



Memo No. 15/HIDCO/Plng./Plng Area/625(20)/2016

Dated 20/04/2016

To, M/s Mithil Tradecom Pvt. Limited

1, Old Court House Corner,

Tobacco House, 1st Floor, Room No – 104,

Kolkata – 700 001.

Sub: Land Use Compatibility Certificate

In reference to his/her application dated 12/04/2016 on the subject quoted above, the proposed Institution of **Residential** use/change of use of land from **Agriculture to Residence/** development for an area of 7891.30 square meters (Site Plan enclosed) at **New Town Planning Area R.S. Plot No 1062, 1063, 1064, 1065, 1075, 1076, 1077, 1078, 1079, 1086, 1087 & 1088 (Khatian No. 2861)** in Sheet No. (only one sheet) Holding No **X** within Ward No **X** Mouza **Kalikapur** J. L. No. **40** under **Rajarhat** Police Station, he/she is hereby informed that the Development, Institution, Change of use of land as proposed is compatible to the predominant Land Use of the **Residential** Zone No. **I** as per Land Use Map prepared and published by WBHIDCO Ltd. under section **36** of the West Bengal Town & Country (Planning & Development) Act, 1979. The Development Charges as leviable under the said Act for the proposed Institution & change of use of land has been paid vide money receipt no **13806** dated **12/04/2016**.

Since a portion of the said plot of area 515.956 square meters located in Dag no. 1087(P) and 1089(P) in the proposed 40.0 M. wide road, no constructions is allowed in that portion of the land.

The New Town Kolkata Planning Area (Building) Rules 2014 is applicable for development of those buildings of the planning area consistent with LUDCP with height more than 15 meter and / or with plot area above 1 hectare. For development permission in such cases No Objection Certificate (NOC) would have to be obtained from NKDA, as per provisions u/s 24 (Note) of NTK Planning Area (Building) Rules 2014.

Chief Planner, WBHIDCO

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No.: 35 - 1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata-700156
 Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-3016/6009, e-mail : housing@cal2.vsnl.net.in / wbhidcoltd@gmail.com,
 Website : www.wbhidcoltd.com

SITE PLAN SHOWING AN AREA OF 195 SATAKS MORE OR LESS COMPRISED IN R.S. & L.R. DAG NOS. 1062(P), 1063, 1064, 1065(P), 1075(P), 1076, 1077, 1078(P), 1079(P), 1086(P), 1087(P) AND 1088(P), MOUZA KALIKAPUR, JL NO.40 WITHIN GRAMPANCHAYAT PATHARGHATA, POLICE STATION RAJARHAT DISTRICT NORTH 24 PARGANAS.

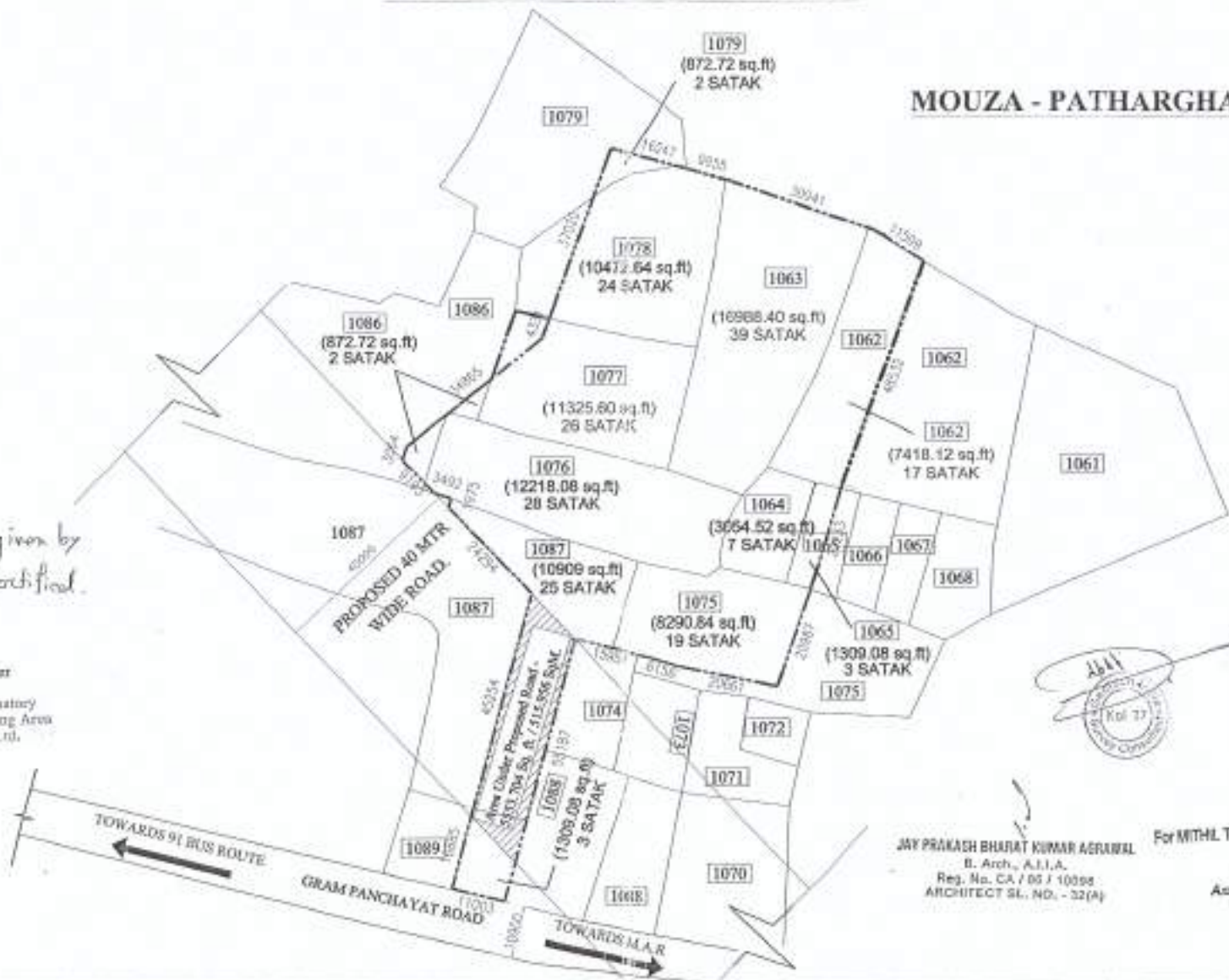


MOUZA - PATHARGHATA

Site plan as given by
the party is certified.

AK. Umair

Chief Planner
&
Authorized Signatory
New Town Planning Area
WBHIDCO Ltd.



JAY PRAKASH BHARAT KUMAR AGRAWAL
B. Arch., A.I.I.A.
Reg. No. CA / 05 / 10098
ARCHITECT SL. NO. - 32(A)

For MITHL TRADECOM PVT. LTD.

Authorized Signatory

**KALIKAPUR,
NEWTOWN . RAJARHAT**

SCALE - 1 : 600
DATE - 08.01.16

ARCHITECTS:
AGRAWAL & AGRAWAL
BARODA ROCKATA

Memo No. 22/HIDCO/Plng./Plng Area/625(20)/2016

Dated 05/05/2017

To, M/s Mithil Tradecom Pvt. Limited & Others,
 DLF GALLERIA, Unit No.709, 7th Floor,
 Premises No.02 – 0124, Action Area – 1B,
 New Town, Kolkata – 700 156.

Sub: Land Use Compatibility Certificate

In reference to his/her application dated 13/12/2016 on the subject quoted above, the proposed Institution of **Residential** use/change of use of land from **Agriculture** to **Residence/** development for an area of 12104.26 square meters (Site Plan enclosed) at **New Town Planning Area R.S. Plot No 1061, 1062, 1065, 1067, 1074, 1078, 1079 & 1080 – 1088** in Sheet No. (only one sheet) Holding No **X** within Ward No **X** Mouza **Kalikapur** J. L. No. 40 under **Rajarhat** Police Station, he/she is hereby informed that the Development, Institution, Change of use of land as proposed is compatible to the predominant Land Use of the **Residential** Zone No. **I** as per Land Use Map prepared and published by WBHIDCO Ltd. under section **36** of the West Bengal Town & Country (Planning & Development) Act, 1979. The Development Charges as leviable under the said Act for the proposed Institution & change of use of land has been paid vide money receipt no **17023** dated **28/04/2017**.

Since a portion of the said plot of area 2593.29 square meters located in Dag nos. 1074(P), 1086(P), 1087(P) and 1088(P) in the proposed 40.0 M. wide road, no constructions is allowed in that portion of the land.

The New Town Kolkata Planning Area (Building) Rules 2014 is applicable for development of those buildings of the planning area consistent with LUDCP with height more than 15 meter and / or with plot area above 1 hectare. For development permission in such cases No Objection Certificate (NOC) would have to be obtained from NKDA, as per provisions u/s 24 (Note) of NTK Planning Area (Building) Rules 2014.


 Chief Planner, WBHIDCO
 Chief Planner
 &
 Authorized Signatory
 New Town Planning Area
 WBHIDCO Ltd

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

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 Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-3016/6009, e-mail : housing@cal2.vsnl.net.in / wbhidcoltd@gmail.com,
 Website : www.wbhidcoltd.com

SITE PLAN SHOWING AN AREA OF 494 SATAK MORE OR LESS COMPRISED IN R.S. AND L.R. DAG NOS 1061,1062,1063, 1064, 1065, 1067, 1074, 1075 (P), 1076, 1077, 1078, 1079, 1080, 1081 (P), 1082 (P), 1083, 1084, 1085 (P), 1086 (P), 1087 (P), 1088 (P), MOUZA KALIKAPUR. JL NO. 40 WITHIN GRAM PANCHAYAT PATHARGHATA, POLICE STATION RAJARHAT, DISTRICT- NORTH 24 PARGANAS



Road Area Calculation			
Dag	Area included in Road in Sq M	Area Outside Road in Sq M	Total Area in Sq M
1086	384.52	1,373.82	1,758.34
1087	1,501.04	554.98	2,056.02
1088	571.54	183.90	755.44
1074	136.19	66.15	202.34
Total	2,593.29	2,178.85	4,772.14



Site plan as given by the party is certified.

MITHIL TRADECOM PVT. LTD.
S. H. Banerjee
Authorized Signatory



K. S. Banerjee
Chief Planner &
Authorized Signatory
New Town Planning Area
WBHDCO Ltd.

PROPOSED RESIDENTIAL COMPLEX AT KALIKAPUR, NEW TOWN RAJARHAT

SCALE- 1:900
ALL THE DIMENSIONS AREA IN METER