



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 12111/SJDA

Date : 22-Nov-2023

To,

VATS INFRATECH PRIVATE LIMITED REPRESENTED BY SMT MEEKSHI RAI,
GROUND FLOOR, GALGALIA, PO-GALGALIA, PS-GALGALIA, DIST-KISHANGANJ, BIHAR, PIN-855106, RESIDENT OF BANSHI BATRAHAN, PO-MISHRA BATRAHAN, PS-PHULWARIA, DIST-GOPALGANJ, BIHAR, PIN-841438.

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-Sep-2023(1591/OSA/PLNG/SJDA/2023)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Agriculture to Residential (Residential Bldg)** development for land area of **607.00** square meters (Site Plan enclosed) at **JALAS NIJAMTARA C.S. / R.S. /L.R Plot No 390 (L.R) 200 (R.S)**, In Sheet No. **NA (L.R) NA (R.S)** Holding No. _____ within Ward No. **NA** Mouza **Choto Pathuram (JL NO. -78)** _____ under **Phansidewa** 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 , Commercial & Transportation, Industrial , Mixed , Mixed use with Commercial , Public and Semi Public , Residential , Transportation & Communication** 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 **Commercial , Commercial & Transportation, Industrial , Mixed , Mixed use with Commercial , Public and Semi Public , Residential , Transportation & Communication** Zone No. **NA/NA/NA** 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/1695/2023** dated **30-Oct-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.


Chief Executive Officer,

 Siliguri Jalpaiguri Development Authority

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1695/2023

Date : 30/10/2023

Challan No. : 2200/PLNG/SJDA

File No. : 1591/OSA/PLNG/SJDA/2023

Mouza : Choto Pathuram

Owner Name : VATS INFRATECH PRIVATE
LIMITED REPRESENTED BY
SMT MEEKSHI RAI

Description	Amount
Development Charges	1,214.00

Payment Mode : Cheque / RTGS

Total Amount : 1,214.00

Total Amount In Words : Rupees One Thousand Two Hundred Fourteen Only

Cheque/DD No. : 00240638902

Bank Name : SBI

Branch Name : SLG

[Signature]

Signature of Authorized Officer

PROPOSED LUCC SHOWING THE LAND OF VATS INFRATECH PRIVATE LIMITED REPRESENTED BY SMT MEEKSHI RAI, OFFICE AT
GROUND FLOOR, GALGALIA, PO-GALGALIA, PS-GALGALIA, DIST-KISHANGANJ, BIHAR, PIN-855106, RESIDENT OF BANSHI
BATRAHAN, PO-MISHRA BATRAHAN, PS-PHULWARIA, DIST-GOPALGANJ, BIHAR, PIN-841438.

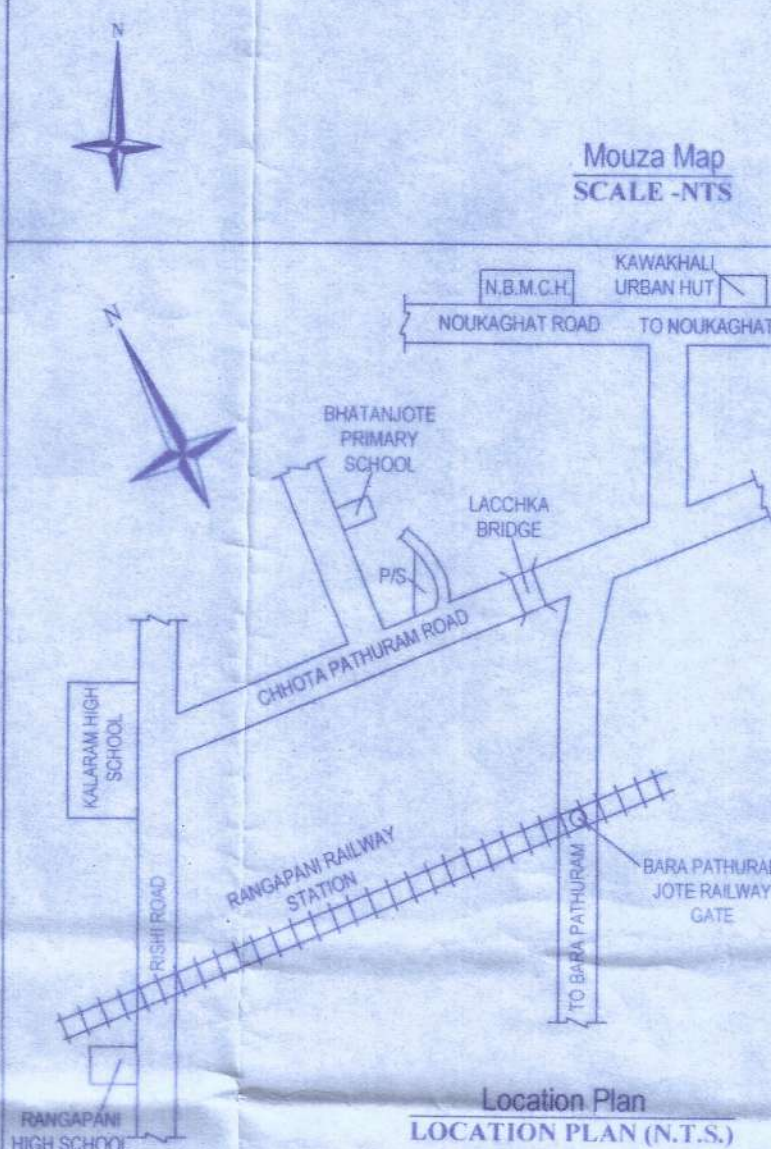
Project Title :PROPOSED LUCC

SCHEDULE OF LAND

MOUZA	KHATIAN NO	PLOT NO	J.L NO	SHEET NO	POLICE STATION	GP NAME	DISTRICT
CHOTO PATHURAM	2/1 RS, 1665 LR	200 RS, 390 LR	78	NA	PHANSIDEWA	JALAS NIJAMTARA	DARJEELING

AREA CALCULATION:-

LAND AS PER DEED = 607.02 M²
LAND AS PER KHATIAN = 607.02 M²
LAND AS PER SITE = 607.00 M²



VATS INFRATECH PVT. LTD.

Meekshi Rai
Managing Director

SIGNATURE OF OWNER

SIGNATURE OF L.B.S.

LAND OF BHATAN JOTE
PRIMARY SCHOOL

LAND OF BHATAN JOTE
PRIMARY SCHOOL

PROPOSED WORK
BUILDING



10.67 M WIDE PUGCA ROAD

SITE PLAN
SCALE - 1:1 (FOR DWG FILE)
1 : 200 (FOR PRINT)

AREA STATEMENT, SILIGURI
JALPAIGURI DEVELOPMENT
AUTHORITY

VERSION NO.: 1.0.1
VERSION DATE: 30/08/2017

PROJECT DETAIL:

Application No. :-	Plot Use :Residential
Application Type :General Proposal	Plot SubUse :Residential Bldg
Project Type :LUCC	Land Use Zone :Residential
Nature of Development :New	Abutting Road Width :10.67
Location :Siliguri Urban Area	Plot No :200 RS, 390 LR
SubLocation :Siliguri PS(R)	Sheet No. :-
Special Project Type :NA	House No. :-
Ward No :NA	North :-
Name of Street :NA	South :-
Village Name :CHOTA PATHURAM	East :-
	West :-

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 607.00
NET AREA OF PLOT	(A-Deductions) 607.00
BALANCE AREA OF PLOT	(A-Deductions) 607.00
PLOT AREA FOR COVERAGE	(A-Deductions) 607.00
Plot Area for FAR	(A-Deductions) 607.00

COVERAGE CHECK

Proposed Coverage Area (50.00 %)	303.50
Proposed Ground Coverage Area (50.00 %)	303.50
Total Prop. Coverage Area (50.00 %)	303.50

FAR CHECK

BUILT UP AREA CHECK

Total BuiltUp Area	0.00
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ARCH / ENGG / 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
BUILDING	10.67 M WIDE PUGCA ROAD	1.60	1.60	11.95	11.95	2.00	2.00	2.00	2.00