

Memo No. 62/HIDCO/Plng./Plng Area/625(55)/2019

Dated : 04/04/2023


To,  
Jalsagar Projects Pvt. Ltd. & Ors  
22, PRINCE ANWAR SHAH ROAD ,2<sup>nd</sup> floor,  
Kolkata – 700033

**Sub: Additional Land Use Compatibility Certificate**

Ref: Memo No: 39/HIDCO/Plng./Plng Area/625(55)/2019 (for the area 16116.77 sq.m)  
Dated: 30/09/2019

In reference to his/her application dated 17/03/2023 on the subject quoted above, the proposed Institution of **Residential** use/change of use of land from **Agriculture** to **Residence** development for an area of **703.54** square meters (Site Plan enclosed) at **New Town Planning Area R.S.PlotNo.143,144(P),155(P)** in Sheet No.1 Holding No **X** within Ward No.**X** Mouza **Chapna J. L. No. 35** under **Technocity** Police Station, he/she is hereby informed that the Development, Institution, Change of use of land as proposed is compatible to the predominant Land Use of the **Residential** Zone No. **I** as per Land Use Map prepared and published by WBHIDCO Ltd. under section **36** of the West Bengal Town & Country (Planning & Development) Act, 1979. The Development Charges as leviable under the said Act for the proposed Institution & change of use of land has been paid vide money receipt no.**1400018845** dated 29.03.2023 .

The New Town Kolkata Planning Area (Building) Rules 2014 is applicable for development of those buildings of the planning area consistent with LUDCP with height more than 15 meter and / or with plot area above 1 hectare. For development permission in such cases No Objection Certificate (NOC) would have to be obtained from NKDA, as per provisions u/s 24 (Note) of NTK Planning Area (Building) Rules 2014.

  
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Chief Planner, WBHIDCO  
Chief Planner  
&  
Authorized Signatory  
New Town Planning Area  
WBHIDCO Ltd.

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
(A Govt. of West Bengal Undertaking)

“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156  
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbhidcoltd.com, CIN : U70101WB1999SGC089276

Memo No. 39/HIDCO/Plng./Plng Area/625(55)/2019

Dated 30/09/2019


To,  
Jalsagar Projects Pvt. Ltd. & Ors  
22, PRINCE ANWAR SHAH ROAD, 2<sup>nd</sup> floor,  
Kolkata – 700033

**Sub: Land Use Compatibility Certificate**

In reference to his/her application dated 06/09/2019 on the subject quoted above, the proposed Institution of Residential use/change of use of land from Agriculture to Residence development for an area of 16116.77 square meters (Site Plan enclosed) at New Town Planning Area R.S.PlotNo.144,146,149,152 to 157 ,258 to 263 , 264(P),265 (P),266(P),267(P),268,270(P),271,275,276,277,280 in Sheet No.1 Holding No X within Ward No.X Mouza Chapna J. L. No. 35 under Newtown Police Station, he/she is hereby informed that the Development, Institution, Change of use of land as proposed is compatible to the predominant Land Use of the Residential Zone No. I as per Land Use Map prepared and published by WBHIDCO Ltd. under section 36 of the West Bengal Town & Country (Planning & Development) Act, 1979. The Development Charges as leviable under the said Act for the proposed Institution & change of use of land has been paid vide money receipt no.28564 dated 24.09.2019 .

The New Town Kolkata Planning Area (Building) Rules 2014 is applicable for development of those buildings of the planning area consistent with LUDCP with height more than 15 meter and / or with plot area above 1 hectare. For development permission in such cases No Objection Certificate (NOC) would have to be obtained from NKDA, as per provisions u/s 24 (Note) of NTK Planning Area (Building) Rules 2014.

JALSAGAR PROJECTS (P) LTD & ORS.  
Ranjan Chakraborty  
Director/Authorised Signatory  
21/10/2019

  
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Chief Planner, WBHIDCO  
Chief Planner  
&  
Authorized Signatory  
New Town Planning Area  
WBHIDCO Ltd.

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
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Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbidcoltd.com CIN : U70101WB1999SGC089276



SITE PLAN OF THE LANDS  
 MEASURING – 16820.31 sq.mt. in  
 R.S./L.R DAG NO.-143,144(P),146,149,152(P),153,154;  
 155,156,157,258,259,260,261,262,263,264(P),265(P)  
 266(P),267(P),268,270(P),271,275,276,277,280  
 UNDER MOUZA-CHAPNA, J.L. NO.-35,P.S.-RAJARHAT,  
 KOLKATA-700135 ; DIST.- NORTH 24 PARGANAS

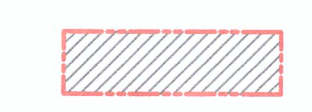
TITLE: SITE PLAN  
 DRAW. NO.-  
 SCALE- 1:500      DRAWN BY- M.S.  
 DATE-23.11.2022      CHECKED BY- A.D.  
 ISSUE STATUS-CORPORATION

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 1.JALSAGAR PROJECTS PVT LTD         | 34.APNASAPNA PROPERTIES PVT LTD      |
| 2.WHITEPETALS COMMODEAL PVT LTD     | 35.DAWKINS PROMOTERS PVT LTD         |
| 3.GREENSHADE VANUJA PVT LTD         | 36.DAWKINS PROPERTIES PVT LTD        |
| 4.GREENSHADE TRADERS PVT LTD        | 37.DHANSUKH CONTRACTORS PVT LTD      |
| 5.GREENSHADE TRACOM PVT LTD         | 38.BRIDHAM PLAZA PVT LTD             |
| 6.DESERVE COMMERCIAL PVT LTD        | 39.CRABLE BUILDERS PVT LTD           |
| 7.GREENSHINE TRADERS PVT LTD        | 40.CADE PROPERTIES PVT LTD           |
| 8.UPMANYA COMMODEAL PVT LTD         | 41.CADE NIRMAN PVT LTD               |
| 9.AMRITPATH VINIMAY PVT LTD         | 42.ARMLET PROPERTIES PVT LTD         |
| 10.SILVERTOSS VINTRADE PVT LTD      | 43.DHANSUKH PROPERTIES PVT LTD       |
| 11.GREENSHINE VANUJA PVT LTD        | 44.DHANSUKH PROMOTERS PVT LTD        |
| 12.OVERMUCH BUILDCON PVT LTD        | 45.DHANASETH REALESTAE PVT LTD       |
| 13.PRIMEROSE BUILDERS PVT LTD       | 46.DEVKRIPA PLAZA PVT LTD            |
| 14.KALASADHAN TRACOM PVT LTD        | 47.DIVYAJYOTI HEIGHTS PVT LTD        |
| 15.SARVACHARYA TRACOM PVT LTD       | 48.DHANSUKH ENCLAVE PVT LTD          |
| 16.BRIGHTSHINE CONSTRUCTION PVT LTD | 49.ARMLET CONSTRUCTION PVT LTD       |
| 17.WATERMELON REALCON PVT LTD       | 50.AASHADHAN BUILDERS PVT LTD        |
| 18.SHALLOT PROPERTIES PVT LTD       | 51.DEVKRIPA NIRMAN PVT LTD           |
| 19.SHALLOT PROJECTS PVT LTD         | 52.HONEYDHARA PLAZA PVT LTD          |
| 20.CHARMING BUILDERS PVT LTD        | 53.ENRICO COMMERCIAL PRIVATE LIMITED |
| 21.SANDHARSHIKHA DEVELOPERS PVT LTD | 54.TRENTON DEALTRADE PRIVATE LIMITED |
| 22.ENORMOUS YAPAPAR PVT LTD         | 55.GOLDENSIGHT COMMERCIAL PVT LTD    |
| 23.AMRITPATH BUILDERS PVT LTD       | 56.JABAKUSUM REALCON PVT LTD         |
| 24.LEMONGRASS BUILDERS PVT LTD      | 57.PUSHAPVATKA COMPLEX PVT LTD       |
| 25.APNAPAN BUILDERS PVT LTD         | 58.GOTHIC ESTATE (P) LTD             |
| 26.POLPIT NIRMAN PVT LTD            | 59.RAMRAJYA PROMOTERS (P) LTD        |
| 27.MRINMAYEE CONSTRUCTION PVT LTD   | 60.TRENTON DEALMARK(P) LTD.          |
| 28.ENRICO DEALERS PVT LTD           | 61.KALADRISTI VANUJA PVT. LTD.       |
| 29.SOFTLINK PLAZA PVT LTD           |                                      |
| 30.AMRITPATH REALTORS PVT LTD       |                                      |
| 31.SILVERTOSS PROMOTERS PVT LTD     |                                      |
| 32.AMRITPATH REALITY PVT LTD        |                                      |
| 33.SANDARSHIKA PROPERTIES PVT LTD   |                                      |

JALSAGAR PROJECTS PVT LTD  
 Director Authorized Signatory

SIGNATURE OF AUTHORIZED SIGNATORY

(1) TOTAL AREA (A+B)      (16116.77+703.54) =16820.31 SQM.  
 (A) LUDCP PROCURED VIDE MEMO  
 NO :- 39/HIDCO/Plng./Plng Area/625(55)/2019 Dated 30/09/2019 =16116.77 SQM.  
 (B) PROPOSED LUDCP  
 PLAN MARKED "B1"      = 571.610 SQM.  
 PLAN MARKED "B2"      = 50.989 SQM.  
 PLAN MARKED "B3"      = 80.936 SQM.  
 TOTAL AREA      = 703.54 SQM.



Site plan as given by  
 the party is certified.

*DK*  
 Chief Planner  
 &  
 Authorized Signatory  
 New Town Planning Area  
 WBHIDCO Ltd.

DEBATOSH SAHU  
 Architect & Urban Designer  
 (A.Arch, P.A., P.U.D., A.I.D.)  
 Regn. No. CA/57/1136P

SIGNATURE OF ARCHITECT

ARCHITECT  
  
 35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029  
 Tele/Fax : 91-33-2465-4130 / 4159  
 e-mail : info@espaceindia.com  
 WEBSITE : www.espaceindia.com

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