

**OFFICE OF THE
MATIGARA PANCHAYAT SAMITY
P.O. KADAMTALA, DIST. DARJEELING**

Memo. No. 919 /Plan/MPS

Dated: 16 /7 /2020

- 1 : Sri. Prabin Lama, s/o Late Purna Bahadur Lama, Ambootia Tea Estate, P.O. & P.S. Kurseong, Dist. Darjeeling
- 2 : Sri. Bijay Agarwal, s/o Late Biswanath Agarwal, Nehru Road, Khalpara, P. O. Siliguri Bazar, P.S. Siliguri, Dist. Darjeeling

Sub.: Land use Certificate.

In reference to his application dated 15/02/2019 on the subject quoted above, the proposed change of use of land from **Rupani & Bastu** to **Residential cum Commercial** development for an area of **10359.77 Square metres** (Site Plan enclosed) at Baragharia, Patharghata GP, Plot. No. LR-298, 297, 299, 307, 308 Khatian No. 2663, 2664, 2679 (LR) Mouza-Bartagharia J.L.No-082. under Matigara Police Station, they are hereby informed that the development /institution / change of use of land as proposed is hereby approved for land use as required under **sub-Section 12 of Section 114A of West Bengal Panchayat Act, 1973 as amended up to 2009**. 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..... Nil;.....

Dated: 10/07/2020

The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan/ enclosed.....X..... square metres as out of total land area permissible under Regulation.

Executive Officer

Matigara Panchayat Samity

KAJLA DEVELOPERS LLP

Partner

Partner

OFFICE OF THE
MATIGARA PANCHAYAT SAMITY
P.O.KADAMTALA, DIST. DARJEELING

NOTICE OF DEMAND OF DEVELOPMENT CHARGES

Memo. No § 35 /Plan/MPS
To

Dated: 8 / 7 /2020

1. : (A) Sri. Prabin Lama, s/o Late Purna Bahadur Lama, Ambootia Tea Estate, P.O. & P.S.
Kurseong, Dist . Darjeeling
- 2 : (B) Sri. Bijay Agarwal, s/o Late Biswanath Agarwal, Nehru Road, Khalpara, P. O. Siliguri
Bazar, P.S. Siliguri, Dist. Darjeeling

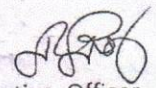
Please take notice that the Residential cum Commercial land with an extent of following land utility has been assessed for the payment of a development charge of Rs.3,96,546.00 (Rupees Three lakh, Ninetytysix Thousand,five Hundred & fortysix) only .

TYPE OF USE OF LAND	LAND AREA TO BE UTILISED	AMOUNT CHARGEABLE (In Rs.)
Residential	10188.316	122260.00
Commercial	171.454	10287.00
1/16 th transferable land	647.486 m2	263999.00
Grand total		396546.00

You are requested to pay the above sum within 30 days from the date of serving of this notice to the Matigara Panchayat Samity through challan of Indian Overseas Bank, Kawakhari Branch,. Please take notice that if the payment is not made within the time specified above, interest at the rate of 6% per annum on the amount outstanding shall also be payable.

Date: 8 / 7 /2020

Place:Shibmandir, Darjeeling.


Executive Officer
Matigar Panchayat Samity

KAJLA DEVELOPERS LLP



Partner

NAME OF OWNERS:

1. SRI PRABIN LAMA.
2. SRI BIJAY AGARWAL.

LOCATION : SALBARI, SILIGURI.

SCHEDULE OF LAND:

MOUZA - BARAGHARIA
J.L. NO. - 82.
PLOT NO. - R.S. - 187, 191, 185, 186
L.R. - 297, 299, 307, 308, 298
Khatian No. - L.R. - 1814, 1879, 1378, 1465
PARGANA - PATHARGHATA
P.S. - MATIGARA
DIST. - DARJEELING.

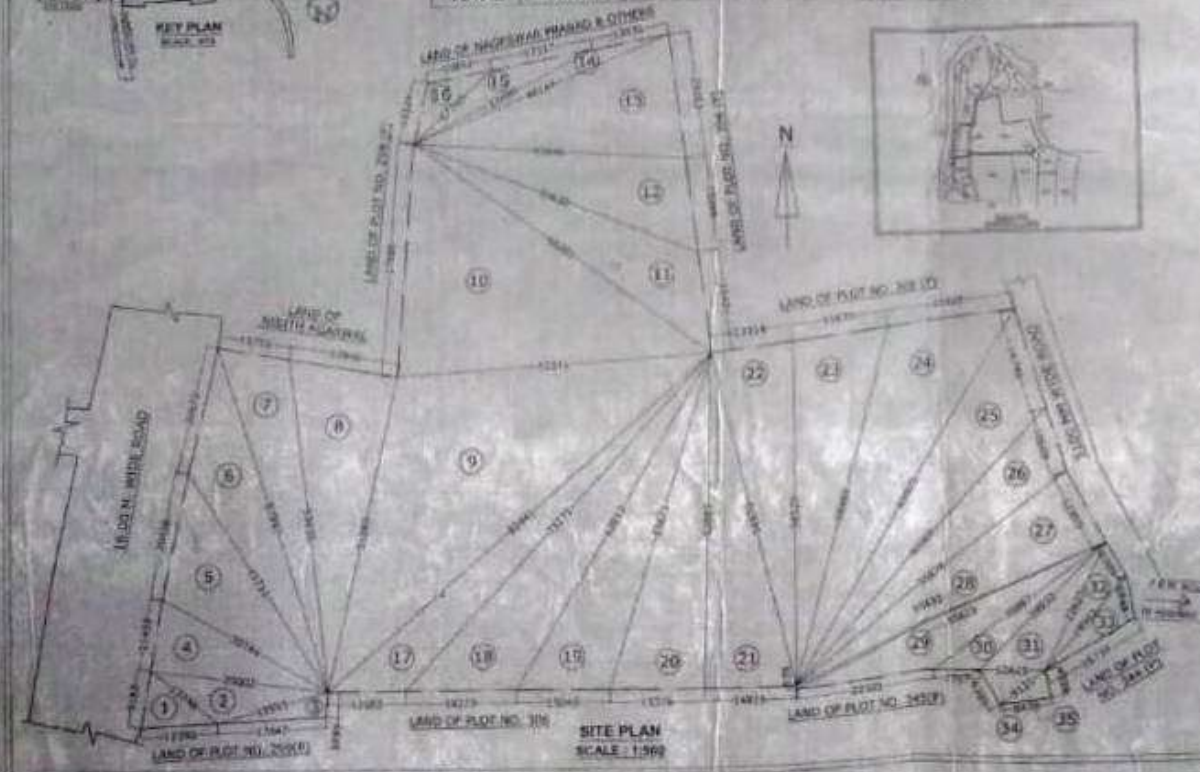
1. AREA OF LAND (AS PER DEED): 10359.86 Sq.m.
2. AREA OF LAND (AS PER SITE): 10359.77 Sq.m.
3. PROPOSED USE OF LAND: RESIDENTIAL CUM COMMERCIAL
4. ACHIEVED GROUND COVERAGE AREA: 5179.885 SQ.M. (50.00%)
5. ACHIEVED RESIDENTIAL COVERAGE AREA: 3714.360 SQ.M.
6. ACHIEVED COMMERCIAL COVERAGE AREA: 650.000 SQ.M.

FLOOR USE DETAILS

FLOOR	STAIRCASE & LIFT AREA	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	TOTAL AREA	REMARKS
BASEMENT	275.00	4114.06		650.000	4989.06	PARKING
GR. FLOOR	275.00	4254.805	3439.360		5714.360	PARKING COMMERCIAL
1 st FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
2 nd FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
3 rd FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
4 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
5 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
6 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
7 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
8 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
9 th FLOOR	275.00		3439.360		3714.360	RESIDENTIAL
TOTAL	2750.000	8368.845	27514.880	650.000	19283.825	

LAND AREA CALCULATION:

SL.NO.	a (m)	b (m)	c (m)	s=(a+b+c)/2 (m)	TOTAL AREA (sq.m.) sqrt (s(s-a)(s-b)(s-c))
1	9.183	12.390	13.748	17.860	55.960
2	15.728	29.002	18.585	30.653	101.822
3	18.652	17.643	3.899	20.051	34.118
4	17.459	29.002	30.744	38.601	166.027
5	30.744	20.420	41.711	46.458	232.055
6	41.711	20.873	57.907	60.191	110.508
7	57.907	17.712	53.435	61.872	290.829
8	53.435	17.840	51.089	61.182	465.348
9	51.089	32.241	82.441	82.856	1295.774
10	52.241	37.890	91.201	75.214	982.713
11	88.201	18.421	50.830	83.816	264.989
12	50.830	15.725	43.446	55.880	341.218
13	45.446	20.583	45.143	55.357	452.830
14	45.143	1.871	33.685	46.253	80.655
15	33.685	17.417	17.742	34.175	80.967
16	17.742	41.381	10.324	35.815	57.254
17	12.682	8.481	15.171	24.167	355.886
18	75.171	18.218	84.512	79.321	480.375
19	82.512	15.543	95.671	85.365	306.219
20	95.671	15.575	52.895	81.368	456.240
21	52.895	14.815	54.570	61.155	391.624
22	54.570	13.514	54.100	61.202	360.369
23	54.100	15.675	58.484	64.225	325.183
24	58.484	11.673	89.855	74.815	581.479
25	89.855	16.748	65.014	75.171	440.845
26	80.004	10.828	55.878	81.544	276.900
27	55.878	13.905	55.435	61.457	352.234
28	55.435	5.921	55.818	56.827	13.308
29	55.818	22.301	35.067	56.344	301.182
30	35.067	7.297	20.832	32.644	76.417
31	35.067	15.613	22.823	31.680	107.870
32	22.823	8.229	19.980	24.447	89.228
33	19.980	8.849	16.737	21.774	54.453
34	16.737	8.183	4.137	15.965	26.644
35	4.137	4.425	4.258	10.905	18.366
TOTAL AREA					10359.77



Sub Assistant Engineer (B.P.C.)
Matigara Development Block
P.O. Kalamunda, D. Darjeeling

Prabin Lama

Prabin Lama

SIGNATURE OF OWNERS

APPROVED

Signature of Architect

NUYA SINGHA (B.Arch)
CA/2019/12915

Signature of Architect

SIGNATURE OF ARCHITECT (L.B.S)

KAJLA DEVELOPERS LLP

Partner

Partner