



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 7161/SJDA

Date : 05-Oct-2021

To,

PLATINUM HEIGHTS REPRESENTED BY SRI MRINAL AGARWAL,
S.F ROAD, SILIGURI, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING,

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 23-Sep-2021(1374/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of **Residential(ResiComm Bldg)** use/change of use of land from _____ to _____ development for land area of 5,623.23 square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R** Plot No 333,334,544,545 (L.R) (L.R) 47,48,85,86 (R.S) (R.S) ,In Sheet No. 5(LR) (L.R) 5(RS) (R.S) Holding No. _____ within Ward No. 42 (SMC) 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 **Commercial , Industrial , 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 **Commercial , Industrial , Residential** Zone No. 03/08/01 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/2340/2021 dated 30-Sep-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(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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5-10-21

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

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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/2340/2021

Date : 30/9/2021

Challan No. : 1479/PLNG/SJDA

File No. : 1374/SIG/PLNG/SJDA/2021

Mouza : Dabgram (Urban)

Owner Name : PLATINUM HEIGHTS
REPRESENTED BY SRI MRINAL
AGARWAL

Description	Amount
Development Charges	371,133.00

Payment Mode : Cheque / RTGS

Total Amount : 371,133.00

Total Amount In Words : Rupees Three Lacs Seventy One Thousand One Hundred Thirty Three Only

Cheque/DD No. : 21273465056

Bank Name : Union Bank Of India

Branch Name : Slg

Signature of Authorized Officer

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**RECEIPT**

Receipt No. : RC/2341/2021

Date : 30/9/2021

Challan No. : 1480/PLNG/SJDA

File No. : 1374/SIG/PLNG/SJDA/2021

Mouza : Dabgram (Urban)

Owner Name : PLATINUM HEIGHTS
REPRESENTED BY SRI MRINAL
AGARWAL

Description	Amount
Land Pooling	229,276.00

Payment Mode : Cheque / RTGS

Total Amount : 229,276.00

Total Amount In Words : Rupees Two Lacs Twenty Nine Thousand Two Hundred Seventy Six Only

Cheque/DD No. : 21273465136

Bank Name : Union Bank Of India

Branch Name : Slg


Signature of Authorized Officer