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

Memo. No. 9 19 /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 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 .Dated:10/07/2020 Nil; No..... 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 § 35 /Plan/MPS

Dated: 8 / 7 /2020

То

: (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:

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

SCHEDULE OF LAND:

MOUZA - BARAGHARIA;

J.L NO. - 82;

R.S. - 187, 191, 185, 186 PLOT NO.

L.R. - 297, 299, 307, 308, 298 KHATIAN NO. - L.R. - 1814, 1979, 1378, 1465

1. AREA OF LAND (AS PER DEED):

2. AREA OF LAND (AS PER SITE):

3. PROPOSED USE OF LAND :

4. ACHIEVED GROUND COVERAGE AREA:

5. ACHIEVED RESIDENTIAL COVERAGE AREA

SE AREA

10359.86 Sq.m.

10359.77 Sq.m.

RESIDENTIAL CUM COMMERCIAL

5179.885 SQ.M. (50.00%)

3714.360 SQ.M.

650.000 SQ.M.

	PARC	SANA -	PATHAR	GHATA		5.	ACHIEVED RESIDE	11110 00	
The second seconds	P.S.	-	MATIGAR	RA;			ACHIEVED COMME	RCIAL COV	ERAG
LOCATION : SALBARI, SILIGURI.	DIST		DARJEEL			0.	ACHIEVED COMME	CI IL CO	
	DIST		Difficulti			-			
				101					
	FLOOR USE	DETAILS	THE VALUE OF THE	DEDIDENTIAL	COMMERCIAL	TOTAL	REMARKS	LAND AR	EA C
MA.	FLOOR	STAIRCASE		AREA	AREA	AREA			
		& LIFT AREA	AREA	MESER	CONTINUES.	4389.06	PARKING	SL.NO.	a (m.
LAS MARTIN	BASEMENT	275.00	4114.06		650.000	5179.885	PARKING, COMMERCIAL		111 101
A sound by	GR FLOOR	275.00	4254 885	3439,360	000.000	3714.360	RESIDENTIAL	1	9.183
3	1" FLOOR	275.00				3714.360	RESIDENTIAL	2	13.74
N. T.	2º FLOOR	275.00	-	3439.360		3714 360	RESIDENTIAL	3	18.55
Target was and the same of the	3rd FLOOR	275.00		3439.360		3714.380	RESIDENTIAL	4	11.45
MAHARAL PICLET	4" FLOOR	275.00		3439.360		3714.360	RESIDENTIAL	5	30.74
PROPOSEO	5" FLOOR	275.00		3439.360		3714.360	RESIDENTIAL	6	41.71
	6" FLOOR	275.00		3439.360	100	3714.360	RESIDENTIAL	7	57.99 53.43
WIDANTA RESIDENTIAL A	7º FLOOR	275.00	-	3439.360			RESIDENTIAL	8	51.08
AESIDENTAL T	8º FLOOR	275.00	-	3439.360	The state of the s	3714.360	RESIDEITING	9	52.24
	TOTAL	2750.000	8368.945	27514.880	650.000	39283.825		11	60.20
GYAN POD LA	TOTAL	WAR PRASAD 8 CT	coS					12	50.63
KEY PLAN		ORASAD & C	MED					13	45.44
SCALE NTS	- AF NAGES	WAR				1/2/5		14	46.14
1/2	AND	(14)				CO NS		15	33.48
	15	1	1 10			00 H	- 102	16	17.74
	16 00 000	4614	13 \ 3					17	12.68
	S		0 17	NO. 398-IP	100 to 10		(her	18	73.1 62.0
2284(P)			11	N N				19	55.6
8		45440		2 1		1/4		21	52.8
	1		11	A A		10-1 -		22	54.5
2		SOKE	12			DEED	1	23	54.5
5		-000		8 8				24	58.4
8			1	9		A.E.	HTT-	25	69.6
AND OF PLOT NO.		No.		TAND OF PLOT				26	60.0
N.B.		1		V				27	55.6
37!	(10)		111	1	OF PLOT NO. 30	(9)	-47	28 29	55.4 55.6
			1	DITAL S	OF PLOT NO.	21628	1	30	35.0
MISITH AGARWAL			1		15635		7)-	31	28.9
11712				13314		/		32	22.6
17840					0	50 /	\$ 18/	33	19.5
		52241		(22)	23	24	# 181	34	10.6
							1 3	35	9.1
H & \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			////			/ 25	A SULPHINA COLUMN COLUM		
7 8 1 (8)			////	PACE ASSE		/	1 3		
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16.00 M. WIDE ROAD 20456 10045 States States States		START THE S		3 3	7		27 1/1	STATE OF THE PARTY.	
15.00 15.00	/					3			
			COLUMN TO THE REAL PROPERTY.					Maria Company	

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SITE PLAN

SCALE: 1:500

LAND OF PLOT NO. 306

LAND OF PLOT NO. 299(P)

LAND OF PLOT NO. 345(P)

CALCULATION:

SL.NO.	a (m.)	b (m.)	c (m.)	s=(a+b+c)/2 (m.)	TUTAL AREAGAIN		
SL.NO.	a hard	The state of the s			sqrt (s(s-a)(s-b)(s-c))		
-	9.183	12.390	13.746	17.660	55.560		
1 2	13.746	29.002	18.555	30.652	101.682		
	18.555	17.647	3.899	20.051	34.118		
3	11.459	29.002	30.744	35.603	166.027		
	30.744	20.456	41 711	46.456	300.058		
5	41.711	20.673	57.997	60.191	310.508		
8 7	57,997	11.712	53 435	61.572 '	298.839		
	53.435	17 840	51.089	61 182	455.348		
8	51.089	52.241	82.441	92 886	1283.774		
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	45 448	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	80.967		
16	17.740	10,851	10.324	19.458	51.254		
17	12.682	B2.441	73,171	84.147	335.566		
18	73.171	18.219	62.012	76.701	482 275		
19	62.012	15.049	55.671	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	69.605	74.859	585.476		
25	69.605	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	15.886		
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	10.815	6 380	9.131	13 063	28 988		
35	9.131		4 359	10.980	18.368		
30		1		TOTAL AREA	10359.77		

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

SIGNATURE OF OWNERS

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

Binon

SIGNATURE OF ARCHITECT / L.B.S.