



MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)



Sahid Kshudiram Zilla Parikalpana Bhavan (2nd Floor)
Zilla Parishad Complex, Paschim Medinipur - 721101
Phone No. 03222 - 261739, e-Mail ID : mkdamidnapore@gmail.com

Memo. No. : 2079 /MKDA/2022

Date : 16.09.2022

To

1. GOBINDA RAM AGARWALA

C/O - Late Dwarka Das Agarwala , Address - RANGAMATI, P.O.- MIDNAPORE, P.S. - MIDNAPORE, Dist.- PASCHIM MEDINIPUR


Sub: Land Use Compatibility Certificate U/s 46 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no 2021/03/000853, Dated 29/04/2022 on the subject quoted above, the proposed institution of Residential to Residential Apartment development for land area of 2213.97 square meter (Site Plan enclosed) at MKDA Plot No.(R.S.) 223/361, and Plot No.(L.R.) 757, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Midnapore Municipality , Mouza Rangamati , J.L. No. 150 under Midnapore Police Station, he / she is hereby informed that the institute of his / her land within Zone No. *** as per Land Use Development and Control Plan (LUDCP) prepared and published by the Midnapore Kharagpur Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where Present Land Use of the proposed parcel of land under reference is Residential as per Land Use map & Register (LUMR) published by Midnapore Kharagpur Development Authority under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the institute as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed institute has paid vide reference no. 906673957 dated 12-Sep-2022 .

With reference to the application mentioned above, the Midnapore Kharagpur Development Authority does not have any objection for the development of the schedule of land for Residential Apartment purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice 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 as amended up to date.
- 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.
- 5) 20% of the plot area shall be kept reserved for service road and circulation space along the boundary of the plot and 5% compulsory green space shall be maintained.
- 6) The applicant shall have to obtain NOC from Director of Fire Service & WBPCB in respect of the proposed Construction / Development.
- 7) The modern method of rain water harvesting shall have to be installed for recharging ground water either i) by Roof top RWH through recharging pit or by ii) Roof top RWH through existing tube wells or such other methods as are scientifically admissible.
- 8) That the applicant shall have to obtain approval of detailed plans and the drawings of the proposed development before commencement of the Construction work from the appropriate authority.
- 9) The applicant shall have to obtain permission from SWID for raising ground water required for use of the proposed project, if required or alternatively the applicant shall have to arrange Rules for water consumption and the applicant shall have to construct the sewerage, water supply connection with water supply system of the Municipality / PHE under the existing drainage etc and water supply connection under approved plan of Municipality/Competent authority.

Yours faithfully,


Executive Officer

Midnapore Kharagpur Development Authority

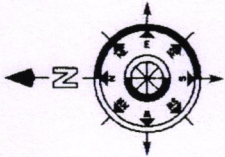
Executive Officer, MKDA &
ADM, Paschim Medinipur



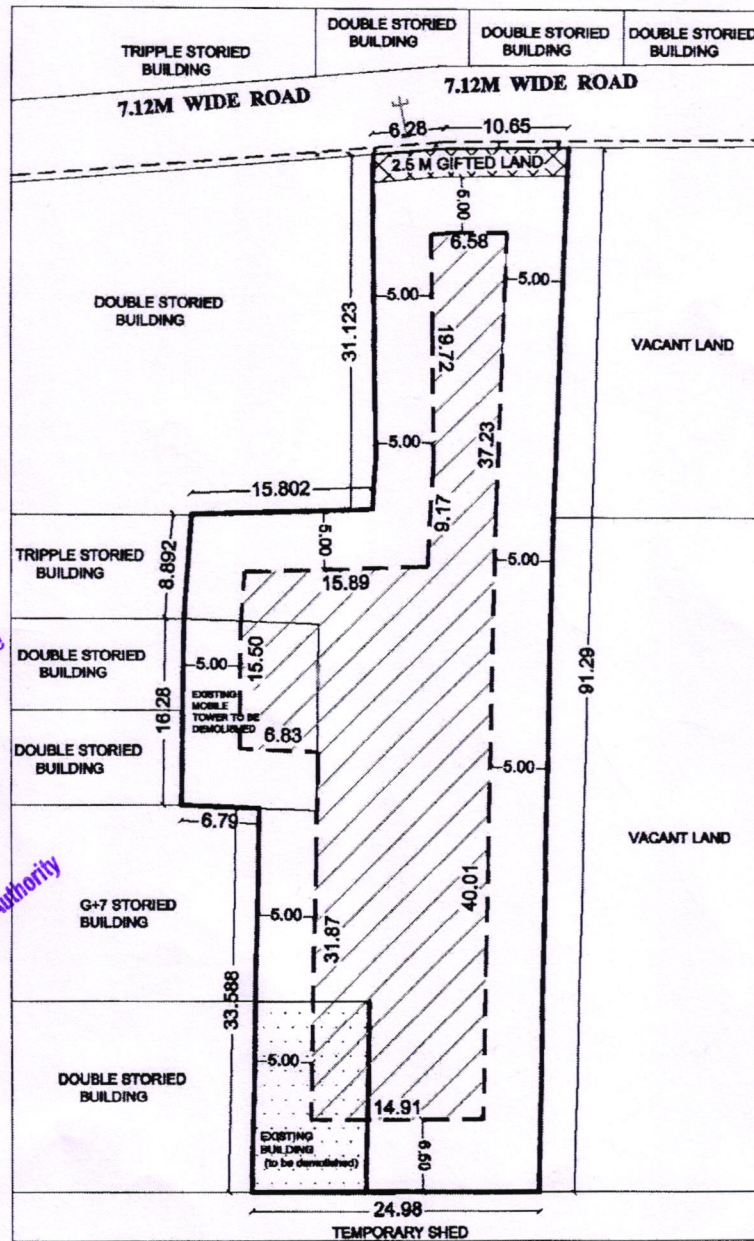
SITE PLAN SHOWING FOR PROPOSED RESIDENTIAL APARTMENT BUILDING OF MR. GOBINDRA RAM AGARWALA, S/O-LATE DWARKA DAS AGARWALA OF RANGAMATI, P.O.-MIDNAPUR, P.S.-KOTWALI, DIST - PASCHIM MEDINIPUR DEVELOPED BY- 'SHAH REAL ESTATE' (PAN-ADVFSO443D)- (1)SK. PARVEZ KIBRIA, S/O-SK. SHAH JAMAL OF SEPOYBAZAR,P.O.-MIDNAPUR,P.S.-KOTWALI,DIST-PASCHIM MEDINIPUR.(2)SURAVI AGARWAL,D/O-SRAVAN KUMAR AGARWAL OF SANGAM GARDENS,TANTIGERIA,P.O.-MIDNAPUR,P.S.-KOTWALI,DIST-PASCHIM MEDINIPUR IN MOUZA-RANGAMATI, J.L. NO.-150, R.S. PLOT NO.-223/361, L.R. PLOT NO.-757, KHATIAN NO.-876, HOLDING NO.-548/239, WARD NO.-20, DIST-PASCHIM MEDINIPUR, UNDER MEDINIPUR MUNICIPALITY.

ALL DIMENSIONS ARE IN "M"

SCALE:-1:600



- 1. PLOT LINE - _____
- 2. PROPOSED ROAD - _____
- 3. DRAIN - - - - -
- 4. ELECTRIC POST - T
- 5. GATE -
- 6. PERMISSIBLE BUILDING AREA -
- 7. ELECTRIC LINE - - - - -
- 8. 2.5M WIDE STRIP TO GIFTED -
- 9. HEIGHT OF BUILDING - 25.5M



1. Liability of accuracy of the drawing dimensions lies solely with the applicant.
 2. Proposed construction should be in compliance with the existing Building Bye Laws.

Parv

SURVEYOR

Midnapore Kharagpur Development Authority

DRAWN BY	OWNER SIGN	AREA STATEMENT
<p>Subhadeep Pradhan IdeaCAD Subhadeep Pradhan (D.C.E.) Vidyasagar pally, Midnapore M - 8967370834</p>	<p>SHAH REAL ESTATE <i>SK Parvez Kibria</i> Partner SHAH REAL ESTATE <i>S Agarwal</i> Partner</p>	<p>LAND AREA :- 2213.97 Sq.Mt. MAXIMUM PERMISSIBLE BLDG. AREA:- 1106.98 Sq.Mt. (50.00% OF PLOT AREA)</p>