



# MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)



Sahid Kshudiram Zilla Parikalpana Bhavan (2<sup>nd</sup> Floor)  
Zilla Parishad Complex, Paschim Medinipur – 721101  
Phone No. 03222 – 261739, e-Mail ID : mkdamidnapore@gmail.com

Memo. No. : 1040/MKDA/2021

Date : 07.06.2021

To

1. BIBHAS KUMAR SANYAL

C/O - S/O PRABHAS SANYAL , Address - SEKHPURA, P.O.- MIDNAPORE

2. BIKASH KUMAR SANYAL

C/O - S/O S/O PRABHAS SANYAL , Address - SEKHPURA, P.O.- MIDNAPORE

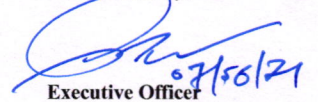
**Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979**

In reference to his / her application no 2021/03/000448, Dated 24/02/2021 on the subject quoted above, the proposed change of use of land from Agriculture to Residential Apartment development for land area of 315.68 square meter (Site Plan enclosed) at MKDA Plot No.(R.S.) 213, and Plot No.(L.R.) 2341, in sheet No. \*\*\* Holding No. \*\*\* within Ward No. \*\*\* , Municipality Midnapore Municipality , Mouza Sekhpura , J.L. No. 172 under Midnapore Police Station, he / she is hereby informed that the change of use of his / her land within Zone No. \*\*\* as per Land Use Development and Control Plan (LUDCP) prepared and published by the Midnapore Kharagpur Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where Present Land Use of the proposed parcel of land under reference is Agriculture as per Land Use map & Register (LUMR) published by Midnapore Kharagpur Development Authority under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the change of use as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed change of use has paid vide reference no. 11000020318314 dated 06-May-2021 .


With reference to the application mentioned above, the Midnapore Kharagpur Development Authority does not have any objection for the development of the schedule of land for Residential Apartment purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice 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 as amended up to date.
- 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.
- 5) 20% of the plot area shall be kept reserved for service road and circulation space along the boundary of the plot and 5% compulsory green space shall be maintained.
- 6) The applicant shall have to obtain NOC from Director of Fire Service & WBPCB in respect of the proposed Construction / Development.
- 7) The modern method of rain water harvesting shall have to be installed for recharging ground water either i) by Roof top RWH through recharging pit or by ii) Roof top RWH through existing tube wells or such other methods as are scientifically admissible.
- 8) That the applicant shall have to obtain approval of detailed plans and the drawings of the proposed development before commencement of the Construction work from the appropriate authority.
- 9) The applicant shall have to obtain permission from SWID for raising ground water required for use of the proposed project, if required or alternatively the applicant shall have to arrange Rules for water consumption and the applicant shall have to construct the sewerage, water supply connection with water supply system of the Municipality / PHE under the existing drainage etc and water supply connection under approved plan of Municipality/Competent authority.

Yours faithfully,

  
Executive Officer



 Midnapore Kharagpur Development Authority  
Executive Officer, MKDA &  
ADM, Paschim Medinipur



**SITE PLAN SHOWING AREA OF PROPOSED RESIDENTIAL APARTMENT OF 1) SRI BIBHAS KUMAR SANYAL  
2) SRI BIKASH KUMAR SANYAL BOTH S/O PRABHAS SANYAL RESIDING AT SEKHPURA,, P.O. & P.S. - MIDNAPORE,  
ON PLOT NO. R.S - 213 (P), L.R.- 2341 (P) OF MOUZA- SEKHPURA, J.L. NO.- 172, P.O. & P.S.- MIDNAPORE,  
DIST.- PASCHIM MEDINIPUR, WARD NO.-5 OF MIDNAPORE MUNICIPALITY.**

NAME OF DEVELOPER :- 1) BISWANATH GHOSH & 2) MITALI GHOSH, PARTNERS OF  
'THE 69', ARJAMA APARTMENT, RANGAMATI, MIDNAPORE, PIN - 721102



TOTAL AREA OF THE PLOT - 315.68 SQM. SHOWN THUS -

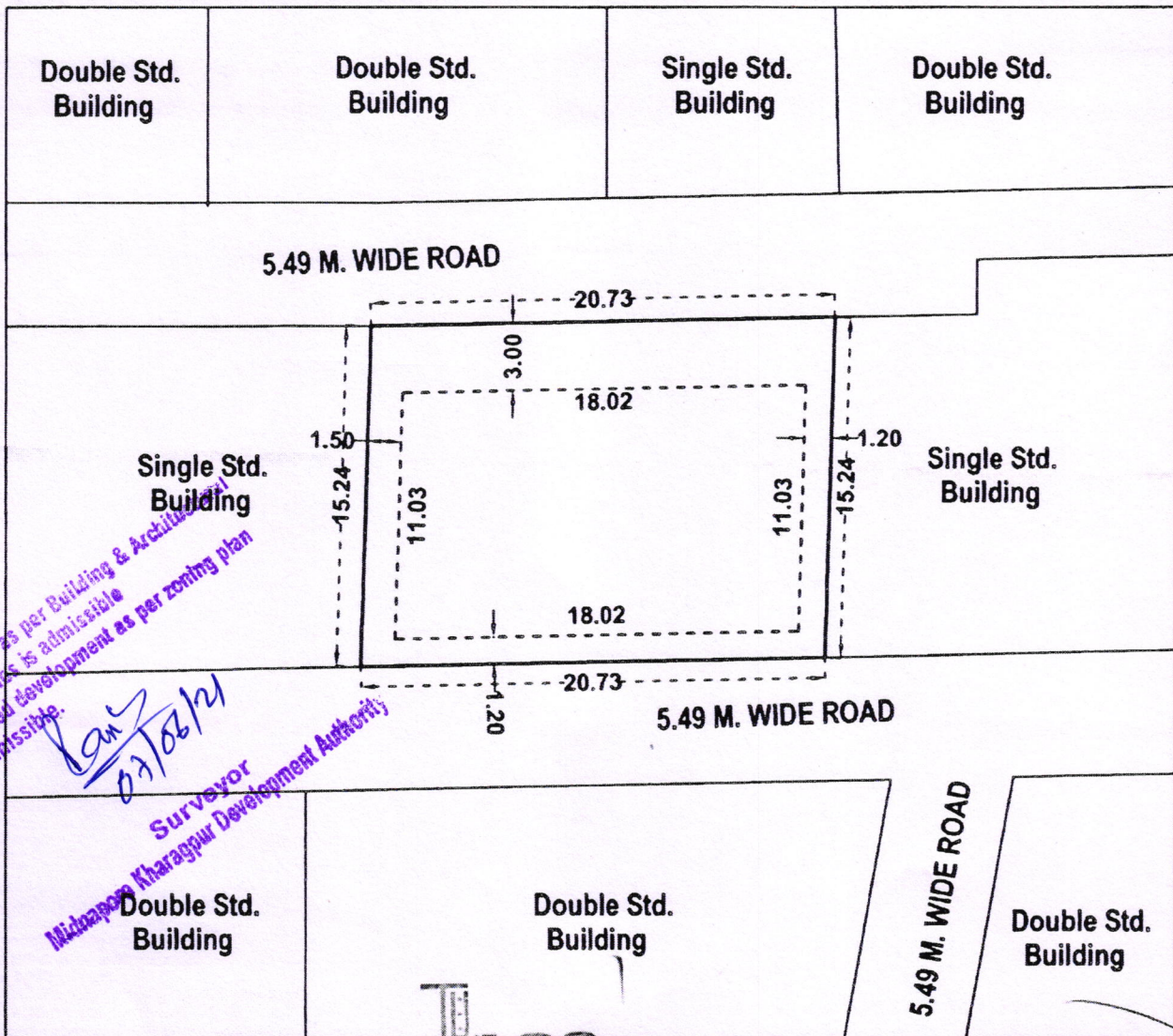
PROPOSED AREA OF CONSTRUCTION SHOWN THUS --

MAXIMUM PERMISSIBLE AREA OF CONSTRUCTION - 186.94 SQM. (59.22 % OF PLOT AREA)

SCALE :- 1 : 300

PROPOSED HEIGHT OF THE BUILDING - 12.50 m.

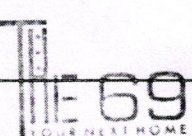
ALL DIMENSION ARE IN METER



1. Open space as per Building & Architectural control rules is admissible  
 2. Proposed development as per zoning plan is admissible.  
 Kan 07/06/24  
 Surveyor  
 Midnapore Kharajpur Development Authority

DRAWN BY

*Santi Nath Manna*  
**SANTI NATH MANNA**  
 DCE (JCCP, KOL-23)  
 Enlisted Plan Maker in Midnapore Municipality,  
 Bidhannagar, Midnapore  
 Ph-9474862342, 9232713433



*Biswanath Ghosh*  
 Partner



*Mitali Ghosh*  
 Partner

DEVELOPER'S SIGNATURE

OWNER'S SIGNATURE

*Sri Bibhas Kr. Sanyal*  
*Sri Bikash Kr. Sanyal*