

**PRADHAN NAGAR, SILIGURI - 734003**

Memo No. : 15361/SJDA

Date : 24-Jun-2025

To,

1) SRI BASANT KUMAR AGARWAL 2) SRI OMPRAKASH AGARWAL 3) SRI RAJ KAMAL AGARWAL ,4) SRI SAJJAN KUMAR AGARWAL,
34 RADHA KUNJ ,SHIV MANDIR ROAD PUNJABI PARA ,P.O.& P.S.-SILIGURI ,DIST-DARJEELING IN THE STATE OF WEST BENGAL,

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

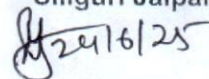
In reference to his / her application dated 19-May-2025(0672/SIG/PLNG/SJDA/2025) on the subject quoted above, the proposed institution of _____ use/change of use of land from Residential to Residential (ResiComm Bldg) development for land area of 2,642.44 square meters (Site Plan enclosed) at siliguri municipal corporation C.S. / R.S. /L.R Plot No 425,423 (L.R) 131 (R.S) ,In Sheet No. 4 (L.R) 5 (R.S) Holding No. _____ within Ward No. 42(s.m.c.) Mouza Dabgram (Urban) (JL NO. -002) _____ under bhaktinagar 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 , Conservation, Industrial , Residential 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 , Conservation , Industrial , Residential Zone No. 03/09/02 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/1250/2025 dated 17-Jun-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



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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Date : 24-Jun-2025

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

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1250/2025

Date : 17/6/2025

Challan No. : 5524/PLNG/SJDA

File No. : 0672/SIG/PLNG/SJDA/2025

Mouza : Dabgram (Urban)

Owner Name : 1) SRI BASANT KUMAR
AGARWAL 2) SRI OMPRAKASH
AGARWAL 3) SRI RAJ KAMAL
AGARWAL ,4) SRI SAJJAN
KUMAR AGARWAL

Description	Amount
Development Charges	417,506.00

Payment Mode : Cheque / RTGS

Total Amount : 417,506.00

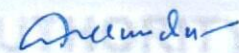
Total Amount In Words : Rupees Four Lacs Seventeen Thousand Five Hundred Six Only

Cheque/DD No. : 920250618000

Bank Name : IDBI BANK

Branch Name : SLG

**SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY**


Signature of Authorized Officer

SILIGURI JALPAIGURI**DEVELOPMENT AUTHORITY****RECEIPT****Receipt No.** : RC/1249/2025**Date** : 17/6/2025**Challan No.** : 5525/PLNG/SJDA**File No.** : 0672/SIG/PLNG/SJDA/2025**Mouza** : Dabgram (Urban)**Owner Name** : 1) SRI BASANT KUMAR
AGARWAL 2) SRI OMPRAKASH
AGARWAL 3) SRI RAJ KAMAL
AGARWAL ,4) SRI SAJJAN
KUMAR AGARWAL

Description	Amount
Land Pooling	107,740.00

Payment Mode : Cheque / RTGS**Total Amount** : 107,740.00**Total Amount In Words** : Rupees One Lacs Seven Thousand Seven Hundred Fourty Only**Cheque/DD No.** : 250618511576**Bank Name** : IDBI BANK**Branch Name** : SLG**SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY**

Signature of Authorized Officer