



MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)



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

Form - 4 (see rule 9)

Memo No : 000730/LUCC/2024/2362/MKDA

Date : 24-Oct-2024

To

1. **SRI SURAJIT BASU**, C/O - S/O- LATE NIRMAL KUMAR BOSE, Address - INDA (NIRMAL KUTHIR), WARD NO- 1, P.O. - INDA, P.S.- KHARAGPUR (I), DIST- PASCHIM MEDINIPUR
2. **SMT KAKALI BOSE**, C/O - W/O- LATE SUSOBHAN BOSE, Address - INDA (NIRMAL KUTHIR), WARD NO- 1, P.O.- INDA, P.S.- KHARAGPUR (I), DIST- PASCHIM MEDINIPUR
3. **SRI SUSARATHI BOSE**, C/O - S/O- LATE SUSOBHAN BOSE, Address - INDA (NIRMAL KUTHIR), WARD NO- 1, P.O.- INDA, P.S.- KHARAGPUR (I), DIST- PASCHIM MEDINIPUR
4. **SRI SUMANTRA BOSE**, C/O - S/O- LATE SUSOBHAN BOSE, Address - INDA (NIRMAL KUTHIR), WARD NO- 1, P.O.- INDA, P.S.- KHARAGPUR (I), DIST- PASCHIM MEDINIPUR

Sub: Land Use Compatibility Certificate U/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no **2023/03/002362**, Dated **14/12/2023** on the subject quoted above, the proposed institution of **Residential** to **Residential Apartment** development for land area of **369.59** square meter at **MKDA Plot No.(R.S.) 1512**, and Plot No.(L.R.) **2655**, in sheet No. ******* Holding No. ******* within Ward No. *******, Municipality Kharagpur Municipality, Mouza Panchberia M. J.L. No. 233 under Kharagpur Town Police Station, he / she is hereby informed that the institute 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 **Residential** 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 institute as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed institute has paid vide reference no. **427917247258** dated **05-Oct-2024**.

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.

This Certificate is auto-generated through Computer System no Signature is required. (Scan QR Code with QR Reader)

Scan Result - Authority Name | Office Name | Memo No. | Application Id | Application Date | Date of Issue

This certificate is valid for 1 year from the date of issue. If applied for extension of validity before the expiry of the permission, the Authority may extend the same for such times as it may think proper, but the total period shall in no case exceed 3 years.

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- 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.



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SITE PLAN SHOWING
THE AREA OF PROPOSED RESIDENTIAL APARTMENT BUILDING OF **1. SRI SURAJIT BASU**, S/O- LATE NIRMAL KUMAR BOSE, **2. SMT KAKALI BOSE**, W/O- LATE SUSOBHAN BOSE, **3. SRI SUSARATHI BOSE**, **4. SRI SUMANTRA BOSE** BOTH AREA S/O- LATE SUSOBHAN BOSE AT INDA (NIRMAL KUTHIR), WARD NO- 1, P.O.- INDA, P.S.- KHARAGPUR (T), DIST- PASCHIM MEDINIPUR ON MOUZA- **PANCHBERIA**, J.L. NO. - **233**, R.S. PLOT NO- **1512(P)**, L.R. PLOT NO- **2655(P)**; P.S.- KHARAGPUR, DIST-PASCHIM MEDINIPUR, UNDER KHARAGPUR MUNICIPALITY AREA.



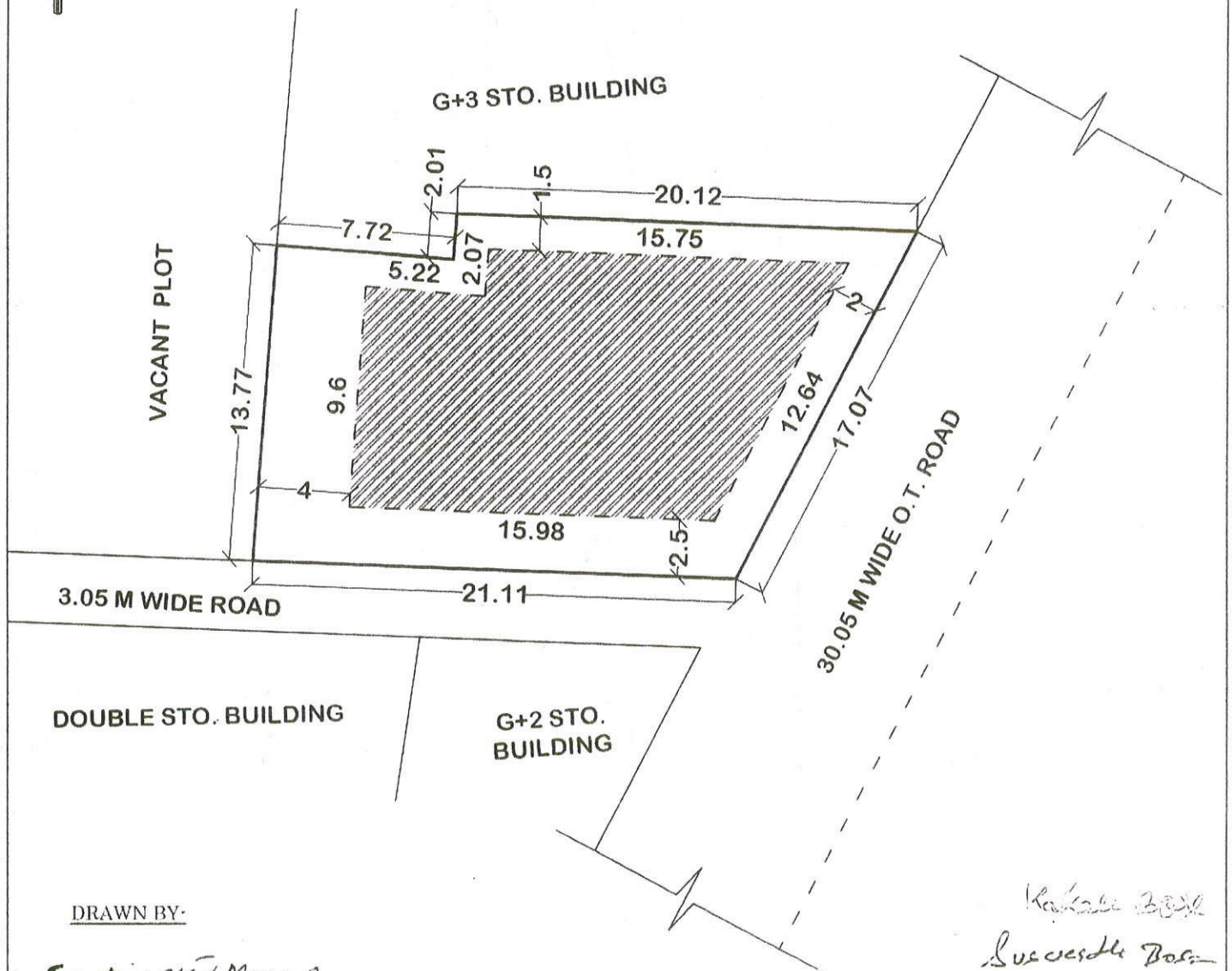
[ALL DIMENSIONS ARE IN MTR. & SCALE-1:350]

AREA OF TOTAL LAND = 369.59 SQ. M. - 

PRO. AREA OF CONSTRUCTION MARKED AS- 

MAX. PERMISSIBLE CONSTR. AREA= 201.10 SQ. M= 54.41 % OF TOTAL PLOT AREA

PRO. HEIGHT OF CONSTRUCTION - 15.5 MTR.



DRAWN BY-

Santi Nath Manna
SANTI NATH MANNA
Entitled Civil Engineer in
Midnapore & Kharagpur Municipality
Hospital Road, Midnapore, Paschim Medinipur

Kakali Bose
Susobhan Bose
Sumantra Bose
Surajit Bose
OWNER'S SIGNATURE