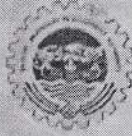


SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 7363/SJDA

Date : 03-Nov-2021

To,

SRI DILBAHADUR CHHETRI @ DIL BAHADUR CHHATRI,
SHASTRI NAGAR, P.O. - SEVOKE ROAD, P.S. - BHAKTI NAGAR, WARD NO. -41, 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 27-Sep-2021(2149/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of Residential(Residential Bldg) use/change of use of land from _____ to _____ development for land area of 430.58 square meters (Site Plan enclosed) at SMC C.S. / R.S. /L.R Plot No 250 (L.R) 631 (R.S) .In Sheet No. 44 (L.R) 8 (R.S) Holding No. _____ within Ward No. 41 Mouza Dabgram (Urban) JL NO. - 002(Dabgram(Urban)) 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 Residential as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is Residential Zone No. 03/06/05 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/2488/2021 dated 21-Oct-2021 / 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 Regulations as applicable


03/11/21
Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

Contd to Page 2


2-11-21

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. RC/2488/2021

Date : 21/10/2021

Challan No. 1555/PLNG/SJDA

File No. : 2149/SIG/PLNG/SJDA/2021

Mouza Dabgram (Urban)

Owner Name : SRI DILBAHADUR CHHETRI @
DIL BAHADUR CHHATRI

Description	Amount
Development Charges	5,598.00

Payment Mode : Cheque / RTGS

Total Amount : 5,598.00

Total Amount In Words : Rupees Five Thousand Five Hundred Ninety Eight Only

Cheque/DD No. : 121294174556

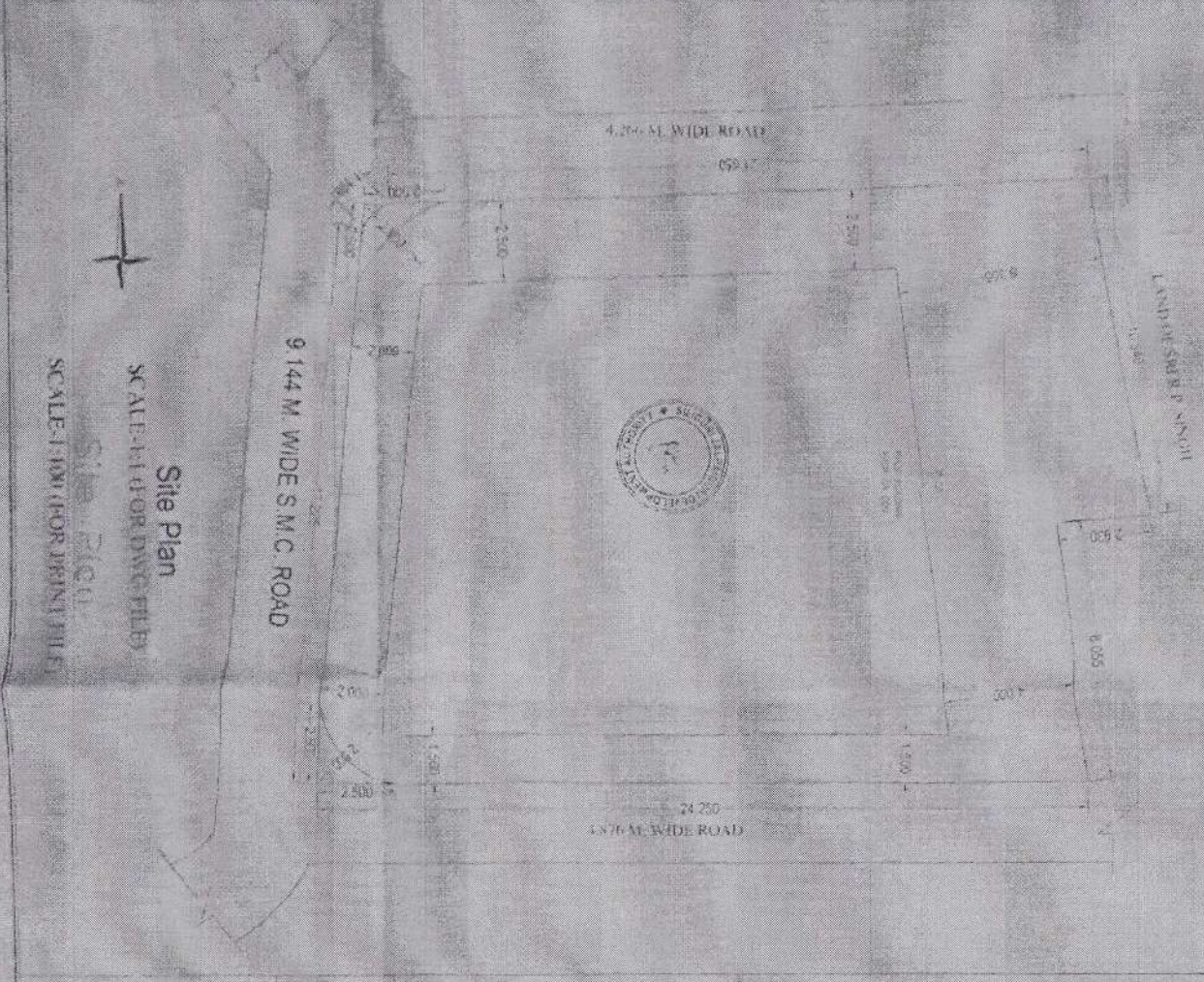
Bank Name : State Bank Of India

Branch Name : SLG

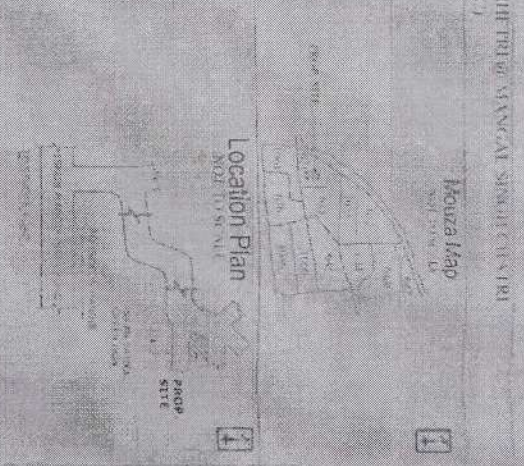
[Signature]
Signature of Authorized Officer

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

APPROVED FOR LAND OF SRI BHADRI & CHITRI @ DIL BHADRI & CHITRI, SOLATE, MANGAL CHITRI, MANGAL SINGH CHITRI
 1, SANGAL MANGAL (H), JALPAIGIRI, P.O. SANGAL ROAD, P.S. BHADRI NAGAR, PIN - 754001, WARD NO. 41 (NAG)



Site Plan
 SCALE: 1:100 FOR DWG FILE
 SCALE: 1:100 FOR PRINT FILE



SCHEDULE OF LAND
 MOLTZA
 PARGANA
 BAKUNTHAPUR
 TLE NO
 KHATHAN NO
 PLOT NO
 SHEET NO
 P.S.
 DIST
 WARD NO.

AS PER DEED = 431.78 SQM
 AS PER SITE = 430.58 SQM

REGISTERED WITH ATTORNEY
 SRI. P. S. BHADRI & CHITRI
 SIGNATURE OF OWNER

Signature of Owner
 REGISTERED PROJECT SALEMAN
 SRI. P. S. BHADRI & CHITRI
 SIGNATURE OF L.B.S.

Sl. No.	Particulars	Area (Sq. M)	Remarks
1	Plot Area	430.58	
2	Area of Road	24.20	
3	Total Area	454.78	