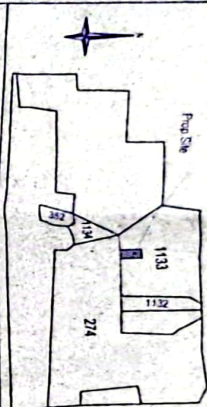


Project File: LUCC

**SITE PLAN SHOWING THE LAND OF
SRI. TAPAN MAJUMDAR,
S/O. SRI. SHANKAR MAJUMDAR
AT NEGHANATH SARANI,
LAKE TOWN P.O. BHAKTINAGAR,
P.S. NEW JALPAIGURI,
DIST. JALPAIGURI, WARD NO-33, SMC.**



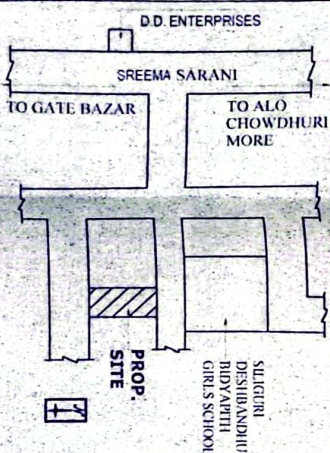
SCHEDULE OF LAND

PARGANA: BAKUNTHAPUR
MOLZA: DABGRAM
J.L. NO.: 02
SHEET NO.: 15 (R.S.), 152 (L.R.)
PLOT NO.: 174/1133 (R.S.), 11365 (L.R.)
KHATTIAN NO.: 399 (R.S.), 476 (L.R.)
P.S.: BHAKTINAGAR
DIST.: JALPAIGURI
WARD NO.: 33 (SMC).

LAND AREA CALCULATION

LAND AREA AS PER DEED = 524.21 SQM.
LAND AREA AS KHATTIAN = 849.83 SQM.
AREA TO BE DEVELOPED = 424.51 SQM.

Location Plan (N.T.S.)



AREA STATEMENT, SUDA

PROJECT DETAIL

Application No. 51	Plot Area Proposed
Project Type: GEN	Plot Suburb Residential Bldg
Project Type: UCC	Land Use Zone Residential
Nature of Development: New	Building Footprint: 5.48
Location: Siliguri Urban Area	Plot No.: 174/1133 (R.S.), 11365 (L.R.)
Sub-location: Siliguri (N)	Sheet No.: 15 (R.S.), 152 (L.R.)
Special Project Type: NA	Ward No.: 33
Ward No.: 33	Urban: 4.074 M WIDE SMC ROAD
Name of Street: NA	Suburb: 5.48 M WIDE SMC ROAD
Village Name: LAKE TOWN	Ext. LAND OF OWNER: SRI. TAPAN MAJUMDAR
	Ext. LAND & HOUSE OF RATAN NAG & SWAPAN SARKAR

AREA DETAILS:

AREA OF PLOT (Minimum)	SO. MT.
NET AREA OF PLOT	424.51
BALANCE AREA OF PLOT	424.51
PLOT AREA FOR COVERAGE	424.51
PLOT AREA FOR F.R.	424.51
COVERAGE CHECK	
Proposed Coverage Area (53.94 %)	227.70
Proposed Ground Coverage Area (53.94 %)	227.70
Total Prop. Coverage Area (53.94 %)	227.70
FAR CHECK	
BUILT UP AREA CHECK	
Proposed Building Area	0.50

ARCHT. / ENGR. / SUPERVISOR (Prop)

OWNER

Paramita Pandit
PARAMITA PANDIT SARKAR
Licensed Building Surveyor (Class-1)
S.M.C. Empalement No. L-88,
178, Anubinda Pally, Siliguri-6
Cell: 98320-50255
email: paramitapandits@gmail.com

Swapan Majumdar
Swapan Majumdar

SIG. OF L.B.S.

SIG. OF OWNERS

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLAT BOUNDARY	
SETTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (TO BE DEMOLISHED)	
EXISTING (TO BE DEMOLISHED)	

LAND & HOUSE OF RATAN NAG & SWAPAN SARKAR.

30.175



PROP. WORK
PROP. GRN. COV

PLOT

4.074

4.074 M WIDE SMC ROAD

14.230

5.48 M WIDE SMC ROAD

14.475

SITE PLAN
SCALE: 1:1000

29.100

LAND OF OWNER (SRI. TAPAN MAJUMDAR)

MARGIN DETAIL	Building / Wing Name	Road Name	Front Margin	Ground Floor Front Margin	Rear Margin	Ground Floor Rear Margin	Side Margin	Ground Floor Side Margin	Side Margin	Ground Floor Side Margin
PROP. WORK	5.48 M WIDE SMC ROAD	5.29	5.29	4.00	4.00	4.00	1.20	1.20	1.55	1.55



Memo No. : 11783/SJDA

Date : 13-Sep-2023

To,

SRI. TAPAN MAJUMDAR,

MEGNATH SARANI, P.O.-BHAKTINAGAR, P.S.-NEW JALPAIGURI, DIST.-JALPAIGURI, WARD NO-33, SMC.

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 26-Jul-2023 (1106/SIG/PLNG/SJDA/2023) 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 424.51 square meters (Site Plan enclosed) at SMC C.S. / R.S. / L.R. Plot No 1/365 (L.R) 174/1133 (R.S) , In Sheet No. 152 (L.R) 15 (R.S) Holding No. _____ within Ward No. 33 Mouza Dabgram (Urban) (JL NO. -002) _____ under New Jalpaiguri 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. 03/01/02 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/1393/2023 dated 23-Aug-2023 / 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.

160 Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

13/9/2023

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