



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 7004/SJDA

Date : 20-Sep-2021

To,

1.Sri Ravi Kant Agarwal, 2.Sri Kallash Prasad Agarwalla.,
1.Santoshnagar, 2.Burdwan Road,

P.O. & P.S.- Silliguri,

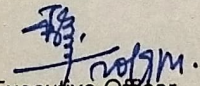
Dist.- Darjeeling

**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 25-Aug-2021(1424/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 1,100.74 square meters (Site Plan enclosed) at **Siliguri Municipal Corporation C.S. / R.S. /L.R** Plot No _____ (L.R) **R.S.- 2677, 2678 (R.S)** ,In Sheet No. _____ (L.R) **R.S.- 03 (R.S)** Holding No. _____ within Ward No. **08 (S.M.C.)** Mouza **Siliguri Municipal Town JL NO. - 088 (Siliguri Municipal Town)** under **Siliguri P.S.** 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 , Residential** as per Land Use Development and control (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 **Commercial , Residential** Zone No. **01/04/07** 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/2171/2021** dated **08-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

 20/9/2021

Contd to Page 2



Copy Forwarded To:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri
2. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011
3. BL & LRO, Naxalbari, P.O. & P.S. Naxalbari, Dist. Darjeeling, Pin-734429
4. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134
5. BL & LRO, Jalpaiguri Sadar, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-735101
6. BL & LRO, Phansidewa, P.S. Phansidewa, Dist. Darjeeling, Pin-734434
7. BL & LRO, Kharibari, P.O. Batasi, P.S. Kharibari, Dist. Darjeeling, Pin-734427

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/2171/2021

Date : 8/9/2021

Challan No. : 1206/PLNG/SJDA

File No. : 1424/SIG/PLNG/SJDA/2021

Mouza : Siliguri Municipal Town

Owner Name : 1.Sri Ravi Kant Agarwal, 2.Sri Kailash Prasad Agarwalla.

Description	Amount
Development Charges	52,467.00

Payment Mode : Cheque / RTGS

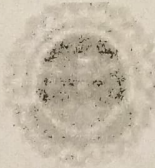
Total Amount : 52,467.00

Total Amount In Words : Rupees Fifty Two Thousand Four Hundred Sixty Seven Only

Cheque/DD No. : 843485210

Bank Name : Axis Bank

Branch Name : SLG



SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

SILIGURI JALPAIGURI  DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/2172/2021 **Date** : 8/9/2021
Challan No. : 1207/PLNG/SJDA **File No.** : 1424/SIG/PLNG/SJDA/2021
Mouza : Siliguri Municipal Town **Owner Name** : 1.Sri Ravi Kant Agarwal, 2.Sri Kailash Prasad Agarwalla.

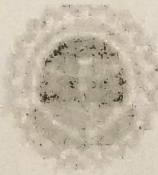
Description	Amount
Land Pooling	44,880.00

Payment Mode : Cheque / RTGS **Total Amount** : 44,880.00

Total Amount In Words : Rupees Fourty Four Thousand Eight Hundred Eighty Only

Cheque/DD No. : 843485448 **Bank Name** : Axis Bank

Branch Name : SLG



SILIGURI JALPAIGURI 
DEVELOPMENT AUTHORITY

Project Title :SITE PLAN FOR L.U.C.C.

SITE PLAN SHOWING THE LAND OF 1. SRI RAVI KANT AGARWAL S/O LATE RAWATMAL AGARWAL, 2. SRI KAILASH PRASAD AGARWALLA S/O LATE DURGA DUTTA AGARWAL BOTH ARE RESIDENT OF SANTOSHINAGAR AND BURDWAN ROAD RESPECTIVELY AND THE LOCATION OF SITE AT KHALPARA, SILIGURI.

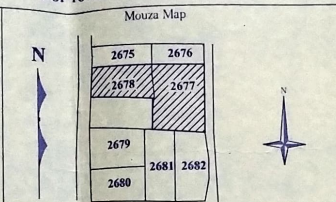
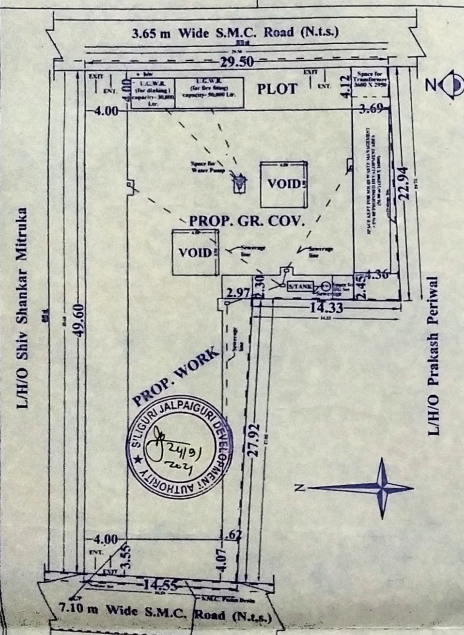
SCHEDULE OF LAND

MOUZA :- SILIGURI
 PARGANA :- BAIKUNTHAPUR
 PLOT NO. :- R.S. - 2677, 2678
 KHATIAN NO. :- R.S. - 4368, 4369
 J.L. NO. :- 110 (88)
 SHEET NO. :- R.S.- 03
 WARD NO. :- 08 (S.M.C.)
 HOLDING NO. :- SILIGURI
 P.S. :- DARJEELING
 DIST. :-

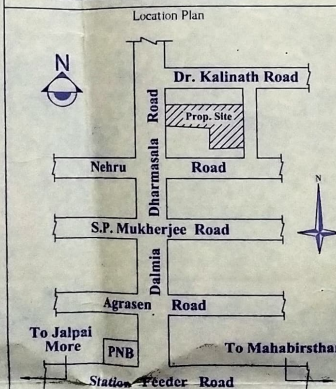
AREA OF THE LAND

AS PER DEED = 1103.68 m²
 AS PER KHATIAN = 1100.74 m²
 AS PER SITE = 1100.74 m²
 GR. COV. (PERM.) = 50.00 % OR 550.37 m²
 GR. COV. (PROP.) = 50.00 % OR 550.37 m²
 TOTAL FLOOR AREA = [(550.37 X5) - 155.00] = 2596.85 m²
 COMMERCIAL AREA = 155.00 m² or 5.97 % OF TOTAL FLOOR AREA = 2596.85 m²

F.A.R. (PERM.) = 2.00, (PROP.) = 1.66
 NO. OF DWELLING UNIT = 19 NOS.



Part Traced Mouza Map Of Mouza-Siliguri, Sheet No.-03



KEY PLAN
 Not to Scale

SITE PLAN Site Plan
 SCALE:- 1:1 (AS / DRAWING)
 SCALE:- 1:400 (AS / PRINT)

DETAILS OF FLOOR AREA:-

FLOOR	COV.	RESL.	COMM.	SCASE	PARKING
GROUND	550.37 m ²	---	155.00 m ²	55.00 m ²	340.37 m ²
FIRST	395.37 m ²	340.37 m ²	---	55.00 m ²	---
SECOND	550.37 m ²	495.37 m ²	---	55.00 m ²	---
THIRD	550.37 m ²	495.37 m ²	---	55.00 m ²	---
FOURTH	550.37 m ²	495.37 m ²	---	55.00 m ²	---
TOTAL	2596.85 m ²	1826.48 m ²	155.00 m ²	275.00 m ²	340.37 m ²

COMMERCIAL USE / SHOP (Wholesale & Retail)

SIGNATURES

1. *Ranvir Aggarwal*
 2. *Kailash Prasad Agarwal*

SIGN. OF OWNERS

SIGNATURE

[Signature]
 SRI LAL KUMAR NEOGI
 Licensed Architect (A) (Category-1)
 S.M.C. Enpanchayat Number-16-1
 Mohogram, Siliguri (M) No.-9925075-50
 e-mail ID:- fcl@neogi@gmail.com

SIGN. OF L.B.S.

AREA STATEMENT:
 SILIGURI JALPAIGURI
 DEVELOPMENT AUTHORITY

VERSION NO.: 1.0.1
 VERSION DATE: 30/08/2017

PROJECT DETAIL :

Application No. :-	Plot Use : Residential
Application Type : General Proposal	Plot SubUse : Residential Bldg
Project Type : L.U.C.C	Land Use Zone : Residential
Nature of Development : New	Abutting Road Width : 7.10 m
Location : Siliguri Urban Area	Plot No. : R.S. - 2677, 2678
SubLocation : Siliguri (M)	Sheet No. : R.S. - 03
Special Project Type : NA	House No. : NA
Ward No. 08 (S.M.C.)	North : L/H/O Shiv Shankar Mitra
Name of Street : NA	South : L/H/O Prakash Perwal
Village Name : Siliguri	East : 3.65 m Wide S.M.C. Road
	West : 7.10 m Wide S.M.C. Road

AREA DETAILS :

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT	(A-Deductions)	1100.74
BALANCE AREA OF PLOT	(A-Deductions)	1100.74
PLOT AREA FOR COVERAGE	(A-Deductions)	1100.74
Plot Area for FAR	(A-Deductions)	1100.74

COVERAGE CHECK

Proposed Coverage Area (50.00 %)	550.37
Proposed Ground Coverage Area (50.00 %)	550.37
Total Prop. Coverage Area (50.00 %)	550.37

FAR CHECK

BUILT UP AREA CHECK	
Total BuiltUp Area	0.00

ARCH / ENGG / SUPERVISOR (Regd)

OWNER

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Color Index:

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin	Ground Pwork Side2 Margin
PROP. WORK	7.10 m Wide S.M.C. Road (N.I.s.)	3.55	3.55	4.00	4.00	1.62	1.62	4.00	4.00