

Project Title :LUCC FOR RESIDENTIAL CUM COMMERCIAL(RETAIL SHOP) BUILDING

FLOOR	COMMERCIAL AREA (RETAIL SHOP)	PARKING	RESIDENTIAL / OTHERS	STAIR / LIFT COMMON AREA	TOTAL FLOOR AREA	REMARKS
BASEMENT	----	529.56	----	15.50	545.06	PARKING
GROUND FLOOR	280.00	170.00	----	75.00	525.00	RETAIL SHOP / PARKING
FIRST FLOOR	----	----	450.00	75.00	525.00	RESIDENTIAL
SECOND FLOOR	----	----	450.00	75.00	525.00	RESIDENTIAL
THIRD FLOOR	----	----	450.00	75.00	525.00	RESIDENTIAL
FOURTH FLOOR	----	----	450.00	75.00	525.00	RESIDENTIAL
FIFTH FLOOR	----	----	100.00	50.00	150.00	RESIDENTIAL
TOTAL	280.00	699.56	1900.00	440.50	3320.06	

PROJECT

PROPOSED BASEMENT (PARKING) + GROUND
(SHOP + PARKING) + FIVE STORIED
RESIDENTIAL CUM COMMERCIAL BUILDING
(MERCANTILE RETAIL)

NAME OF THE OWNER

PREMIER DEVELOPERS REPRESENTED BY
ONE OF ITS PARTNER SRI. RISHAV GARG S/O
SRI RUPESH KUMAR AGARWAL AT 3RD FLOOR
CITY MALL, SEVOKE ROAD, SILIGURI,
PIN-734001.

LAND SCHEDULE :-

MOUZA - R.S. SILIGURI & L.R. SILIGURI PURBA
L.R. PLOT NO. - 495,496
R.S. PLOT NO. - 9665,9666
L.R. KHATIAN NO-306,13649,13650,13651,13652,
13653,13654,13655,13656,13657,13658,13659,
13660,13661,13662,13663,13664,13665,13666,
NEW L.R.-13902
R.S. KHATIAN NO -5269,5278
L.R. SHEET NO - 19
R.S. SHEET NO - 02
J.L. NO - R.S-110(88) & L.R- 92
P.S - SILIGURI
DIST - DARJEELING
PARGANA - BAIKUNTHAPUR
WARD NO. - 14 (SMC)

PLOT LOCATION

BHAGAT SINGH SARANI, PUNJABI PARA,
WARD NO- 14 (SMC),PIN-734001, DARJEELING.

LAND AREA CALCULATION

LAND AREA = 1133.11 SQM (AS/DEED)
LAND AREA = 1133.11 SQM. (AS/KHATIAN)
LAND AREA = 1090.13 SQM (AS/SITE)

PERMISSIBLE GROUND COVERAGE
= 545.065 SQM. OR 50.00%
PROPOSED GROUND FLOOR AREA
= 545.06 SQM. OR 49.99 %
PROPOSED TOTAL COMMERCIAL AREA
= 280.00 SQM. (8.43 % OF TOTAL FLOOR AREA)

DECLARATION OF OWNER :-

- I / WE DO HEREBY DECLARE THAT SHALL
MAINTAIN 2.5M AS FRONT OPEN SPACE AT
GROUND.
- I / WE SHALL NOT CONSTRUCT ANY STEPS
WITHIN THE SAID FRONT OPEN SPACE.

PREMIER DEVELOPERS

Partner

SIGNATURE OF OWNER

RUPAM KUMAR, B.Arch (NITP)
Architect
COA Regd. No. CA/2021/132273
37, East Netaji Pally, Siliguri
Ph: 8210443447, E-mail : rupam69@yahoo.in

SIGNATURE OF ARCHITECT / LBS.

AREA STATEMENT SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO. 1.0.7 VERSION DATE: 03/01/2018
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PROJECT DETAIL	
Application No. -	Plot Use - Residential
Application Type - General Proposal	Plot Sub Use - Res/Comm Bldg
Project Type LUCC	Land Use Zone - Residential
Nature of Development - New	Abutting Road Width - 8.25
Location - Siliguri Urban Area	Plot No. - L.R. PLOT NO. - 495,496 & R.S. PLOT NO. - 9665,9666
Sub Location - Siliguri (M)	Sheet No. -
Special Project Type - NA	House No. -
Ward No. 14 (SMC)	North -
Name of Street - NA	South -
Village Name - R.S. SILIGURI & L.R. SILIGURI PURBA	East -
J.L. No. -	West -
	Police Station -

AREA DETAILS		SQ. MT
AREA OF PLOT (Minimum)	(A)	1090.13
NET AREA OF PLOT	(A-Deductions)	1090.13
BALANCE AREA OF PLOT	(A-Deductions)	1090.13
PLOT AREA FOR COVERAGE	(A-Deductions)	1090.13
Plot Area for FAR	(A-Deductions)	1090.13
COVERAGE CHECK		
Proposed Coverage Area (50.00 %)		545.06
Proposed Ground Coverage Area (50.00 %)		545.06
Total Prop. Coverage Area (50.00 %)		545.06

FAR CHECK	
BUILT UP AREA CHECK	
Total BuiltUp Area	0.00
ARCH / ENGS / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

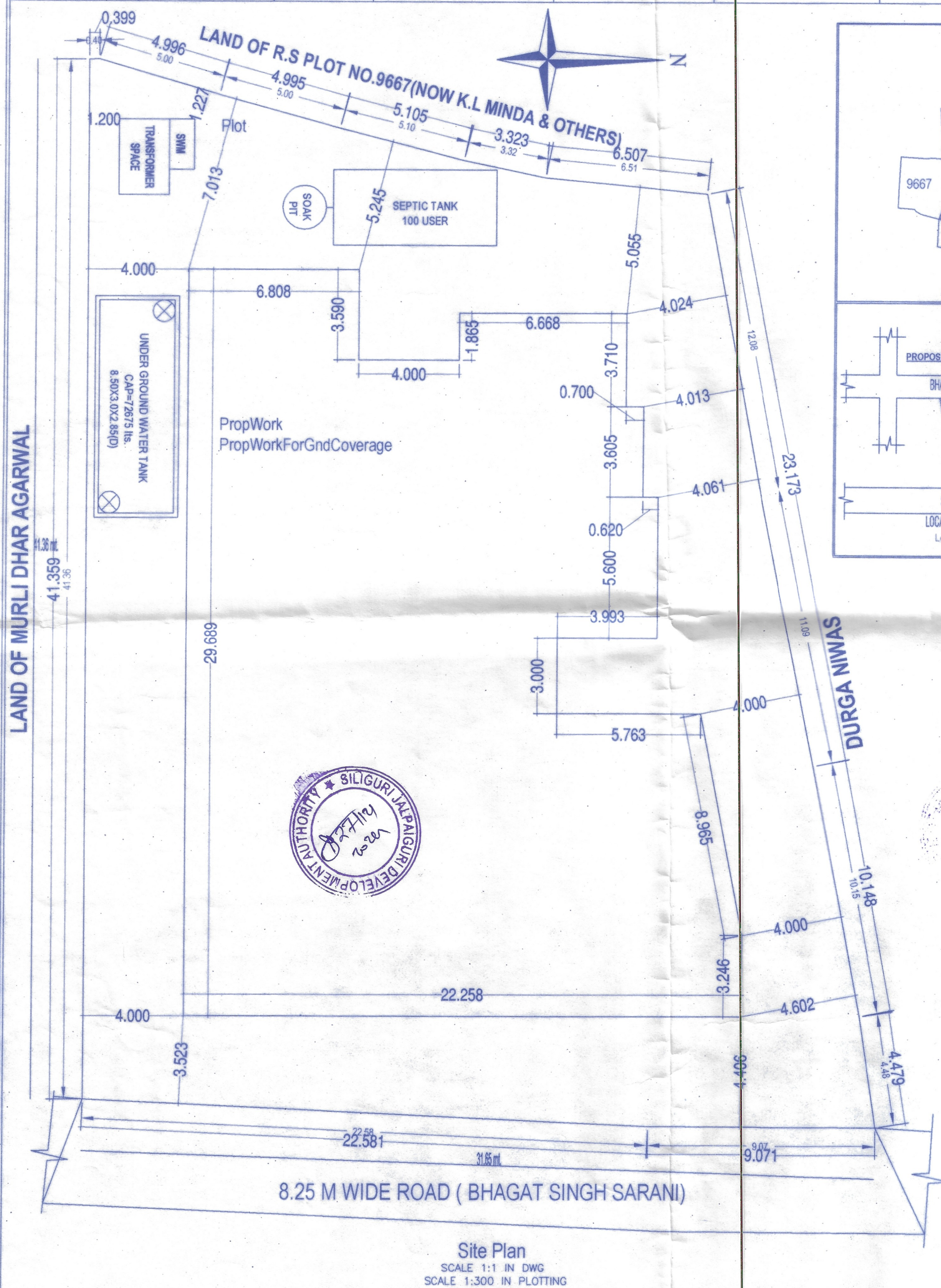
COLOR INDEX

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

Color Index:

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin	Ground Pwork Side2 Margin
PropWork	8.25 M WIDE ROAD (BHAGAT SINGH SARANI)	3.52	3.52	5.05	5.05	4.00	4.00	4.00	4.00



**PRADHAN NAGAR, SILIGURI - 734003**

Memo No. : 13929/SJDA

Date : 17-Dec-2024

To,

PREMIER DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER SRI. RISHAV GARG
S/O SRI RUPESH KUMAR AGARWAL,
3RD FLOOR CITY MALL, SEVOKE ROAD ,SILIGURI ,

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

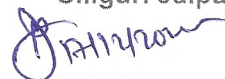
In reference to his / her application dated **08-Nov-2024(1583/SIG/PLNG/SJDA/2024)** on the subject quoted above, the proposed institution of **Residential(ResiComm Bldg)** use/change of use of land from _____ to _____ development for land area of **1,090.13** square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R** Plot No **495,496 (L.R) 9665,9666 (R.S)** ,In Sheet No. **19 (L.R) 02 (R.S)** Holding No. _____ within Ward No. **14** Mouza **Siliguri (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 **Mixed** 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 **Mixed Zone No. 01/04/01** 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/1516/2024** dated **30-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



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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 13929/SJDA

Date : 17-Dec-2024

Copy Forwarded To:

1.OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1517/2024

Date : 30/11/2024

Challan No. : 4006/PLNG/SJDA

File No. : 1583/SIG/PLNG/SJDA/2024

Mouza : Siliguri

Owner Name : PREMIER DEVELOPERS
REPRESENTED BY ONE OF ITS
PARTNER SRI. RISHAV GARG
S/O SRI RUPESH KUMAR
AGARWAL

Description	Amount
Land Pooling	44,448.00

Payment Mode : Cheque / RTGS

Total Amount : 44,448.00

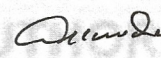
Total Amount In Words : Rupees Fourty Four Thousand Four Hundred Fourty Eight Only

Cheque/DD No. : 324335512922

Bank Name : SBI

Branch Name : SME BRANCH

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer