



MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)



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Zilla Parishad Complex, Paschim Medinipur – 721101
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Memo. No. : 1308 /MKDA/2021

Date : 30.06.2021

To

1. SANJAY BHATTACHARYA

C/O - S/O LATE ANADI PRASAD BHATTACHARYA , Address - VIDYASAGARPUR, P.O.- INDA

2. CHANCHAL BHATTACHARYA

C/O - S/O LATE ANADI PRASAD BHATTACHARYA , Address - VIDYASAGARPUR, P.O.- INDA

3. DEBI PRASAD BHATTACHARYA

C/O - S/O LATE ANADI PRASAD BHATTACHARYA , Address - VIDYASAGARPUR, P.O.- INDA

Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no 2021/03/000351, Dated 10/02/2021 on the subject quoted above, the proposed institution of Residential to Residential Apartment development for land area of 464.64 square meter (Site Plan enclosed) at MKDA Plot No.(R.S.) 47, 52, 61, and Plot No.(L.R.) 394, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Kharagpur Municipality , Mouza Inda , J.L. No. 232 under Kharagpur Town 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. 117915127817 dated 28-Jun-2021 .

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



PLAN SHOWING AREA OF PROPOSED RESIDENTIAL APRTMENT OF 1) SRI SANJAY BHATTACHARYA, 2) SRI CHANCHAL BHATTACHARYA & 3) SRI DEBA PRASAD BHATTACHARYA ALL S/O LATE ANADI PRASAD BHATTACHARYA OF VIDYASAGARPUR, P.O.- INDA, P.S.- KHARAGPUR (T), ON R.S. PLOT NO.- 47 (P), 52 (P) & 61 (P), L.R. PLOT NO.- 394, MOUZA - INDA, J.L. NO.- 232, P.S.- KHARAGPUR (T), DIST.- PASHCHIM MEDINIPUR WITHIN WARD NO. - OF KHARAGPUR MUNICIPAL AREA.

NAME OF DEVELOPER:- 'CITYSKY CONSTRUCTION PRIVATE LIMITED' REPRESENTED BY DIRECTORS 1) SRI SANDEEP CHATTERJEE & 2) SRI ABHISHEK KHANDEKAR.



AREA OF THE PLOT - 464.64 SQM SHOWN THUS -

PROPOSED AREA OF CONSTRUCTION SHOWN THUS -

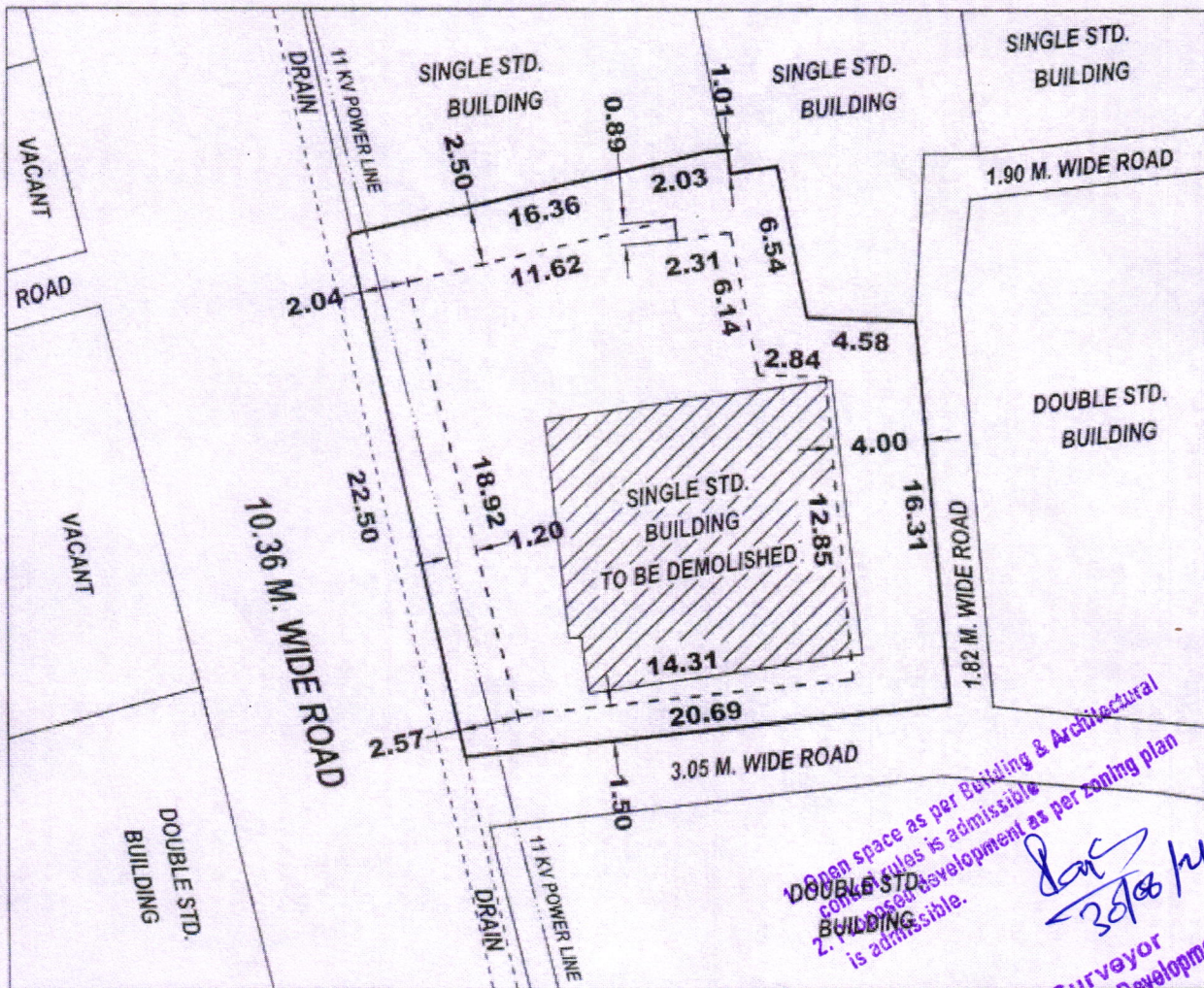
MAXIMUM PERMISSIBLE AREA OF CONSTRUCTION- 256.08 SQM. (51.77% OF PLOT AREA)

SCALE :- 1 : 300

ALL DIMENSION ARE IN METRE

EXISTING BUILDING TO BE DEMOLISHED SHOWN THUS -

PROPOSED HEIGHT OF THE BUILDING - 15.50 METER



DRAWN BY

CITYSKY CONSTRUCTION PRIVATE LIMITED

Santi Nath Manna
SANTI NATH MANNA
 DCE (JCGP, KOL-23)
 Enlisted Plan Maker in Midnapore Municipality,
 Bidhannagar, Midnapore
 Ph-9474862342, 9232713433

Sandeep Chatterjee
 DIRECTOR
 CITYSKY CONSTRUCTION PRIVATE LIMITED
Abhishek Khandekar
 DIRECTOR

S. Bhattacharya
G. Bhattacharya
A. Bhattacharya
 SIGNATURE

Open space as per Building & Architectural
 control rules is admissible
 2. Proposed development as per zoning plan
 is admissible.
San
 30/06/24
 Surveyor
 Midnapore Khargapur Development Authority