



Date : 28-Oct-2021

Memo No. : 7296/SJDA

To,
M/S BIHAR BENGAL TEA COMPANY PRIVATE LIMITED REPRESENTED BY ONE OF IT DIRECTOR
MR. MAHENDAR PRASAD BANSAL,
GANESH CHANDRA AVENUE, KOLKATA-700013, BRANCH OFFICE AT C/O- BANSAL TEA WARE
HOUSE, 2ND MILE SEVOKE ROAD, SILIGURI.

**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 02-Oct-2021(1884/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of _____ use/change of use of land from **Industrial to Residential (ResiComm Bldg)** development for land area of 3,797.15 square meters (Site Plan enclosed) at smc C S / R.S /L.R Plot No 690 (L.R) 74,74 / 766,73/661 (R.S) In Sheet No. 4 (L.R) 8 (R.S) Holding No. _____ within Ward No 42 Mouza Dabgram (Urban) JL NO. - 002(Dabgram (Urban)) under Bhakti Nagar 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 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. 03/06/01 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/2436/2021 dated 25-Oct-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.

KRISHNA BUILDCON

[Signature]
Partner

[Signature]
Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

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28.10.21

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Date : 28-Oct-2021

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Copy Forwarded To:

1. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY
Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

KRISHNA BUILDCON

Opas Singh
Partner

**RECEIPT**

Receipt No. : RC/2437/2021 **Date** : 25/10/2021
Challan No. : 1574/PLNG/SJDA **File No.** : 1884/SIG/PLNG/SJDA/2021
Mouza : Dabgram (Urban) **Owner Name** : M/S BIHAR BENGAL TEA
COMPANY PRIVATE LIMITED
REPRESENTED BY ONE OF IT
DIRECTOR MR. MAHENDAR
PRASAD BANSAL

Description	Amount
Land Pooling	154,821.00

Payment Mode : Cheque / RTGS **Total Amount** : 154,821.00
Total Amount In Words : Rupees One Lacs Fifty Four Thousand Eight Hundred Twenty One Only
Cheque/DD No. : 25103642783 **Bank Name** : INDUS IND BANK
Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

KRISHNA BUILDCON

[Handwritten Signature]

Partner

**RECEIPT**

Receipt No. : RC/2436/2021 **Date** : 25/10/2021
Challan No. : 1573/PLNG/SJDA **File No.** : 1884/SIG/PLNG/SJDA/2021
Mouza : Dabgram (Urban) **Owner Name** : M/S BIHAR BENGAL TEA
COMPANY PRIVATE LIMITED
REPRESENTED BY ONE OF IT
DIRECTOR MR. MAHENDAR
PRASAD BANSAL

Description	Amount
Development Charges	598,051.00


Payment Mode : Cheque / RTGS **Total Amount** : 598,051.00

Total Amount In Words : Rupees Five Lacs Ninety Eight Thousand Fifty One Only

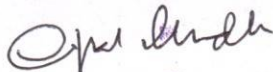
Cheque/DD No. : 32021102500526526 **Bank Name** : INDUS IND BANK

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer

KRISHNA BUILDCON


Partner