

To,
SHREE CARS PVT.LTD.
8,CAMAC STREET , 10TH FLOOR,SUITE-8
KOLKATA-700017

Sub: Land Use Compatibility Certificate

(Land details as per submission of the applicant: Mouza Kalikapur, J.L. NO.40 R.S. Plot Nos. 1059&1060 (P) under Police Station Rajarhat comprising total land area 4006.37 square meters)

In reference to the application dated 13/12/2023, the proposed Institution of Residential use/change of use of land from Agriculture to Residencial development for land as stated above, the applicants are hereby informed that the proposed development, institution of use, change of use of land as proposed is compatible with the predominant Land Use of the Residential Zone No. I as per Land Use Map prepared and published by WBHIDCO Ltd. under section 36 of the West Bengal Town & Country (Planning & Development) Act, 1979.

In accordance with Section 138 of the West Bengal Town Country (Planning & Development) Act, 1979 and the Rules issued thereunder, the applicant deposited the development charge through money receipt no 1400025737 dated 02/02/2024.

With reference to the application mentioned above, the WBHIDCO does not have any objection for the proposed residential development of the land mentioned above subject to the following conditions:

1. Permission of conversion of land has to be obtained from competent authority U/s 4C of West Bengal Land Reforms act if not obtained.
2. The permission of development is without prejudice and the other law, if any, to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 & section 4C of West Bengal Land Reforms act.
3. The development permission shall stand automatically revoked if it violates any of the provision of the prevailing laws of the country.
4. The New Town Kolkata Planning Area (Building) Rules 2014 apply to the development of those buildings whose height exceeds 15 meters and/or have a plot area greater than 1 hectare, in accordance with the LUDCP. In such circumstances, a No Objection Certificate (NOC) from the NKDA would be required for development approval, according to the provisions of The New Town Kolkata Planning Area (Building) Rules 2014.



Director General (Planning)

Copy forwarded for information to:

CEO,NKDA

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

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