



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 9494/SJDA

Date : 03-Aug-2022

To,

Yash Shree Developers Represented By Sri Bejendra Agar,
Dipti Apartment, Haren Mukherjee Road, Hakim Para, P.O. & P.S.- Siliguri, Dist.- Darjeeling.

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

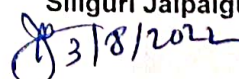
In reference to his / her application dated 18-May-2022(0757/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of **Residential(Residential Bldg)** use/change of use of land from _____ to _____ development for land area of **323.75** square meters (Site Plan enclosed) at **Siliguri Municipal Corporation C.S. / R.S. /L.R Plot No 376 (L.R) 5061 (R.S)** ,In Sheet No. **NA (L.R) 04 (R.S)** Holding No. _____ within Ward No. **25 (S.M.C.)** Mouza **Siliguri Municipal Town (JL NO. -088)** under **Siliguri 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 the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Residential Zone No. 01/07/02** 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/1792/2022** dated **08-Jun-2022** / 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 ;
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


31/8/2022

Contd to Page 2

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1792/2022

Date : 8/6/2022

Challan No. : 0602/PLNG/SJDA

File No. : 0757/SIG/PLNG/SJDA/2022

Mouza : Siliguri Municipal Town

Owner Name : Yash Shree Developers
Represented By Sri Bejendra
Agar

Description	Amount
Development Charges	4,209.00

Payment Mode : Cheque / RTGS

Total Amount : 4,209.00

Total Amount In Words : Rupees Four Thousand Two Hundred Nine Only

Cheque/DD No. : 051960

Bank Name : Axis Bank

Branch Name : slg



SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

Project Title: SITE PLAN FOR L.U.C.C.

SITE PLAN SHOWING THE LAND OF YASH SHREE DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER SRI BEJENDRA AGARWAL S/O LATE MOTIRAM AGARWAL RESIDENT OF DIPTI APARTMENT HAREN MUKHERJEE ROAD, HAKIM PARA, SILIGURI AUTHORISE SRI RAJESH AGARWAL RESIDENT OF PUNABI PARA, SILIGURI AND THE LOCATION OF SITE AT MILANPALLY, SILIGURI.

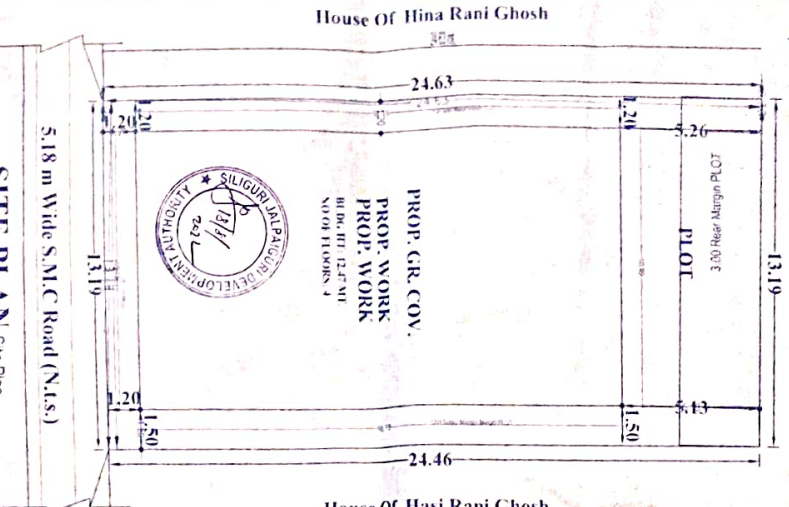
SCHEDULE OF LAND

MOUZA :- R.S.-SILIGURI L.R.- DAKSHIN-1
 PARGANA :- BAIKUNTHAPUR
 PLOT NO. :- R.S.- 5061, L.R.- 376
 KHATAN NO. :- R.S.- 1462/1, L.R.- 568
 J.L. NO. :- R.S.- 110, L.R.- 91
 SHEET NO. :- 04
 WARD NO. :- 25 (S.M.C.)
 HOLDING NO. :-
 P.S. :- SILIGURI
 DIST. :- DARJEELING

AREA STATEMENT:-

AREA OF THE LAND
 AS PER DEED = 323.75 m²
 AS PER KHATAN = 323.75 m²
 AS PER SITE = 323.75 m²
 G.R.COV.(PERM) = 58.81 % OR 190.40 m²
 G.R.COV.(PROP) = 58.81 % OR 190.39 m²

House Of Manik Sarkar

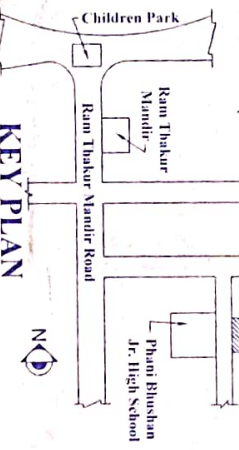


SITE PLAN Site Plan

SCALE:- 1:1 (AS / DRAWING)
 SCALE:- 1:200 (AS / PRINT)

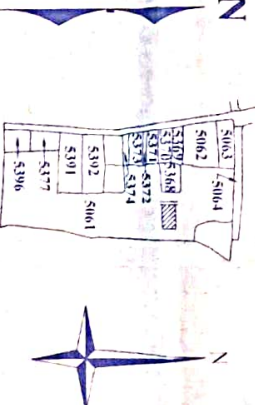


Location Plan



KEY PLAN

Not to Scale



Part Traced Mouza Map of
 Mouza-Siliguri, Sheet No.- 04

SIGNATURE

Rudraksh

SIGNATURE

gudran

SIGN. OF OWNER

SIGN. OF L.R.S

DR. GAUTAM DEB
 Licensed Building Surveyor, Civil
 & Mechanical Engineer (No. 114)
 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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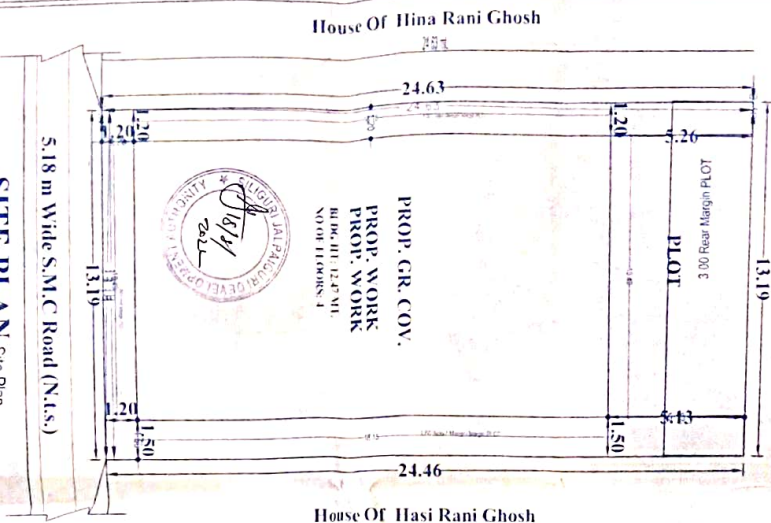
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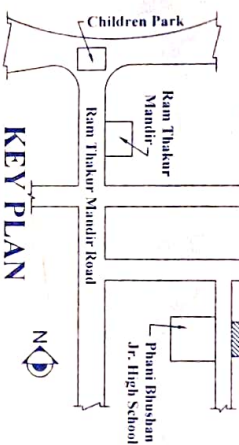
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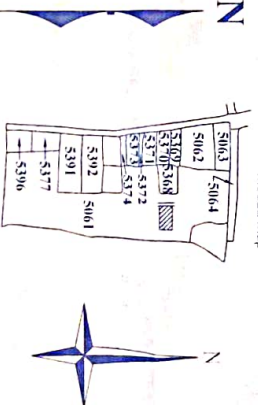
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Location Plan



KEY PLAN

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Part Traced Mouza Map of
Mouza-Siliguri, Sheet No.-04

SIGNATURE

SIGNATURE

Rajesh

Rajesh

SIGN. OF OWNER

SIGN. OF L.R.S

Sl. No.	Particulars	Area (sq. m)	Remarks
1	Plot Area	323.75	
2	Area of Road	190.40	
3	Area of Building	190.40	
4	Area of Open Space	190.40	
5	Area of Water Body	190.40	
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