

Siliguri Jalpaiguri Development Authority

AN IS/ISO 9001:2008 CERTIFIED ORGANISATION

Tenzing Norgey Road, Pradhan Nagar, Siliguri-734003



Phone : Siliguri : (0353) 2512922, 2515647

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Memo No. 1276/III/Plg/854/14/P-I/SJDA

Date: 07.10.2020

LAND USE COMPATIBILITY CERTIFICATE

AND

CONDITIONAL PERMISSION FOR DEVELOPMENT OF TOWNSHIP PROJECT

As Per Provisions of the West Bengal Town & Country (Planning & Development) Act 1979 &

West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008

To,

The Director,

Ambuja Neotia Teesta Development Pvt. Ltd.,

Ecospace Business Park, Block 4B,

Premises No. 11F/11, Action Area,

New Town, Kolkata- 700160.

In reference to his/her application dated 05.12.2003 on the subject quoted above, the proposed institution of use / change of use of land from AGRICULTURE / VACANT to TOWNSHIP development for an area of 81.19 acres at R.S. Plot Nos. as per schedule enclosed in Sheet No. 16 & 17, Holding No. Nil within Ward No. Nil Mouza Dabgram J.L. No. 02 under New Jalpaiguri Police Station, he / she is hereby informed that the institution / change of use of land as proposed is compatible to the predominant / proposed Public/Residential/Commercial & Conservation, Residential & Commercial, Industrial Land Use of the Zone No.: 03/09/01 & 03/09/02 as per Land Use Map and Land Use and Development Control Plan with zoning and sub division regulation for control of development and use of land within Siliguri Jalpaiguri Development Authority area prepared and published by the Siliguri Jalpaiguri Development Authority as per provision of the West Bengal Town & Country (Planning & Development) Act, 1979.

The development charge as leviable under the said Act for the proposed institution / change of use of land has been paid vide money receipt no. 1268/III/Plg/854/14/P-I/SJDA dated 06.10.2020. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the land demarcation plan enclosed.

The Siliguri Jalpaiguri Development Authority hereby grants permission for sub division of land for development of Township project as proposed by the applicant as per provision of The West Bengal Town & Country (Planning & Development) Act 1979 & West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 subject to fulfilment of following conditions.

1. Vetted drawing and details for all the proposed infrastructure proposed in the township project shall have to be submitted before this authority within three months from this date.

Cont to page 2

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Page - 2

2. Permission with intersection drawing & design from authorities managing Asian Highway 02, shall have to be submitted before this authority within six months from this date. The land area required for proposed entry to the township from Asian Highway 02 shall have to be procured from respective authority within 6 months from this date.
3. Detailed plan for housing for EWS category shall have to be submitted before this authority within two months from this date.
4. The entire EWS housing units within the proposed township shall have to be completed within the completion of the second phase of development and within 5 years whichever is earlier.
5. All other required clearances, no objection certificates, permission from respective department / authorities for development of this township project shall have to be taken within 6 months from this date and stipulated conditions if any, mentioned therein, shall have to be maintained and revision if required on the basis of such conditions shall have to be made by the applicant with approval of this authority.
6. All other conditions of lease vide deed no. I – 190101800 dated 17.07.2020 and in office memo no. 1116/III/Plg/854/14/P-I/SJDA dated 17.08.2020 of this Authority will remain un-altered shall be applicable *mutatis mutandis*.
7. The development charge for institution / change of use of land for sub division of land has been assessed and realised by the authority at present.
8. Separate applications have to be submitted for obtaining permission for development of individual buildings within the township as per provisions of West Bengal Town and Country (Planning and Development) Act, 1979 alongwith payment of required development charges.
9. No transfer of possession and execution of deed for transfer of plots to the prospective buyer / sub lessee / assignee shall be allowed without the approval / final permission by the Siliguri Jalpaiguri Development Authority which shall be issued on fulfilling all the conditions imposed by Siliguri Jalpaiguri Development Authority and or lessor.
10. The authority reserves its right to modify or revoke this permission if the stipulated conditions mentioned herein are not fulfilled within the specific time frame.

Encl: Schedule of plots & Land demarcation plan.

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority