



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10877/SJDA

Date : 09-Mar-2023

To,

1.PIXEL GOODS & SUPPLY PVT. LTD., 2.AVIANA PROJECTS PVT. LTD. 3. SRI SANDIP KUMAR AGARWAL,
1.THE PLANET ,3RD FLOOR,SHOP NO. T38 & T39,OPP. NORTH CITY ,BESIDE YELLOW CHILLI,SEVOKE ROAD ,SILIGURI-734001,WEST BENGAL.

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 04-Jan-2023(2857/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of _____ use/change of use of land from Agriculture/Agriculture to Residential (ResiComm Bldg) development for land area of 5,416.72 square meters (Site Plan enclosed) at SILIGURI MUNICIPAL CORPORATION C.S. / R.S. /L.R Plot No 49,52,53,60,38/81,54 (L.R) 53,55 (R.S) ,In Sheet No. 26 (L.R) 4 (R.S) Holding No. _____ within Ward No. 41 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 Commercial , Conservation , 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 , Conservation , Industrial , Residential Zone No. 03/09/02 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/0444/2023 dated 20-Feb-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(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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9.3.23





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Date : 09-Mar-2023

Copy Forwarded To:

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

A handwritten signature in blue ink, appearing to be the initials 'J' and 'S'.

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

**RECEIPT**

Receipt No. : RC/0445/2023 **Date** : 9/2/2023
Challan No. : 0809/PLNG/SJDA **File No.** : 2857/SIG/PLNG/SJDA/2022
Mouza : Dabgram (Urban) **Owner Name** : 1.PIXEL GOODS & SUPPLY PVT.
LTD., 2.AVIANA PROJECTS
PVT. LTD. 3. SRI SANDIP
KUMAR AGARWAL

Description	Amount
Land Pooling	220,856.00

Payment Mode : Cheque / RTGS **Total Amount** : 220,856.00

Total Amount In Words : Rupees Two Lacs Twenty Thousand Eight Hundred Fifty Six Only

Cheque/DD No. : 535575 **Bank Name** : AXIS BANK

Branch Name : SLG

Agarwal
Signature of Authorized Officer

**RECEIPT**

Receipt No. : RC/0444/2023 **Date** : 9/2/2023
Challan No. : 0808/PLNG/SJDA **File No.** : 2857/SIG/PLNG/SJDA/2022
Mouza : Dabgram (Urban) **Owner Name** : 1. PIXEL GOODS & SUPPLY PVT.
LTD., 2. AVIANA PROJECTS
PVT. LTD, 3. SRI SANDIP
KUMAR AGARWAL

Description	Amount
Development Charges	170,237.00

Payment Mode : Cheque / RTGS **Total Amount** : 170,237.00
Total Amount In Words : Rupees One Lacs Seventy Thousand Two Hundred Thirty Seven Only
Cheque/DD No. : 535574 **Bank Name** : AXIS BANK
Branch Name : SLG

A
Signature of Authorized Officer