



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10126/SJDA

Date : 10-Nov-2022

To,

Dipak Kumar Saraf,

Swastik Apartment, Sukanta Sarani, Milan Pally, Ward No. 25 S.M.C., 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 18-Aug-2022(1662/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of _____ use/change of use of land from Residential/Residential to Residential (ResiComm Bldg) development for land area of 383.11 square meters (Site Plan enclosed) at SMC C.S. / R.S. /L.R Plot No 508 (L.R) 65/1105, 64 (R.S) ,In Sheet No. 168 (L.R) 15 (R.S) Holding No. _____ within Ward No. 32 Mouza Dabgram (Urban) (JL NO. -002) under New Jalpaiguri 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 of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is Residential Zone No. 03/01/02 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/2343/2022 dated 03-Nov-2022 / no such development charge is leviable.

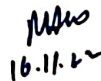
With reference to the application mentioned above ,the Siliguri Jalpaiguri Development Authority does not have any objection for the development of the schedule of land for Residential(ResiComm Bldg) purpose, subject to the following conditions,as stated below:

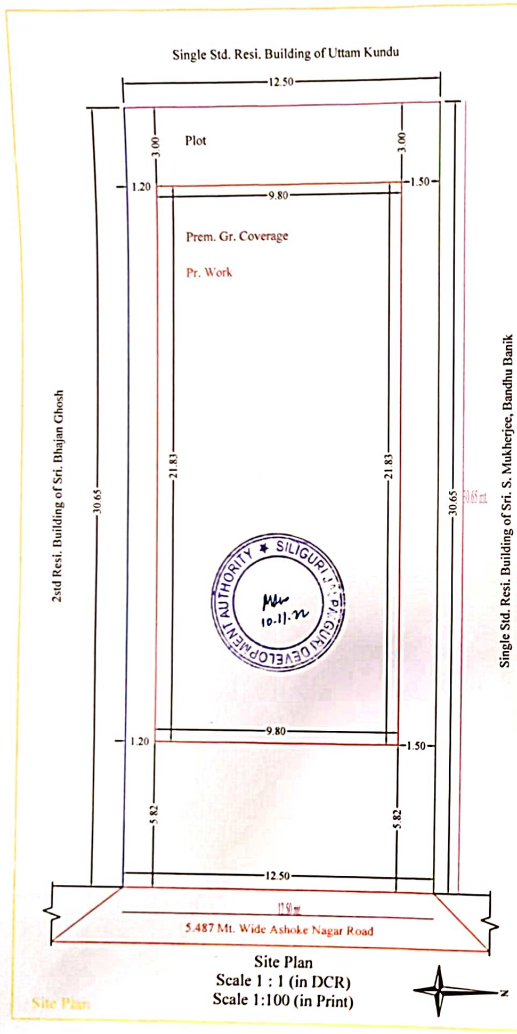
1. Permission for conversion must be obtained by the applicant from the competent authority U/s. 4C of the West Bengal Land Reforms act, 1955 ;
2. The permission of development is without prejudice and other law, if any, to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 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.


Chief Executive Officer,

Siliguri Jalpaiguri Development Authority

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16.11.22



Project Title: Prop L.U.C.C. for
OWNER ADDRESS:
 Dipak Kumar Saraf at Swastik Apartment, Sukanta Sarani, Milan Pally, Siliguri, Ward No. 25 of S.M.C.

(SITE) PLOT ADDRESS:
 Ashoke Nagar, Ward No. 32 Near Makra More, Siliguri

SCHEDULE OF LAND

Area (Deed) : 401,337 Sqm
 Area (Khatlan) : 383,237 Sqm
 Area (Site) : 383,125 Sqm
 Mouza : Dabgram
 Pargana : Baikunthapur
 Khatlan No. : 757/12,786/1 (R.S.) and 877,878 (L.R.)
 Plot No. : 65/1105, 64 (R.S.) and 508 (L.R.)
 Sheet No. : 15 (R.S.) and 168 (L.R.)
 J.L. No. : 02 (R.S.) and 02 (L.R.)
 Ward No. : 32 (S.M.C.)
 P.S. : N.J.P, Police Station
 Dist. : Jalpaiguri
 F.A.R. (Perm/Prop) : 1.75 / 1.75

NOTE:
 1. LAND AREA - 383.125 Sqm (as per map)
 2. PROPOSED GROUND COVER AREA - 213.934 SQ METERS
 3. ACCEPTED GROUND COVER AREA - 213.934 SQ METERS
 4. ACCEPTED COMMERCIAL COVER AREA - 85.574 SQ METERS
 COMMERCIAL AREA CALCULATION (UP TO TOTAL FLOOR AREA) - As per Note

Floor	Area (Sqm)	Comm. Retail Shop (Sqm)	Residential (Sqm)	Parking (Sqm)	Stair Case (Sqm)	Remarks
Gr. Floor	213.934	-	188.934	25.000	-	Parking
1st Floor	213.934	85.574	103.360	-	25.000	Res/Comm
2nd Floor	213.934	-	188.934	-	25.000	Residential
3rd Floor	213.934	-	188.934	-	25.000	Residential
Total	855.736	85.574	481.228	188.934	100.000	

DECLARATION OF OWNERS:
 A) WE SHALL MAINTAIN 2.50 METER AS FRONT OPEN SPACE AT GROUND FLOOR
 B) WE SHALL NOT EVEN CONSTRUCTION STEPS WITHIN THE SAID FRONT OPEN SPACE

Sign. of Owner

GOFAL CHANDRA PAUL
 License Building Surveyor, Class-1
 S.M.C. Empangment Number/1-7-7
 101, Shree Maas Sarani, New Paul P
 Siliguri No. 8637055723
 gopalchandra@siliguri.com

AREA STATEMENT, S.J.D.A		VERTICAL NO. : 1/12
PROJECT DETAIL		VERTICAL DATE: 20/05/2015
Application No.	Plot Use: Residential	
Application Type: New	Plot Sub-Use: Res/Comm Sldg	
Project Type: L.U.C.C.	Land Use Zone: Residential	
Nature of Development: New	Abutting Road Width: 5.487	
Location: Siliguri Urban Area	Plot No: 65/1105, 64 (R.S.) and 508 (L.R.)	
Sub-Location: Siliguri (M)	Sheet No: 15 (R.S.) and 168 (L.R.)	
Special Project Type: NA	House No: -	
Ward No: 32	North	
Name of Street: NA	South	
Village Name: Siliguri	East	
	West	
AREA DETAILS :		SQ. MT.
AREA OF PLOT (Minimum)	(A)	383.11
NET AREA OF PLOT	(A-Deductions)	383.11
BALANCE AREA OF PLOT	(A-Deductions)	383.11
PLOT AREA FOR COVERAGE	(A-Deductions)	383.11
Plot Area for FAR	(A-Deductions)	383.11
COVERAGE CHECK		
Proposed Coverage Area (55.94 %)		213.93
Proposed Ground Coverage Area (55.94 %)		213.93
Total Prop. Coverage Area (55.94 %)		213.93
FAR CHECK		
BUILT UP AREA CHECK		
Proposed BuiltUp Area		0.00
ARCH / ENGG / SUPERVISOR (Regd)	OWNER	
DEVELOPMENT AUTHORITY		LOCAL BODY
COLOR INDEX		
PLOT BOUNDARY		Black
ABUTTING ROAD		Red
PROPOSED WORK COVERAGE AREA		Green
EXISTING (To be retained)		Blue
EXISTING (To be demolished)		Yellow

MARGIN DETAIL

Building / Wing Name	Road Name	Front Margin	Ground Floor Front Margin	Rear Margin	Ground Floor Rear Margin	Side1 Margin	Ground Floor Side1 Margin	Side2 Margin	Ground Floor Side2 Margin
Pr. Work	5.487 Mt. Wide Ashoke Nagar Road	5.82	5.82	3.00	3.00	1.20	1.20	1.20	1.20