



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 15441/SJDA

Date : 09-Jul-2025

To,

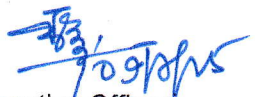
BERLIA DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER SRI. MANISH AGARWAL,
SOUTH DESHBANDHUPARA, P.O.- BHAKTINAGAR, P.S. - NEW JALPAIGURI, PARGANA -
BAIKUNTHAPUR, WARD NO. - 33 (SMC)

**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 **17-Apr-2025(0634/SIG/PLNG/SJDA/2025)** 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 **667.43** square meters (Site Plan enclosed) at _____ C.S. / R.S. /L.R Plot No **163 (L.R) 75 (P), 78/611 (R.S)** ,In Sheet No. **152 (L.R) 14 (R.S)** Holding No. **NA** within Ward No. **33 (S.M.C.)** Mouza **Dabgram (Urban) (JL NO. -002)** under _____ 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 of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Residential** Zone No. **03/03/02** 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/1037/2025** dated **19-May-2025** / 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

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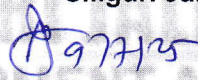
Date : 09-Jul-2025

Copy Forwarded To:

1.BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority



**SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY**

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1037/2025

Date : 19/5/2025

Challan No. : 5284/PLNG/SJDA

File No. : 0634/SIG/PLNG/SJDA/2025

Mouza : Dabgram (Urban)

Owner Name : BERLIA DEVELOPERS
REPRESENTED BY ONE OF ITS
PARTNER SRI. MANISH
AGARWAL

Description	Amount
Development Charges	8,677.00

Payment Mode : Cheque / RTGS

Total Amount : 8,677.00

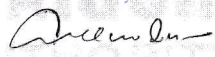
Total Amount In Words : Rupees Eight Thousand Six Hundred Seventy Seven Only

Cheque/DD No. : 25133015008

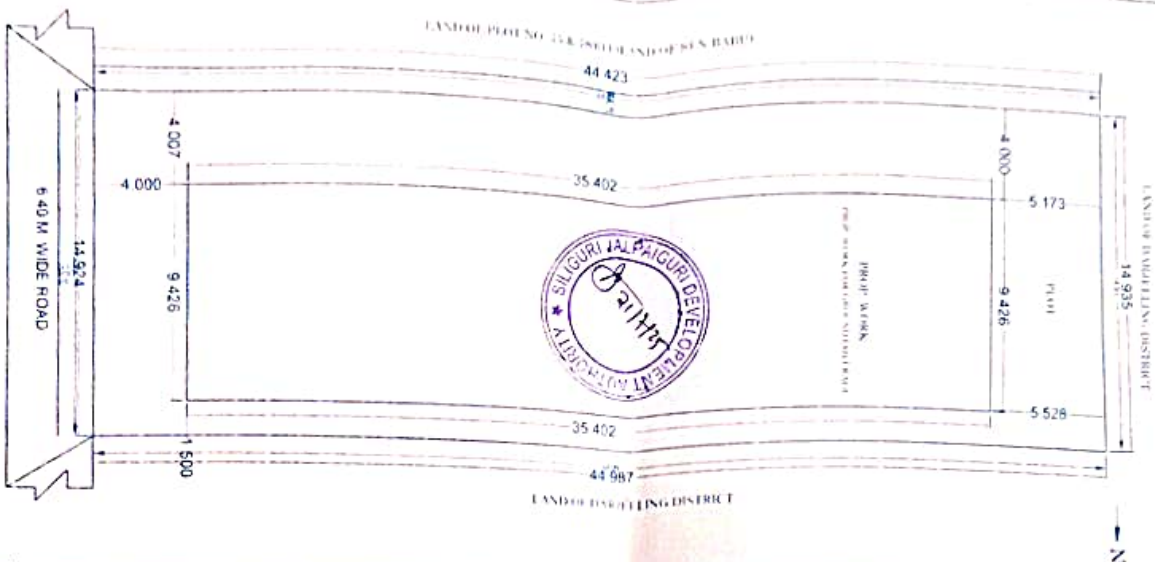
Bank Name : UNION BANK

Branch Name : SLG

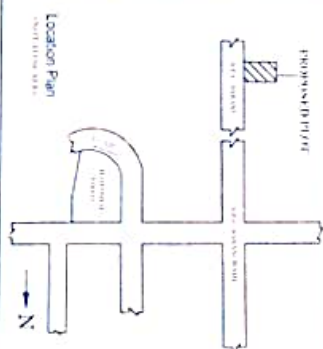
SILIGURI JALPAIGURI


Signature of Authorized Officer

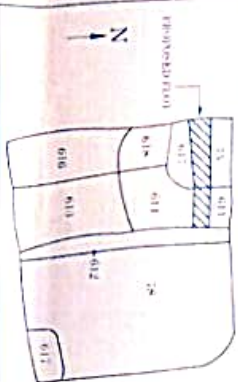
Project Title L U C C FOR GROUND(PARKING)+3 STORED RESIDENTIAL BUILDING
 PROP SITE PLAN SHOWING THE LAND OF BERLIA DEVELOPERS REPRESENTED BY ONE OF ITS PARTNER
 SRI MANISH AGARWAL, S/O SRI PAVAN KUMAR AGARWAL, SOUTH DESHANADU PARA P.O. BHAKTINAGAR,
 P.S. NEW JALPAIGURI PARAGANA, BARUNSHANER, WARD NO. 33 (S.M.C.), DIST. JALPAIGURI, PIN 731004.



SITE PLAN
 SCALE - 1:100



Location Map
 NOT TO SCALE



SCHEDULE OF LAND

MOUZA
 = DARGHAM
PARAGANA
 = BARUNSHANER
J.L. NO.
 = 2
SHEET NO.
 = 14 (R.S.), 152 (L.R.)
PLOT NO.
 = 75(P), 78611 (R.S.), 163 (L.R.)
KHATTAN NO.
 = 395 (R.S.), 701 (L.R.)
P.S.
 = NEW JALPAIGURI
DISTRICT
 = JALPAIGURI
WARD NO.
 = 33 (S.M.C.)

LAND AREA

LAND AREA AS PER DEED = 668.90 SQ. M.
LAND AREA AS PER KHATTAN = 667.73 SQ. M.
LAND AREA AS PER SITE = 667.43 SQ. M.
PREM GR. COVERAGE = 50.00% OR 333.70 SQ. M.
PROP. GR. COVERAGE = 50.00% OR 333.70 SQ. M.

SIGNATURE OF L.B.N.
 Somendra Bhadra
 B.E. (Civil) M.E.
 Licensed Building Surveyor
 S.D.A. License No. 485/MS
SIGNATURE OF OWNER
 BERLIA DEVELOPERS
 Partner

AREA STATEMENT: SILIGURI
JALPAIGURI DEVELOPMENT

VERSION NO. 1.0.1
VERSION DATE: 30.08.2017

PROJECT DETAIL:

Application No.	PLOT Use: Residential
Application Type: General Proposal	PLOT Sub Use: Residential Bldg
Project Type: LUCC	Land Use Zone: Residential
Nature of Development: New	Abutting Road Width: 6.40 M
Location: Siliguri Urban Area	PLOT No.: 75 (P), 78611 (R.S.), 163 (L.R.)
Sublocation: Dabgram(U)	Sheet No.: 14 (R.S.), 152 (L.R.)
Special Project Type: NA	House No.: NA
Ward No.: 33 (SMC)	North: 2
Name of Street: NA	South: NEW JALPAIGURI
Village Name: DARGHAM	East: 6.40 M WIDE ROAD
	West: LAND OF DARJEELING DISTRICT AREA

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	667.43
NET AREA OF PLOT	(A-Deductions)	667.43
BALANCE AREA OF PLOT	(A-Deductions)	667.43
PLOT AREA FOR COVERAGE	(A-Deductions)	667.43
PLOT Area for FAR	(A-Deductions)	667.43

COVERAGE CHECK

Proposed Coverage Area (50.00 %)	333.70
Proposed Ground Coverage Area (50.00 %)	333.70
Total Prop. Coverage Area (50.00 %)	333.70

FAR CHECK

BUILT UP AREA CHECK

Total Builtup Area	0.00
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ARCHT/ 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	Plot Front Margin	Rear Margin	Plot Rear Margin	Side1 Margin	Plot Side1 Margin	Side2 Margin	Plot Side2 Margin
PROP. WORK	6.40 M. WIDE ROAD	4.00	4.00	5.17	5.17	1.50	1.50	4.00	4.00