

Siliguri Jalpaiguri Development Authority

AN IS/ISO 9001:2008 CERTIFIED ORGANISATION

Tenzing Norgey Road, Pradhan Nagar, Siliguri-734003



Phone : Siliguri : (0353) 2512922, 2515647
: Jalpaiguri : (03561) 230874
Fax : (0353) 2510056
E-mail: sjdawb@gmail.com

Memo No. 1276/III/Plg/854/14/P-I/SJDA

Date: 07.10.2020

LAND USE COMPATIBILITY CERTIFICATE

AND

CONDITIONAL PERMISSION FOR DEVELOPMENT OF TOWNSHIP PROJECT

As Per Provisions of the West Bengal Town & Country (Planning & Development) Act 1979 &

West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008

To,
The Director,
Ambuja Neotia Teesta Development Pvt. Ltd.,
Ecospace Business Park, Block 4B,
Premises No. 11F/11, Action Area,
New Town, Kolkata- 700160.

In reference to his/her application dated 05.12.2003 on the subject quoted above, the proposed institution of use / change of use of land from AGRICULTURE / VACANT to TOWNSHIP development for an area of 81.19 acres at R.S. Plot Nos. as per schedule enclosed in Sheet No. 16 & 17, Holding No. Nil within Ward No. Nil Mouza : Dabgram J.L. No. 02 under New Jalpaiguri Police Station, he / she is hereby informed that the institution / change of use of land as proposed is compatible to the predominant / proposed Public/Residential/Commercial & Conservation, Residential & Commercial, Industrial Land Use of the Zone No.: 03/09/01 & 03/09/02 as per Land Use Map and Land Use and Development Control Plan with zoning and sub division regulation for control of development and use of land within Siliguri Jalpaiguri Development Authority area prepared and published by the Siliguri Jalpaiguri Development Authority as per provision of the West Bengal Town & Country (Planning & Development) Act, 1979.

The development charge as leviable under the said Act for the proposed institution / change of use of land has been paid vide money receipt no. 1268/III/Plg/854/14/P-I/SJDA dated 06.10.2020. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the land demarcation plan enclosed.

The Siliguri Jalpaiguri Development Authority hereby grants permission for sub division of land for development of Township project as proposed by the applicant as per provision of The West Bengal Town & Country (Planning & Development) Act 1979 & West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 subject to fulfillment of following conditions.

1. Vetted drawing and details for all the proposed infrastructure proposed in the township project shall have to be submitted before this authority within three months form this date.

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Date: 07.10.2020

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2. Permission with intersection drawing & design from authorities managing Asian Highway 02, shall have to be submitted before this authority within six months from this date. The land area required for proposed entry to the township from Asian Highway 02 shall have to be procured from respective authority within 6 months from this date.
3. Detailed plan for housing for EWS category shall have to be submitted before this authority within two months from this date.
4. The entire EWS housing units within the proposed township shall have to be completed within the completion of the second phase of development and within 5 years whichever is earlier.
5. All other required clearances, no objection certificates, permission from respective department / authorities for development of this township project shall have to be taken within 6 months from this date and stipulated conditions if any, mentioned therein, shall have to be maintained and revision if required on the basis of such conditions shall have to be made by the applicant with approval of this authority.
6. All other conditions of lease vide deed no. I - 190101800 dated 17.07.2020 and in office memo no. 1116/III/Plg/854/14/P-I/SJDA dated 17.08.2020 of this Authority will remain un-altered shall be applicable *mutatis mutandis*.
7. The development charge for institution / change of use of land for sub division of land has been assessed and realised by the authority at present.
8. Separate applications have to be submitted for obtaining permission for development of individual buildings within the township as per provisions of West Bengal Town and Country (Planning and Development) Act, 1979 alongwith payment of required development charges.
9. No transfer of possession and execution of deed for transfer of plots to the prospective buyer / sub lessee / assignee shall be allowed without the approval / final permission by the Siliguri Jalpaiguri Development Authority which shall be issued on fulfilling all the conditions imposed by Siliguri Jalpaiguri Development Authority and or lessor.
10. The authority reserves its right to modify or revoke this permission if the stipulated conditions mentioned herein are not fulfilled within the specific time frame.

Encl: Schedule of plots & Land demarcation plan.





Chief Executive Officer,
Siliguri Jalpaiguri Development Authority



Schedule of land
Mouza – Dabgram, J.L. No – 02, Sheet No – 16 & 17,
P.S.- New Jalpaiguri, District - Jalpaiguri

Sl. No.	R.S. Dag No.	Area under Project (Acre)
Sheet No. 16		
1	20	0.34
2	21	1.56
3	22(P)	1.88
4	23	1.15
5	24	0.62
6	25(P)	0.58
7	27(P)	0.80
8	28	0.49
9	29	1.18
10	30	0.66
11	31(P)	2.55
12	32(P)	0.73
13	33(P)	0.40
14	36(P)	0.30
15	37(P)	1.90
16	49(P)	3.38
17	50(P)	1.80


Chief Executive Officer
 Siliguri Jalpaiguri Development Authority



Contd. to Page-2

Sl. No.	R.S. Dag No.	Area under Project (Acre)
Sheet No. 16		
18	61	0.25
19	62	0.27
20	63(P)	1.70
21	64(P)	1.66
22	65(P)	0.08
23	66	0.52
24	68	0.70
25	69	0.81
26	70	2.10
27	71	0.51
28	72(P)	0.90
29	73(P)	1.14
30	74(P)	0.42
31	117(P)	1.96
32	118(P)	0.39
33	119(P)	0.02
34	121(P)	0.44
35	134	0.18
36	137(P)	1.71
37	138	0.35
38	139	3.47
39	140	0.30
40	141	0.10
41	142(P)	0.82
42	144	0.30
43	145	0.48
44	146	1.83
45	147	0.14
46	197(P)	0.02
47	198(P)	1.17
48	199(P)	0.07
49	205(P)	0.53
50	206	1.62

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Chief Executive Officer
 Sitguri Jalpaiguri Development Authority
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Sl. No.	R.S. Dag No.	Area under Project (Acre)
Sheet No. 17		
51	40/194(P)	0.02
52	51(P)	1.08
53	51/216	0.32
54	51/217(P)	0.33
55	51/218	0.85
56	52(P)	0.65
57	53(P)	4.27
58	53/219(P)	4.62
59	54(P)	1.81
60	54/227	0.11
61	54/228(P)	1.65
62	54/231	0
63	54/232(P)	1.31
64	55	0.86
65	55/204	1.47
66	55/465	0.30
67	55/466(P)	0.16
68	55/469(P)	0.03
69	56	2.70
70	56/234	1.66
71	56/240	0.27
72	56/241	0.61
73	56/242(P)	0.30
74	214(P)	1.06
75	215	0.27
76	220(P)	3.36
77	221	0.13
78	222	3.31
79	223	0.09
80	224(P)	0.31
--	Total Land :	81.19



 Sauran Chandra



 Chief Executive Officer

 Siliguri Jajpaiguri Development Authority

Siliguri Jalpaiguri Development Authority

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Memo No. 1900/III/Plg/854/14/P-II
/SJDA

Date: 29/01/2021

To,
The Director,
Ambuja Neotia Teesta Development Pvt. Ltd.,
Ecospace Business Park, Block 4B,
Premises No: 11F/11, Action Area,
New Town, Kolkata- 700160.

Sub: - Land Use Compatibility Certificate and Conditional Permission For Development of Township Project as Per Provisions of the West Bengal Town & Country (Planning & Development) Act 1979 & West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008.

Ref: This office memo no. 1276/III/Plg/854/14/P-I/SJDA dated 07.10.2020

Sir,

In reference to his application dated 18.12.2020 & 07.01.2021 on the subject above for revision in the land demarcation plan for subdivision of land proposed in a part of the township covering area of 81.19 acre in sheet no. 16 & 17, Mouza Dabgram, J.L. No. 02 under New Jalpaiguri Police Station Dist- Jalpaiguri for which land use compatibility certificate and conditional permission has been issued vide this office memo no 1276/III/Plg/854/14/P-I/SJDA dt. 07.10.2020, it is to inform him that this authority has no objection to the revision in the land demarcation plan as proposed by him on 18.12.2020, subject to conditions mentioned in the said land use compatibility certificate and conditional permission for development of township project.

Thanking You,

Yours faithfully,


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority



Siliguri Jalpaiguri Development Authority

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Tenzing Norgey Road, Pradhan Nagar, Siliguri-734003



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Memo No. 1248 III/Plg/854/14/Pt-II/SJDA

Date: 20/07/2021

To,
The Director,
Ambuja Neotia Teesta Development Pvt. Ltd.,
Ecospace Business Park, Block 4B,
Premises No. 11F/11, Action Area,
New Town, Kolkata- 700160.

Sub: - Land Use Compatibility Certificate and Conditional Permission For Development of Township Project as Per Provision of the West Bengal Town & Country (Planning & Development) Act 1979 & West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008.

Ref: This office memo nos 1276/III/Plg/854/14/P-I/SJDA dated 07.10.2020 & 1900/III/Plg/854/14/P-II/SJDA dt. 29.01.2021, Your no Nil dt. 15.04.2021 (copy enclosed).

Sir,

In reference to your application dated 15.04.2021 on the subject above for revision in the land demarcation plan for subdivision of land proposed in a part of the township covering area of 81.19 acre in sheet no. 16 & 17, Mouza – Dabgram, J.L. No. 02 under New Jalpaiguri Police Station Dist – Jalpaiguri for which land use compatibility certificate and conditional permission has been issued vide this office memo no. 1276/III/Plg/854/14/P-I/SJDA dt. 07.10.2020, it is to inform you that this authority has no objection to the revision in the land demarcation plan as proposed by you on 15.04.2021 subject to conditions mentioned in the said land use compatibility certificate and conditional permission for development of township project.

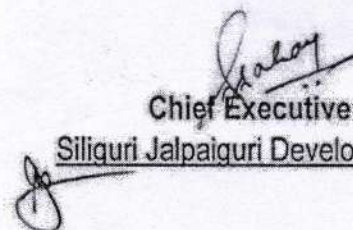
You are now requested to submit all the relevant documents and drawings in quadruplicate as required under rule 7 of West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 for further processing.

Thanking You,

Yours faithfully,

Encl: As stated above.


Samar Chandra
Teesta Development Pvt. Ltd.
Ecospace Business Park New Town


Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

Siliguri Jalpaiguri Development Authority

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Memo No. 1422/III/PIg/854/14/P-II/SJDA

Date: 11.08.2021

REVISED LAND USE COMPATIBILITY CERTIFICATE

AND

CONDITIONAL PERMISSION FOR DEVELOPMENT OF TOWNSHIP PROJECT

As Per Provisions of the West Bengal Town & Country (Planning & Development) Act 1979 &

West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008

To;

The Director,

Ambuja Neotia Teesta Development Pvt. Ltd.,
Ecospace Business Park, Block 4B,
Premises No. 11F/11, Action Area,
New Town, Kolkata- 700160.

In reference to his/her application dated 15.04.2021 and 27.07.2021 on the subject quoted above, the proposed change of use of land from AGRICULTURE / VACANT to TOWNSHIP development for an area of 328551.37 sq.mt. or 81.19 acres (Site plan / Land demarcation plan enclosed) at R.S. / L.R. Plot Nos. as per schedule enclosed in Sheet No. 16 & 17, Holding No. Nil within Ward No. Nil Mouza : Dabgram J.L. No. 02 under New Jalpaiguri Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible to the proposed Land Use of the township as per Land Use Development and Control Plan (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is Public/Residential/Commercial & Conservation, Residential & Commercial, Industrial Zone No.: 03/09/01 & 03/09/02 as per Land Use Map & Register (LUMR) adopted by Development 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 been paid vide money receipt no. 1268/III/PIg/854/14/P-I/SJDA dated 06.10.2020.

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 proposed revised subdivision of land for development of township project 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 plots of land should have to abide by the development Control Regulations as applicable.



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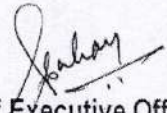
Date: 11.08.2021

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5. All the conditions mentioned in this office memo no. 1276/III/PIg/854/14/P-I/SJDA dated 07.10.2020 where Land Use Compatibility Certificate and conditional permission for development of township project as per provisions of the West Bengal Town & Country (Planning & Development) Act 1979 & West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 was issued I will remain un-altered and shall be applicable *mutadis mutandis*.

Encl: Schedule of plots and Land demarcation plan.




Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

Schedule of land
Mouza – Dabgram, J.L. No – 02, Sheet No – 16 & 17,
P.S.- New Jalpaiguri, District - Jalpaiguri

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14	36(P)	0.30
15	37(P)	1.90
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Chief Executive Officer

Simguri Jalpaiguri Development Authority



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45	147	0.14
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Chief Executive Officer
Stiguri Jaipaluri Development Authority

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55	51/218	0.85
56	52(P)	0.65
57	53(P)	4.27
58	53/219(P)	4.62
59	54(P)	1.81
60	54/227	0.11
61	54/228(P)	1.65
62	54/231	0
63	54/232(P)	1.31
64	55	0.86
65	55/204	1.47
66	55/465	0.30
67	55/466(P)	0.16
68	55/469(P)	0.03
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71	56/240	0.27
72	56/241	0.61
73	56/242(P)	0.30
74	214(P)	1.06
75	215	0.27
76	220(P)	3.36
77	221	0.13
78	222	3.31
79	223	0.09
80	224(P)	0.31
Total Land :		81.19




Chief Executive Officer
 Singuri Jalpaiguri Development Authority