



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 6485/SJDA

Date : 16-Jul-2021

To,

1. M/S. BHARAT ROLLING MILL, 2. SMT. NAMITA DEVI AGARWAL, 3. SMT. SARITA DEVI AGARWAL,
C/O BHARAT ROLLING MILL, 3RD MILE, SEVOKE ROAD, P.O.- SILIGURI, DIST. - JALPAIGURI

Sub : Land Use Compatibility Certificate

In reference to his / her application dated 18-Jun-2021(1027/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of _____ use/change of use of land from **Agriculture/Agriculture** to **Residential/Commercial** development for land area of 3,479.96 square meters (Site Plan enclosed) at SILIGURI C.S. / R.S. / L.R. Plot No. (L.R.) 8, 9, 11, 12, (R.S.) 110, 110/192, 111/170, 111, 110/339, In Sheet No. 04 L.R., 5 (R.S.) Holding No. _____ within Ward No. 42 Mouza Dabgram (Urban) JL NO. - 002(Dabgram (Urban)) under BHAKTINAGAR(RAJGANJ) Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible / incompatible to the predominant Land Use of the **Commercial , Public and Semi Public , Residential** Zone No. 03/09/01 as per Land Use Map prepared and published by the Siliguri Jalpaiguri Development Authority under section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979. The development charge as leviable under the said Act for the proposed development / institution / change of use of land has been paid vide money receipt No. RC/1670/2021 dated 08-Jul-2021 / no such development charge is leviable. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan enclosed / _____ square meters as _____ out of floor area permissible under Regulation.


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

Dated 16-Jul-2021

Memo No. 6485/SJDA

Copy forwarded to:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri
2. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011
3. BL & LRO, Naxalbari, P.O. & P.S. Naxalbari, Dist. Darjeeling, Pin-734429
4. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134
5. BL & LRO, Jalpaiguri Sadar, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-735101
6. BL & LRO, Phansidewa, P.S. Phansidewa, Dist. Darjeeling, Pin-734434
7. BL & LRO, Kharibari, P.O. Batasi, P.S. Kharibari, Dist. Darjeeling, Pin-734427

Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

FLOOR	COMMERCIAL MERCANTILE	RESIDENTIAL	PARKING	STAIR & LIFT AREA	TOTAL AREA	REMARKS
GROUND	400.00 SQ.M	-----	697.36 SQ.M	289.75 SQ.M	1577.11 SQ.M	MERCANTILE RESIDENTIAL CAR PARKING
FIRST	-----	1287.36 SQ.M	-----	289.75 SQ.M	1577.11 SQ.M	RESIDENTIAL
SECOND	-----	1287.36 SQ.M	-----	289.75 SQ.M	1577.11 SQ.M	RESIDENTIAL
THIRD	-----	1287.36 SQ.M	-----	289.75 SQ.M	1577.11 SQ.M	RESIDENTIAL
4TH	-----	1287.36 SQ.M	-----	289.75 SQ.M	1577.11 SQ.M	RESIDENTIAL
5TH	-----	1287.36 SQ.M	-----	289.75 SQ.M	1577.11 SQ.M	RESIDENTIAL
TOTAL	400.00 SQ.M	6436.96 SQ.M	697.36 SQ.M	1738.50 SQ.M	9482.88 SQ.M	-----

DECLARATION -
WE SHALL MAINTAIN 2.5 M. AS OPEN SPACE AND NOT EVEN
CONSTRUCT ANY STAIR IN THE SAID OPEN SPACE

COMMERCIAL AREA - 400.00 SQ M. OR 4.23% OF TOTAL FLOOR AREA

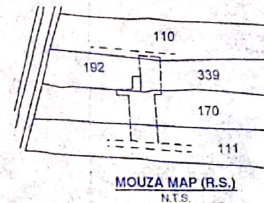
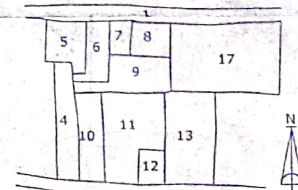
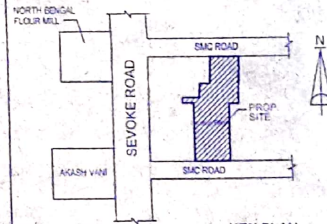
NOS. OF DWELLING UNIT - 69 NOS.

Project Title: SITE PLAN FOR LUGG
SITE PLAN SHOWING THE LAND OF
PROPOSED PARTLY GR. + 5 & PARKING + 5
STORIED RESIDENTIAL CUM COMMERCIAL
BUILDING AT LOHA MATH, OPP. AKASH VANI,
SEVOKE ROAD, SILIGURI W/NO - 42(SMC),
DIST. - JALPAIGURI

OWNER -
1) M/S. BHARAT ROLLING MILL
REP. BY SRI HARI PRAKASH AGARWAL
2) SMT. SARITA DEVI AGARWAL
W/O SRI ASHOK KUMAR AGARWAL
3) SMT. NAMITA DEVI AGARWAL
W/O SRI BISHNU KUMAR AGARWAL

LAND AREA AS PER DEED - 3556.96 SQ.M.
LAND AREA AS PER KHATIAN - 3480.50 SQ.M.
LAND AREA AS PER SITE - 3479.99 SQ.M.
PERM. GROUND COVERAGE - 50 % OR 1739.99 SQ.M.
PROP. GROUND COVERAGE - 45.35 % OR 1577.11 SQ.M.
USE OF PROP. BUILDING - RESIDENTIAL CUM COMMERCIAL

LAND SCHEDULE -
- DABGRAM.
MOUZA -
J.L. NO. - 02
SHEET NO. - 04 (L.R.), 05 (RS)
KHATIAN NO. (L.R.) - 1978, 2214, 2215
KHATIAN NO. (RS) - 701, 701/11, 745/1, 216/1
PLOT NO. (L.R.) - 11, 12, 9, 8
PLOT NO. (RS) - 110, 110/192, 111/170,
111, 110/335.
PARGANA - BAIKUNTHAPUR.
WARD NO. - 42 (SMC)
P.S. - BHAKTINAGAR
DIST. - JALPAIGURI.



Bharat Rolling Mill
Hgawal
Partner
Sarita Devi Ag
Namita Agarwal

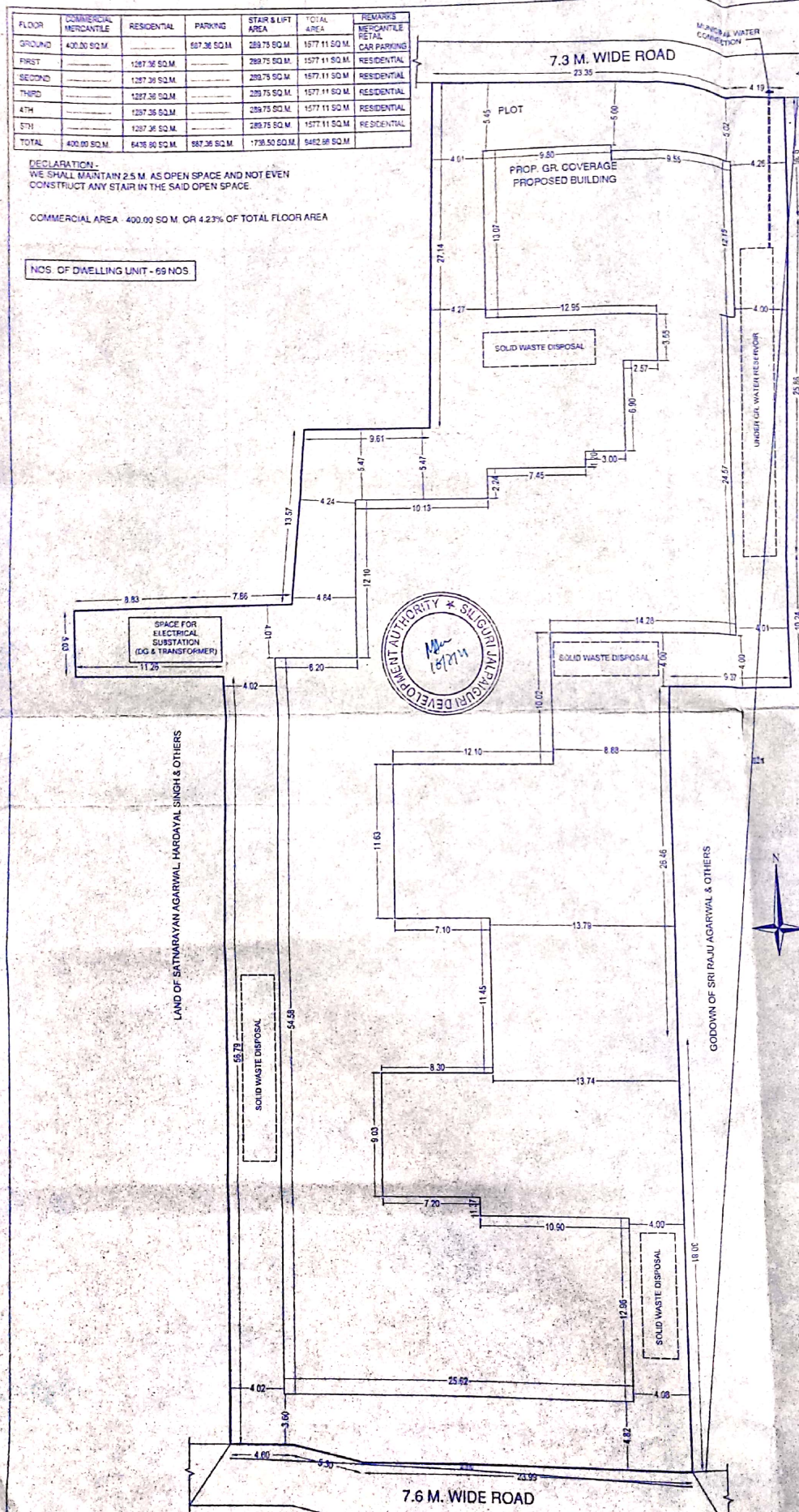
SIGNATURE OF OWNER

Subrata Majumder
E.F. Subrata Majumder
Licensed Building Surveyor Class - I
S.M.C. Empanelment Number - 73
S.S. Colony, Slg. - 4, Mob.No - 9832062034/99933575581
E-Mail.ID - subratavilengineer@gmail.com

Pritham Day
PRITHAM DEY (B. Arch.)
Counselling Architect
CA/2006/39076
SIGNATURE OF L.B.A.

SIGNATURE OF L.B.S.

DRAWN - SOURAV CHKD. S.M. SCALE - 1:200
Subrata Majumder
Majumder & Associates
Dist. 441-5422-02704 +91-9019578131



SITE PLAN
SCALE - 1:1 (DWG FILE), 1:200 (PRINT COPY)