/AS/DA
 SIGNATURE OF L.R.S.

STHAPATIYA
 Engineering & architecture • Interior
 3rd FLOOR DWARKA RISHABANI PLAZA
 COURT NO. 5, SILIGURI 73400
 +91 9732 25960, 70015 36980
 email sthapatiya@2023@gmail.com



AREA STATEMENT SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY

| |
|-------------------------|
| VERSION NO. 1.07 |
| VERSION DATE 03/01/2018 |

PROJECT DETAIL:

| | |
|-----------------------------------|-----------------------------|
| Application No. : | Pct/Use - Residential |
| Application Type General Proposal | Plot/Use - Residential Bldg |
| Project Type LUCC | Land Use Zone - Residential |
| Nature of Development New | Adding Road Width 6.10 m |
| Location Siliguri Urban Area | Plot No. 206(RS), 50(LR) |
| Sub-location Siliguri P.S./R | Sheet No. - |
| Special Project Type NA | House No. - |
| Ward No. - | North - |
| Name of Street NA | South - |
| Village Name - | East - |
| | West - |
| J.L. No. - | Police Station - |

AREA DETAILS:

| | | |
|------------------------|----------------|--------|
| AREA OF PLOT (Minimum) | (A) | 656.22 |
| NET AREA OF PLOT | (A-Deductions) | 656.22 |
| BALANCE AREA OF PLOT | (A-Deductions) | 656.22 |
| PLOT AREA FOR COVERAGE | (A-Deductions) | 656.22 |
| Pct. Area for FAR | (A-Deductions) | 656.22 |

COVERAGE CHECK

| | |
|--|--------|
| Proposed Coverage Area (50.00 %) | 328.10 |
| Proposed Green Coverage Area (50.00 %) | 328.10 |
| Total Prop. Coverage Area (50.00 %) | 328.10 |

FAR CHECK

| | |
|---------------------|------|
| BUILT UP AREA CHECK | 0.00 |
| Total Builtup Area | 0.00 |

ARCH / ENGG / SUPERVISOR (Regd)

DEVELOPMENT AUTHORITY

OWNER

LOCAL BODY

COLOR INDEX

| | |
|-------------------------------|-----------|
| PLOT BOUNDARY | Blue line |
| ABUTTING ROAD | Blue line |
| PROPOSED WORK (COVERAGE AREA) | Blue line |
| EXISTING (To be retained) | Blue line |
| EXISTING (To be demolished) | Blue line |

MARGIN DETAIL:

| Building / Wing Name | Road Name | Front Margin | Side Margin | Rear Margin | Ground Pawk Margin | Ground Pawk Margin | Side Margin | Ground Pawk Margin | Side Margin | Ground Pawk Margin |
|----------------------|-----------------|--------------|-------------|-------------|--------------------|--------------------|-------------|--------------------|-------------|--------------------|
| A | 6 TOR WIDE ROAD | 1.96 | 1.96 | 2.54 | 2.54 | 1.20 | 1.20 | 1.21 | 1.21 | 1.21 |

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/2026/2025 Date : 18/9/2025
Challan No. : 6393/PLNG/SJDA File No. : 2235/SIG/PLNG/SJDA/2025
Mouza : Bairatisal Owner Name : 1. MD. FARMAN
2. MASOOM RAZA
3. FARHIN AFZAL
4. SHAZIA AFZAL
5. AMIR NIZAMI
6. SHREEN AFZAL

| Description | Amount |
|---------------------|----------|
| Development Charges | 7,218.00 |

Payment Mode : Cheque / RTGS Total Amount : 7,218.00

Total Amount In Words : Rupees Seven Thousand Two Hundred Eighteen Only

Cheque/DD No. : 298426963243 Bank Name : SBI

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 16125/SJDA

Date : 10-Oct-2025

To,

1. MD. FARMAN
2. MASOOM RAZA
3. FARHIN AFZAL
4. SHAZIA AFZAL
5. AMIR NIZAMI
6. SHREEN AFZAL,
 1. Azam Nagar (West Tola), P.O.+P.S. Azamnagar, Dist. Katihar-855113
 2. Masjid Para, P.O.+P.S. Bagdogra, Dist. Darjeeling-734014
 3. Rahika Tola, Ward. 22, P.O.+P.S. Araria, Dist. Araria-854311
 4. Near Azad Academy School, Ward. 20, P.O.+P.S. Araria, Dist. Araria-854311
 5. Islam Nagar, Ward. 27, P.O.+P.S. Araria, Dist. Araria-854311
 6. Azad Nagar, Ward. 19, P.O.+P.S. Araria, Dist. Araria-854311

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

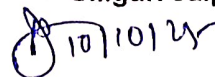
In reference to his / her application dated 11-Sep-2025(2235/SIG/PLNG/SJDA/2025) on the subject quoted above, the proposed institution of Residential(Residential Bldg) use/change of use of land from _____ to _____ development for land area of 656.22 square meters (Site Plan enclosed) at Atharakhai Gram Panchayet C.S. / R.S. /L.R Plot No 50 (L.R) 206 (R.S) ,In Sheet No. NA (L.R) NA (R.S) Holding No. _____ within Ward No. NA Mouza Bairatisal (JL NO. -070) _____ 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 , Vacant 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 , Vacant Zone No. 04/08/02 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/2026/2025 dated 18-Sep-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(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 ;


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority



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