



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 12114/SJDA

Date : 22-Nov-2023

To,

1. Sri Nabin Ghosh
2. Smt. Shreosi Ghosh,
S.N. BOSE ROAD-1, SHIVMANDIR

P.O. KADAMTALA

P.S. MATIGARA

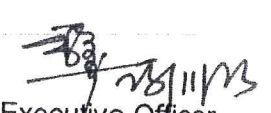
DIST. DARJEELING

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 **04-Sep-2023(1670/SIG/PLNG/SJDA/2023)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Agriculture** to **Residential (Residential Bldg)** development for land area of **1,032.75** square meters (Site Plan enclosed) at **Atharakhai Gram Panchayet C.S. / R.S. /L.R** Plot No **132, 133, 548 (L.R) 30, 31, 350 (R.S)** ,In Sheet No. **NA (L.R) NA (R.S)** Holding No. _____ within Ward No. **NA** Mouza **Bairatisal (JL NO. -070)** under **Matigara** 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 , Vacant** 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 **Residential , Vacant** Zone No. **04/08/02** 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/1754/2023** dated **10-Nov-2023** / no such development charge is leviable.

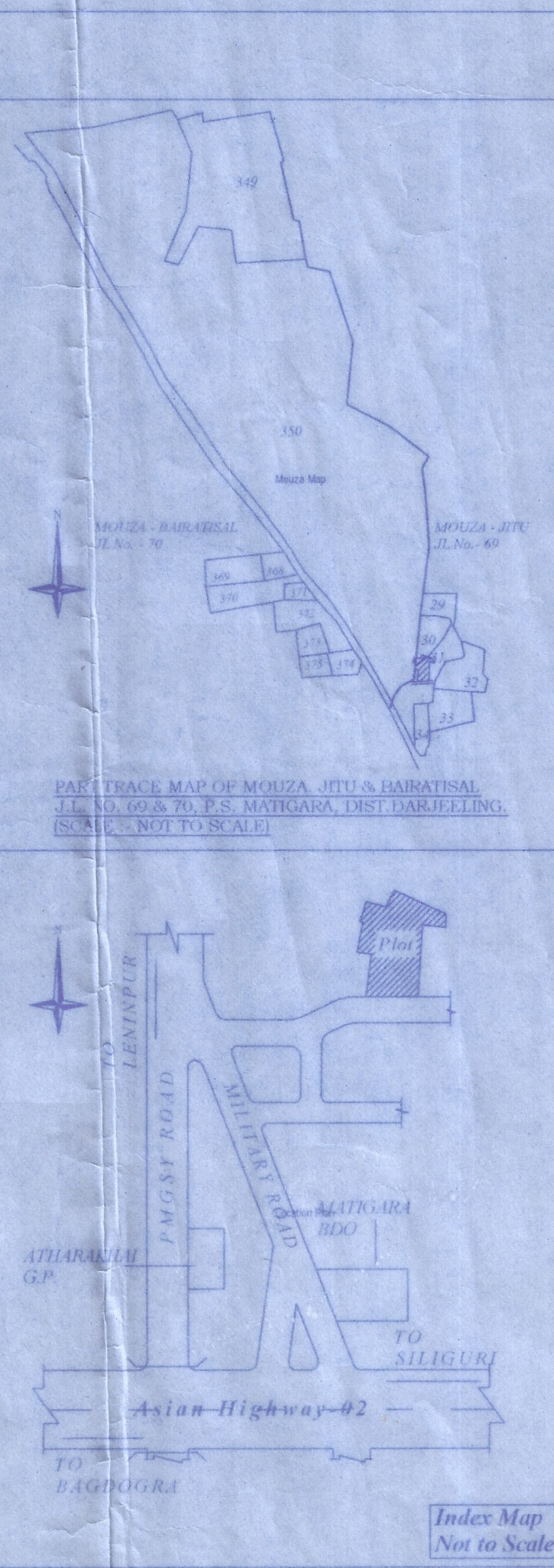
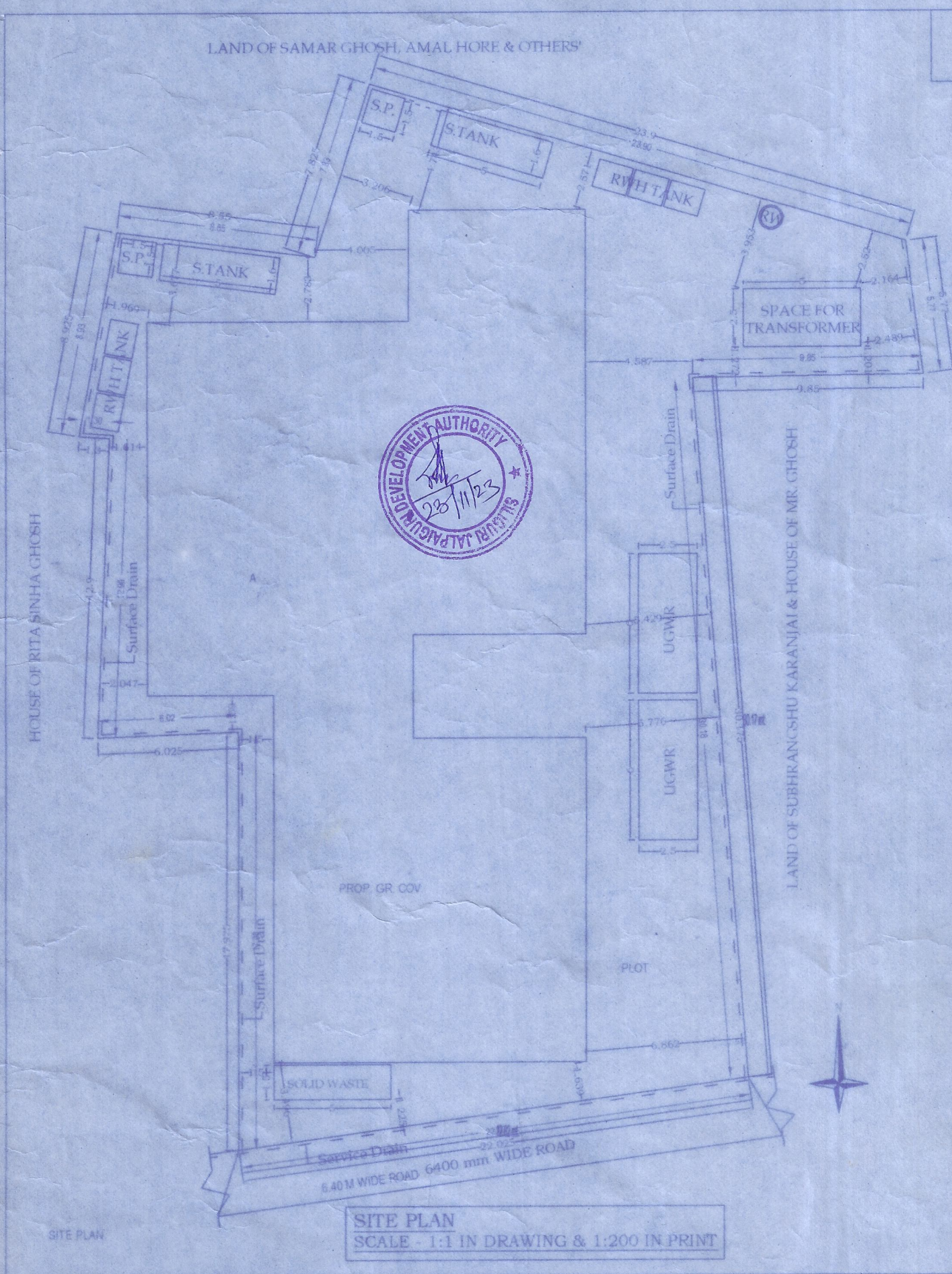
With reference to the application mentioned above ,the Siliguri Jalpaiguri Development Authority does not have any objection for the development of the schedule of land for **Residential(Residential Bldg)** purpose, subject to the following conditions,as stated below:

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


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

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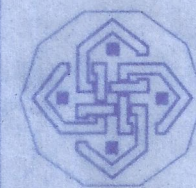


Kalein Ghosh
Shreosi Ghosh

SIGNATURE OF OWNERS

Subhas Mandal
B. Tech. (Civil)
LBS/1/591(S.M.C)
LBS/B/234/SJDA

SIGNATURE OF L.B.S.



STHAPATYA
3rd. FLOOR,
DWARIKA RUKHMANI PLAZA
COURT MORE, SILIGURI.
PH. 97332 28960
email: mandalsubhas72@gmail.com

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY		VERSION NO. : 0.1 VERSION DATE: 30/08/2017						
PROJECT DETAIL :								
Application No. : -		Plot Use :Residential						
Application Type :General Proposal		Plot SubUse :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. :30,31,350(RS); 132,133,548(LR)						
SubLocation :Siliguri PS(R)		Sheet No. : -						
Special Project Type :NA		House No. : -						
Ward No. : -		North : -						
Name of Street :NA		South : -						
Village Name : -		East : -						
		West : -						
AREA DETAILS :		SQ.MT.						
AREA OF PLOT (Minimum)	(A)		1032.75					
NET AREA OF PLOT	(A-Deductions)		1032.75					
BALANCE AREA OF PLOT	(A-Deductions)		1032.75					
PLOT AREA FOR COVERAGE	(A-Deductions)		1032.75					
Plot Area for FAR	(A-Deductions)		1032.75					
COVERAGE CHECK								
Proposed Coverage Area (50.00 %)			516.36					
Proposed Ground Coverage Area (50.00 %)			516.36					
Total Prop. Coverage Area (50.00 %)			516.36					
FAR CHECK								
BUILT UP AREA CHECK								
Total BuiltUp Area			0.00					
ARCH / 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	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin
A	6.40 M WIDE ROAD	1.64	1.64	2.57	2.57	1.50	1.50	4.59