



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 13953/SJDA

Date : 19-Dec-2024

To,

1] SRI ANUP CHANDRA SINHA, 2] SMT. PRISCILLA SINHA, 3] SMT. INDIRA PRAVA THAKURI,
NIVEDITA ROAD, PRADHAN NAGAR, P.S. PRADHAN NAGAR, DIST- DARJEELING, WARD NO.- 03
(S.M.C.)

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

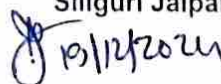
In reference to his / her application dated 30-Sep-2024(0625/SIG/PLNG/SJDA/2024) on the subject quoted above, the proposed institution of _____ use/change of use of land from **Residential** to **Residential (ResiComm Bldg)** development for land area of **1,361.80** square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R** Plot No **2818 (L.R) 318, 319, 320 (R.S)** ,In Sheet No. **NA (L.R) 2 (R.S)** Holding No. _____ within Ward No. **03** Mouza **Siliguri (JL NO. -088)** _____ under **Pradhan 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. 01/01/02** 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/1540/2024** dated **14-Nov-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


19/12/2024

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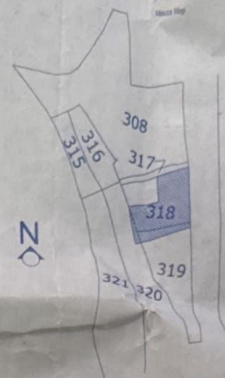
Project Title :SITE PLAN FOR LUCC

PROPOSED SITE PLAN SHOWING THE LAND OF 1) SRI ANUP CHANDRA SINHA,
2) SMT. PRISCILLA SINHA, 3) SMT. INDIRA PRAVA THAKURI AT NIVEDITA ROAD, PRADHAN
NAGAR, P.S. PRADHAN NAGAR, DIST. DARJEELING, WARD NO. 03 (S.M.C.)

LAND AREA

AS PER DEED = 1375.93 sqm.
AS PER KHATIAN = 1375.93 sqm.
AS PER SITE = 1361.80 sqm.
PERM. GR. COVERAGE = 680.90 sqm. OR 50 %
PROP. GR. COVERAGE = 679.92 sqm. OR 49.93 %
COMM. AREA PROVIDED = 933.08 sqm.
(22.872% OF TOTAL FLOOR AREA)
PROP.GROUND (PARKING) + 5 STORIED RESL. CUM COMM.
(MERCANTILE RETAIL SHOP) BUILDING.

MOUZA MAP (D.T.A.)



Sl. No.	Particulars	Area	Remarks
1	Area of the land as per deed	1375.93	
2	Area of the land as per khatian	1375.93	
3	Area of the land as per site	1361.80	
4	Area of the land as per map	1361.80	
5	Area of the land as per plan	1361.80	
6	Area of the land as per survey	1361.80	
7	Area of the land as per valuation	1361.80	
8	Area of the land as per assessment	1361.80	
9	Area of the land as per record	1361.80	
10	Area of the land as per certificate	1361.80	
11	Area of the land as per order	1361.80	
12	Area of the land as per resolution	1361.80	
13	Area of the land as per decision	1361.80	
14	Area of the land as per award	1361.80	
15	Area of the land as per judgment	1361.80	
16	Area of the land as per decree	1361.80	
17	Area of the land as per order of court	1361.80	
18	Area of the land as per order of government	1361.80	
19	Area of the land as per order of authority	1361.80	
20	Area of the land as per order of committee	1361.80	

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SCHEDULE OF LAND

MOUZA - SILIGURI (R.S.)
SILIGURI UTTAR PASHIM (L.R.)
J.L. NO. - 110 (88) (R.S.) 89 (L.R.)
SHEET NO. - 2
PLOT NO. - 318, 316, 320 (R.S.)
2918 (L.R.)
KHATIAN NO. - 421 (R.S.)
4654, 4659, 4660 (L.R.)
P.S. - PRADHAN NAGAR
DIST. - DARJEELING
WARD NO. - 03 (S.M.C.)

LAND AREA

AS PER DEED = 1375.93 sqm.
AS PER KHATIAN = 1375.93 sqm.
AS PER SITE = 1361.80 sqm.

DECLARATION:
I/WE DO HEREBY DECLARE THAT WE SHALL
MAINTAIN 2.4 MT. AS FRONT OPEN SPACE AND
WE SHALL NOT CONSTRUCT WITHIN THIS FRONT
OPEN SPACE.

1. Anupchandra Sinha
2. Priscilla Sinha
3. Indira Prava Thakuri

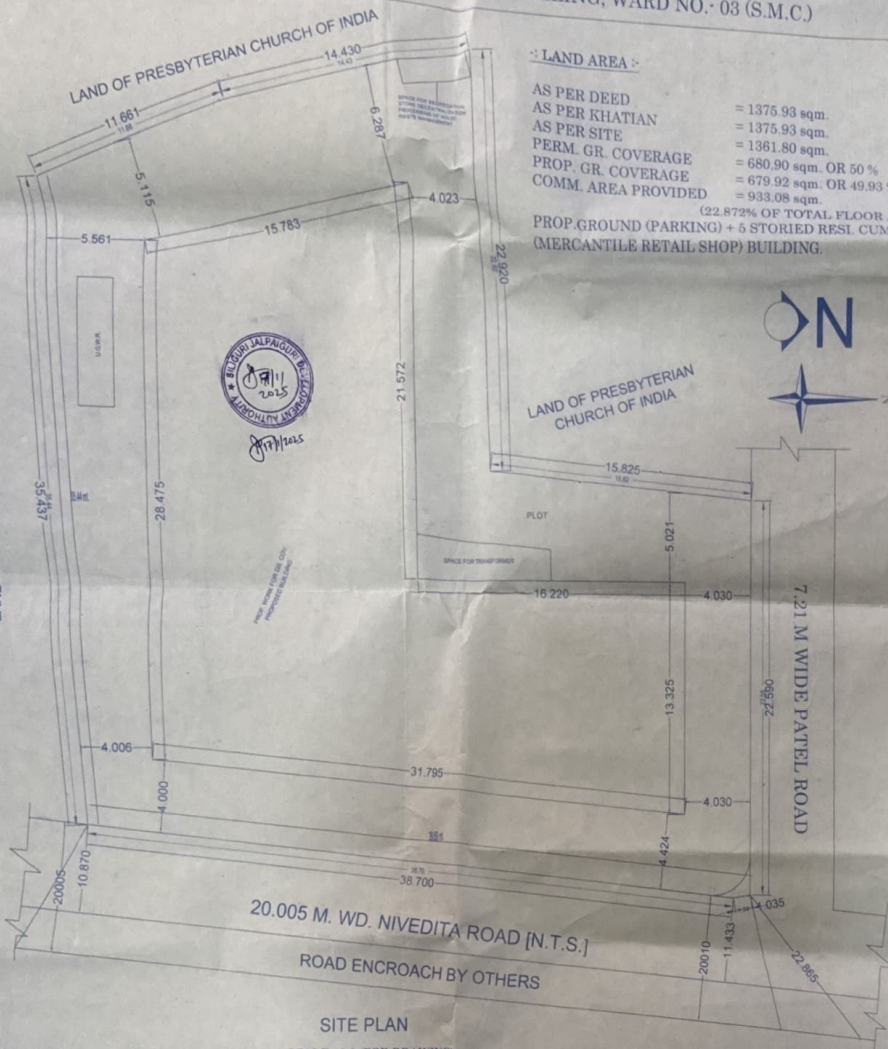
SIGNATURE OF OWNERS

Ar. Neelajana Biswas
Architect & Asst.
Reg. No. - CA/2001/2008
Add. - Pradhan Nagar, Darjeeling
Mob. - 9930007
Email - neelajana@rediffmail.com

SIGNATURE OF L.B.A.



LAND OF ANJONA SINGH



SITE PLAN

SCALE - 1:1 (FOR DRAWING)
SCALE - 1:100 (FOR PRINT)

FLOORS	PARKING AREA IN sqm.	STAIRCASE AREA IN sqm.	COMMERCIAL AREA IN sqm.	RESIDENTIAL AREA IN sqm.	TOTAL AREA	REMARKS
GROUND FLOOR	300.76 sqm.			X	679.92 sqm.	COMMERCIAL (PARKING, MERCANTILE RETAIL SHOP)
FIRST FLOOR	X	63.00 sqm.	616.92 sqm.	X	679.92 sqm.	COMMERCIAL (MERCANTILE)
SECOND FLOOR	X	63.00 sqm.	X	616.92 sqm.	679.92 sqm.	RESIDENTIAL
THIRD FLOOR	X	63.00 sqm.	X	616.92 sqm.	679.92 sqm.	RESIDENTIAL
FOURTH FLOOR	X	63.00 sqm.	X	616.92 sqm.	679.92 sqm.	RESIDENTIAL
FIFTH FLOOR	X	63.00 sqm.	X	616.92 sqm.	679.92 sqm.	RESIDENTIAL
TOTAL	300.76 sqm.	240.00 sqm.	933.08 sqm.	2467.68 sqm.	4079.52 sqm.	RESIDENTIAL