



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10905/SJDA

Date : 23-Mar-2023

To,

1. SRI KOUSTAV DEY, 2. SRI SUBRATA SARKAR, 3. SMT. SUSMITA MAZUMDAR,
1)20, GOSTHO PAL SARANI, HAKIM PARA, PO & PS-SILIGURI, PIN-734001, DIST-DARJEELING, 2)39,
RASHBEHARI SARANI, HAKIMPARA, PO & PS-SILIGURI, PIN-734001, DIST-DARJEELING, 3.ATUL PRASAD
SARANI, EAST VIVEKANANDA PALLY, PO-RABINDRA SARANI, PS-BHAKTINAGAR, DIST-JALPAIGURI, PIN-
734006

**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 08-Feb-2023 (2974/SIG/PLNG/SJDA/2022) 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 367.25 square meters (Site Plan enclosed) at SMC C.S. / R.S. /L.R Plot No 360 (L.R) 433 (R.S) ,In Sheet No. 88 (L.R) 12 (R.S) Holding No. _____ within Ward No. 38 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 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. 03/05/04 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/0595/2023 dated 06-Mar-2023 / 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.


Chief Executive Officer,

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

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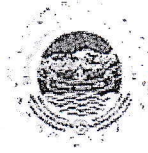
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Copy Forwarded To:

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

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/0595/2023

Date : 6/3/2023

Challan No. : 0915/PLNG/SJDA

File No. : 2974/SIG/PLNG/SJDA/2022

Mouza : Dabgram (Urban)

Owner Name : 1. SRI KOUSTAV DEY, 2. SRI
SUBRATA SARKAR, 3. SMT.
SUSMITA MAZUMDAR

Description	Amount
Development Charges	4,774.00

Payment Mode : Cheque / RTGS

Total Amount : 4,774.00

Total Amount In Words : Rupees Four Thousand Seven Hundred Seventy Four Only

Cheque/DD No. : 306581519955

Bank Name : SBI

Branch Name : SLG

A. K. Dey
Signature of Authorized Officer