



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10761/SJDA

Date : 24-Feb-2023

To,

SANTOSH AGARWAL,
RESIDENT AT BHAGWATI APARTMENT-II,THIRD FLOOR, JYOTI NAGAR,P.O.-SILIGURI,P.S.-
BHAKTINAGAR,DIST.-JALPAIGURI.

**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 28-Dec-2022(1692/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of _____ use/change of use of land from **Residential to Residential (ResiComm Bldg)** development for land area of 438.96 square meters (Site Plan enclosed) at **S.M.C. C.S. / R.S. /L.R Plot No 196 (L.R) 235 & 253 (R.S)** ,In Sheet No. 51 (L.R) 09 (R.S) Holding No. **NA** within Ward No. **40** Mouza **Dabgram (Urban) (JL NO. -002)** under **Bhakti Nagar** 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 , Public and Semi Public , Residential** as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Commercial , Public and Semi Public , Residential** Zone No. **03/09/01** 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/0377/2023** dated **10-Feb-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(ResiComm 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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