

Project Title: SITE PLAN FOR L.U.C.C.

Site Plan Showing The Land Of 1st Smt Subhas Priya Gupta, 2nd Smt Priya Gupta Both Are S/O Late Surendra Kumar Gupta, 3rd Smt. Somnath Roy W/O Sri Debashis Roy, 4th Smt Sudeshna Chowdhury W/O Late Sudhup Chowdhury Both are D/O Late Surendra Kumar Gupta, (3) Resident Of Tapashya Apartment, 2nd Floor, B. Roy Sarkar Road, Siliguri, (4) Resident Of Ashokenagar Kalyanagar, North 24 Parganas, (1 & 2) Resident Of And The Location Of Site At 8, Krishanu De Sarani, Babupara, Siliguri.

SCHEDULE OF LAND

MOZA :- R.S. - SILIGURI L.R. - SILIGURI MADHYA
 FARGANA :- BAIKUNTHAPUR
 PLOT NO. :- R.S. - 5679, L.R. - 212
 KHATAN NO. :- R.S. - 17959, L.R. - 146, 147, 5575, 5576
 J.L. NO. :- R.S. - 110 (89), L.R. - 88
 SHEET NO. :- R.S. - 05
 WARD NO. :- 27 (S.M.C.)
 P.S. :- SILIGURI
 DIST. :- DARJEELING

AREA STATEMENT-

AS PER DEED = 566.56 m²
 AS PER KHATAN = 566.56 m²
 AS PER SITE = 566.56 m²
 GR. COV. (PERM.) = 50.00 % OR 283.28 m²
 GR. COV. (PROP.) = 50.00 % OR 283.28 m²

AREA DETAILS:

AREA OF PLOT (Minimum) (A) = 566.56
 NET AREA OF PLOT (A-Deductions) = 566.56
 BALANCE AREA OF PLOT (A-Deductions) = 566.56
 PLOT AREA FOR COVERAGE (A-Deductions) = 566.56
 PLOT AREA FOR COVERAGE (A-Deductions) = 566.56
 Proposed Coverage Area (50.00 %) = 283.28
 Proposed Ground Coverage Area (50.00 %) = 283.28
 FAR CHECK = 0.00
 ARCH / ENG / SUPERVISOR (Regd) =
 OWNER = LOCAL BODY
 DEVELOPMENT AUTHORITY =

MOZA Map

Location Plan

KEY PLAN
 Not to Scale

SIGNATURES

Client: Sudeshna Chowdhury, Somnath Roy, Subhaspriya Gupta
 Architect: [Signature]

SIGN OF OWNERS

[Signatures of Owners]

SCALE: 1:500 (AS / PRINT)
SITE PLAN Site Plan
 6.40 m Wide S.M.C. Road (M.S.)

PROP WORK	0.40	0.25	0.25	0.25	3.00	1.20	1.20	1.50	1.50
Building / Wing Name	Road Name	Front Margin	Front Margin	Front Margin	Rear Margin	Pyck Side1 Margin	Pyck Side2 Margin	Ground Side1 Margin	Ground Side2 Margin

AREA STATEMENT: SILIGURI

VERSION NO.: 1.0.1
 VERSION DATE: 30/08/2017
 JALPAIGURI DEVELOPMENT AUTHORITY

PROJECT DETAIL:

Application No.:
 Plot Use: Residential
 Application Type: General Proposal
 Plot SubUse: Residential Bldg
 Land Use Zone: Residential
 Nature of Development: New
 Abutting Road Width: 6.40 m
 Plot No.: R.S. - 5679, L.R. - 212
 SubLocation: Siliguri (M)
 Sheet No.: R.S. - 05
 Special Project Type: NA
 Houses No.: NA
 North Land Of Smt. Swarna Roy
 South: Ajanta Elera Apartment
 Name of Street: NA
 Village Name: R.S. - Siliguri, L.R. -
 East: House Of Manu Basak & Others
 West: 6.40 m Wide S.M.C. Road

AREA DETAILS:

SQ.MT. = 566.56
 AREA OF PLOT (Minimum) (A) = 566.56
 NET AREA OF PLOT (A-Deductions) = 566.56
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 ARCH / ENG / SUPERVISOR (Regd) =
 OWNER = LOCAL BODY
 DEVELOPMENT AUTHORITY =

COLOR INDEX

Plot Boundary
 Abutting Road
 Proposed Work (Coverage Area)
 Existing (To be retained)
 Existing (To be demolished)

COLOR DETAIL:

Building / Wing Name	Road Name	Front Margin	Front Margin	Front Margin	Rear Margin	Pyck Side1 Margin	Pyck Side2 Margin	Ground Side1 Margin	Ground Side2 Margin
PROP WORK	0.40	0.25	0.25	0.25	3.00	1.20	1.20	1.50	1.50



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10656/SJDA

Date : 31-Jan-2023

To,


1.Sri Subhas Priti Guha, 2.Sri Santi Priya Guha, 3.Smt. Somali Roy, 4.Smt. Sudeshna Chowdhury,
8, Krishanu De Sarani, Babupara, P.O. & P.S.- Siliguri, Dist.- Darjeeling.

**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 05-Dec-2022(2093/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of **Residential(Residential Bldg)** use/change of use of land from _____ to _____ development for land area of 566.56 square meters (Site Plan enclosed) at Siliguri Municipal Corporation C.S. / R.S. /L.R Plot No 212 (L.R) 5679 (R.S) ,In Sheet No. NA (L.R) 05 (R.S) Holding No. _____ within Ward No. 27 (S.M.C.) Mouza Siliguri Municipal Town (JL NO. -088) under Siliguri 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 **Residential** as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Residential Zone No. 01/07/02** 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/0230/2023** dated **17-Jan-2023** / 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(Residential 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.


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

31/1/2023

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SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

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Memo No. : 10656/SJDA

Date : 31-Jan-2023

Copy Forwarded To:

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/0230/2023 **Date** : 5/1/2023
Challan No. : 0531/PLNG/SJDA **File No.** : 2093/SIG/PLNG/SJDA/2022
Mouza : Siliguri Municipal Town **Owner Name** : 1.Sri Subhas Priti Guha, 2.Sri
Santi Priya Guha, 3.Smt.
Somali Roy, 4.Smt. Sudeshna
Chowdhury

Description	Amount
Development Charges	7,365.00

Payment Mode : Cheque / RTGS **Total Amount** : 7,365.00

Total Amount In Words : Rupees Seven Thousand Three Hundred Sixty Five Only

Cheque/DD No. : 23005340436 **Bank Name** : UCO BANK

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Almond
Signature of Authorized Officer