

**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 KhatianNo.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-Section12 of Section 114A of West Bengal Panchayt at 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 u4e table mentioned in the site plan/ enclosed.....X..... square metres as out of total land area permissible under Regulation.


Executive Officer

Matigara Panchayat Samity

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

NOTICE OF DEMAND OF DEVELOPMENT CHARGES

Memo. No 835 /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

NAME OF OWNERS:

- SRI PRABIN LAMA.
- 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, 1979, 1378, 1465
PARGANA - PATHARGHATA
P.S. - MATIGARA;
DIST. - DARJEELING;

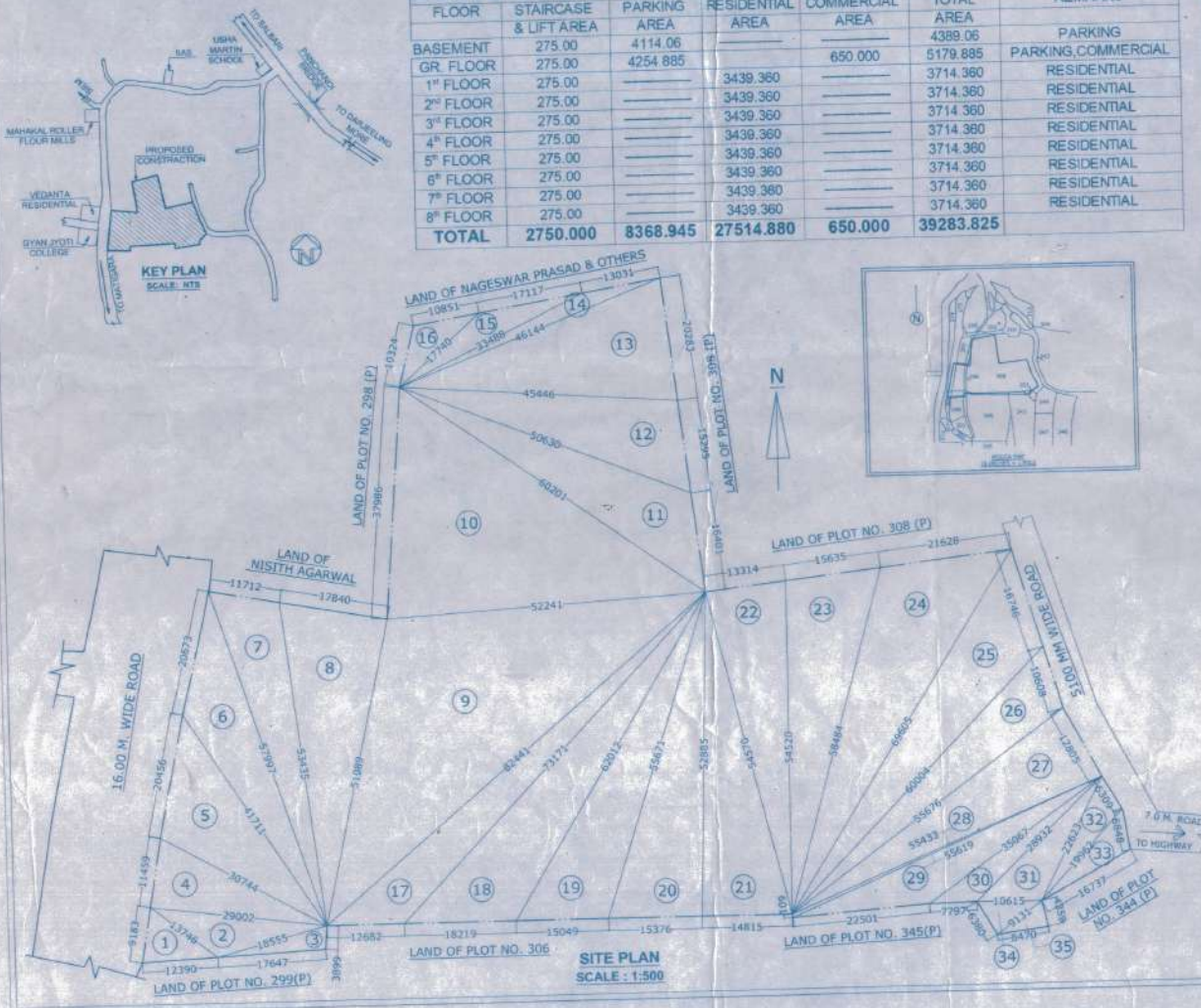
- AREA OF LAND (AS PER DEED): 10359.86 Sq.m.
- AREA OF LAND (AS PER SITE): 10359.77 Sq.m.
- PROPOSED USE OF LAND : RESIDENTIAL CUM COMMERCIAL
- ACHIEVED GROUND COVERAGE AREA : 5179.885 SQ.M. (50.00%)
- ACHIEVED RESIDENTIAL COVERAGE AREA : 3714.360 SQ.M.
- ACHIEVED COMMERCIAL COVERAGE AREA : 650.000 SQ.M.

FLOOR USE DETAILS

FLOOR	STAIRCASE & LIFT AREA	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	TOTAL AREA	REMARKS
BASEMENT	275.00	4114.06		650.000	5179.885	PARKING
GR. FLOOR	275.00	4254.885				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
TOTAL	2750.000	8368.945	27514.880	650.000	39283.825	

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	13.746	17.860	55.560
2	13.746	29.002	18.555	30.652	101.682
3	18.555	17.647	3.899	20.051	34.118
4	11.459	29.002	30.744	35.603	166.027
5	30.744	20.456	41.711	46.456	300.058
6	41.711	20.673	57.997	60.191	310.508
7	57.997	11.712	53.435	61.572	298.839
8	53.435	17.840	51.089	61.182	455.348
9	51.089	52.241	62.441	92.866	1263.774
10	52.241	37.986	60.201	75.214	982.713
11	60.201	16.401	50.630	63.616	364.969
12	50.630	15.295	45.446	55.686	341.218
13	45.446	20.283	46.144	55.937	452.630
14	46.144	13.031	33.488	46.332	60.955
15	33.488	17.117	17.740	34.173	60.967
16	17.740	10.851	10.324	19.458	51.254
17	12.682	82.441	73.171	84.147	335.566
18	73.171	18.219	62.012	76.701	482.275
19	62.012	15.049	95.671	66.366	398.234
20	55.671	15.376	52.885	61.966	406.240
21	52.885	14.815	54.570	61.135	391.624
22	54.570	13.314	54.520	61.202	360.389
23	54.520	15.635	58.484	64.320	423.163
24	58.484	21.628	69.805	74.859	585.476
25	69.805	16.746	60.004	73.178	440.845
26	60.004	10.608	55.676	63.144	278.908
27	55.676	12.805	55.433	61.957	353.254
28	55.433	0.601	55.619	55.827	15.866
29	55.619	22.501	35.067	56.594	201.183
30	35.067	7.797	28.932	35.898	76.417
31	28.932	10.615	22.623	31.085	107.670
32	22.623	6.309	19.962	24.447	60.228
33	19.962	6.848	16.737	21.774	54.452
34	10.615	6.380	9.131	13.063	28.988
35	9.131	8.470	4.359	10.980	18.368
TOTAL AREA					10359.77



Sub Assistant Engineer (B.P.C.)
Matigara Development Block
Po. Kacamata, Dt. Darjeeling

APPROVED

Prabin Lama

Bijay Agarwal

SIGNATURE OF OWNERS

RIYA BISWAS (B.Arch)
CA/2019/112919

Biswa

SIGNATURE OF ARCHITECT / L.B.S