



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 8619/SJDA

Date : 12-Apr-2022

To,

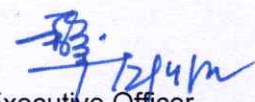
1.PARAS DEVELOPERS REPRESENTED BY SRI PRATEEK AGARWAL,2.DEEPAK KUMAR AGARWAL,3.SMT. MAMTA AGARWAL,  
1.3RD FLOOR ,CITY MALL,SEVOKE ROAD,P.O&P.S.-SILIGURI,DISTRICT -DARJEELING,PIN-734001,2.MAHABIRSTHAN,P.O-SILIGURI TOWN,P.S-SILIGURI,DIST-DARJEELING,PIN-734004,WEST BENGAL,3.MAHABIRSTHAN, P.O-SILIGURI TOWN,.P.S-SILIGURI,DISTRICT-DARJEELING,PIN-734004,WEST BENGAL.

**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 11-Mar-2022(0687/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of \_\_\_\_\_ use/change of use of land from Residential/Residential to Residential (ResiComm Bldg) development for land area of 5,818.54 square meters (Site Plan enclosed) at S.M.C. C.S. / R.S. /L.R Plot No 90,91,92,97&98(L.R) 429,584,585/690(R.S) ,In Sheet No. 39 (L.R) 8 (R.S) Holding No. \_\_\_\_\_ 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 , 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 , Residential Zone No. 03/06/07 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/0894/2022 dated 05-Apr-2022 / 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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Md  
12.4.22





PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 8619/SJDA

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Copy Forwarded To:

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



SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY

Chief Executive Officer,  
Siliguri Jalpaiguri Development Authority

**RECEIPT****Receipt No.** : RC/0894/2022**Date** : 5/4/2022**Challan No.** : 0012/PLNG/SJDA**File No.** : 0687/SIG/PLNG/SJDA/2022**Mouza** : Dabgram (Urban)**Owner Name** : 1.PARAS DEVELOPERS  
REPRESENTED BY SRI  
PRATEEK AGARWAL,2.DEEPAK  
KUMAR AGARWAL,3.SMT.  
MAMTA AGARWAL

Description	Amount
Development Charges	318,370.00

**Payment Mode** : Cheque / RTGS**Total Amount** : 318,370.00**Total Amount In Words** : Rupees Three Lacs Eighteen Thousand Three Hundred Seventy Only**Cheque/DD No.** : 774838935**Bank Name** : ICICI Bank**Branch Name** : SLG**SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY**

Signature of Authorized Officer

**RECEIPT**

**Receipt No.** : RC/0895/2022 **Date** : 5/4/2022  
**Challan No.** : 0013/PLNG/SJDA **File No.** : 0687/SIG/PLNG/SJDA/2022  
**Mouza** : Dabgram (Urban) **Owner Name** : 1.PARAS DEVELOPERS  
REPRESENTED BY SRI  
PRATEEK AGARWAL,2.DEEPAK  
KUMAR AGARWAL,3.SMT.  
MAMTA AGARWAL

Description	Amount
Land Pooling	237,239.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 237,239.00

**Total Amount In Words** : Rupees Two Lacs Thirty Seven Thousand Two Hundred Thirty Nine Only

**Cheque/DD No.** : 774831255 **Bank Name** : ICICI Bank

**Branch Name** : SLG

SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY

Signature of Authorized Officer