

**PRADHAN NAGAR, SILIGURI - 734003**Memo No. : **4223/SJDA**Date : **19-Mar-2020**

To,
1. SRI. RAVINDAR AGARWAL, 2 . SURENDRA KR. AGARWAL AND 3. SIMA AGARWAL,4.
BIMLA DEVI AGARWAL,5. JITEN AGARWAL,6. UMESH KUMAR KEDIA,7. KRISHAN KUMAR
AGARWAL,8. TANUJ AGARWAL,

KABI BHANUBHAKTA PATH , SILIGURI**Sub : Land Use Compatibility Certificate**

In reference to his / her application dated **13-Feb-2020(0801/SIG/PLNG/SJDA/2019)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Residential** to **Resi/Comm** development for land area of **4,073.71** square meters (Site Plan enclosed) at **SMC C.S. / R.S. / L.R.** Plot No. **126,129,130 (L.R) ,421 (R.S)** In Sheet No. **13 (L.R) , 08 (R.S)** Holding No. _____ within Ward No. **43** Mouza **Dabgram (Urban) JL NO. - 002(Dabgram (Urban))** under **BHAKTINAGAR** Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible / incompatible to the predominant Land Use of the **Commercial , Conservation , Industrial , Residential** Zone No. **03/09/02** as per Land Use Map prepared and published by the Siliguri Jalpaiguri Development Authority under section 29(1) of the West Bengal Town & Country (Planning & Development) 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. **RC/0312/2020** dated **17-Mar-2020/** no such development charge is leviable. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan enclosed / _____ square meters as _____ out of floor area permissible under Regulation.

This orders being issued in cancellation of
the Earlier order issued vide this office
Memo No. **3789/SJDA** Dt. **19.11.2019**


Chief Executive Officer,

Siliguri Jalpaiguri Development AuthorityDated **19-Mar-2020**Memo No. **4223/SJDA**

Maw
19.3.2020

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

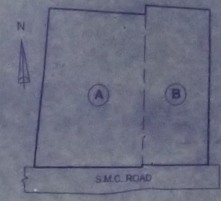
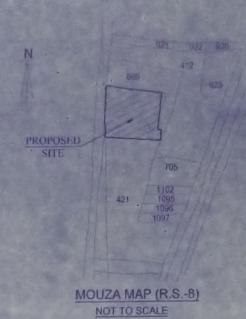
Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

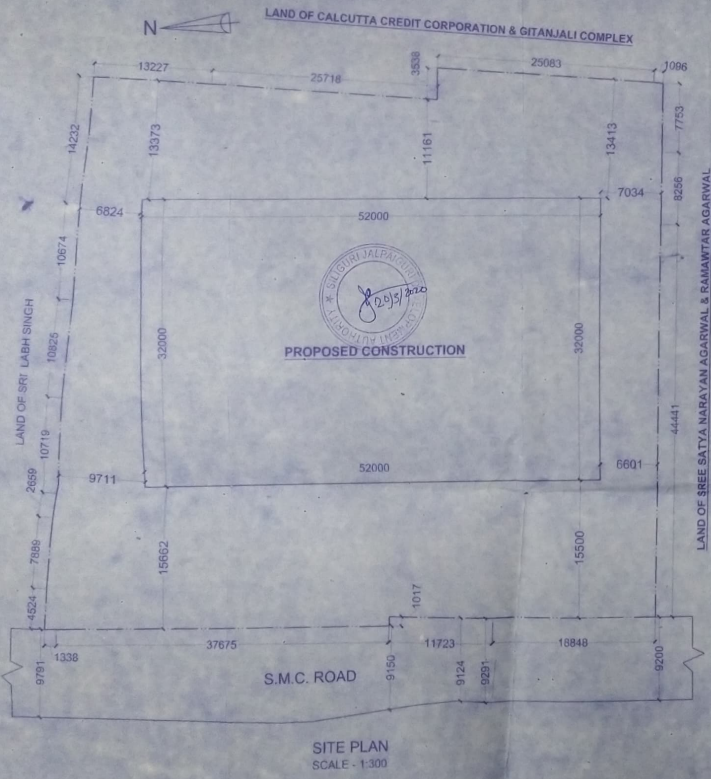
SITE PLAN SHOWING THE LAND FOR RESIDENTIAL CUM COMMERCIAL BUILDING OF

1. RAVINDAR AGARWAL
2. SURENDRA KR. AGARWAL
3. SIMA AGARWAL
4. BIMLA DEVI AGARWAL
5. JITEN AGARWAL
6. UMESH KUMAR KEDIA
7. KRISHAN KUMAR AGARWAL
8. TANUJ AGARWAL

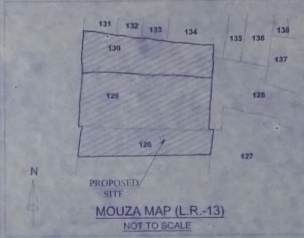
AT KABI BHANUBHAKTA PATH, SILIGURI.



- NOTE :-**
1. LAND AREA MARKED 'A' IS ALREADY CONVERTED VIDE MEMO NO. 3784/SJDA DATED - 19.11.2019
 2. LAND AREA MARKED 'B' TO BE CONVERTED.
 3. TOTAL LAND AREA (A+B) = 4073.71 SQM.



PROPOSED CONSTRUCTION



- AREA STATEMENT**
1. LAND AS / DEED = 4186.06 sq.m
 2. LAND AS / SITE = 4073.71 sq.m
 3. PERMISSIBLE GROUND COVERAGE = 2036.86 sq.m. (50%)
 4. PROPOSED GROUND COVERAGE = 1664.00 sq.m. (40.85%)
 5. GROUND FLOOR AREA = 1664.00 sq.m.
 6. TYPICAL (1st to 7th) FLOOR AREA = 1664.00 sq.m. (Each)
 7. TOTAL FLOOR AREA = 13312.00 sq.m.
 8. PROPOSED F.A.R. = 2.25
 9. PROPOSED HEIGHT OF THE BUILDING = 25.50 m

SCHEDULE OF LAND:
 MOUZA - DABGRAM
 J.L. NO. - 02
 SHEET NO. - R.S. B & L.R. 13
 KHATIAN NO. - R.S. 314,314/5, L.R. 34,35,36,37,38, 162,163,164,165,166
 PLOT NO. - R.S. 421 & L.R. 128,129 & 130
 PARGANA - BAIKANTHAPUR
 WARD NO. - 43
 P.S. - BHAKTINAGAR
 DIST. - JALPAIGURI

FLOOR	FLOOR USE DETAILS		COMMERCIAL AREA	RESIDENTIAL AREA	STAIRCASE & LIFT AREA	SERVICES AREA	TOTAL AREA	REMARKS
	PARKING	AREA						
GR FLOOR	48.00	1330.00			260.00	25.00	1664.00	PARKING COMMERCIAL (RETAIL) & SERVICES
1 st FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
2 nd FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
3 rd FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
4 th FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
5 th FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
6 th FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
7 th FLOOR				1118.90	545.10		1664.00	RESIDENTIAL
TOTAL	48.00	1330.00	7812.300	4375.700	25.000		13312.00	

- DECLARATION:-**
1. I SHALL MAINTAIN 2.50 M FRONT OPEN SPACE AT GROUND.
 2. I SHALL NOT EVEN CONSTRUCT STEPS WITHIN THE SAID FRONT OPEN SPACE.

Ravindra Agarwal
Seema Agarwal
Ranjana Agarwal

SIGNATURE OF OWNER(S)

SIGNATURE OF ARCHITECT/ I.B.S.

DEBANJAN DE
 Architect & Urban Planner
 B. ARCH, M. PLAN
 CA/2014/63346