



DEVELOPMENT AUTHORITY

PRADHAN NAGAR, SILIGURI - 734003

Memo No.: 9983/SJDA

Date: 29-Sep-2022

To,

SRI SUKHA RANJAN KAR SRI SUJIT DAS, PURBA VIVEKANANDA PALLY, P.S-BHAKTINAGAR, DIST-JLPAIGURI, WARD NO-38

Sub: Land Use Compatibility Certificate u/s. 46 of the West Bengal Town & Country (Planning & Development) Act, 1979

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.

Machief Executive Officer,
Siliguri Jalpaiguri Development Authority

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RECEIPT

Receipt No.

: RC/2297/2022

Date

: 8/9/2022

Challan No.

: 1285/PLNG/SJDA

File No.

: 1955/SIG/PLNG/SJDA/2022

Mouza

: Dabgram (Urban)

Owner Name

: SRI SUKHA RANJAN KAR SRI

SUJIT DAS

Description	Amount			
	4,333.00			
Development Charges				

Payment Mode : Cheque / RTGS

Total Amount :

4,333.00

Total Amount In Words : Rupees Four Thousand Three Hundred Thirty Three Only

Cheque/DD No.

: 220908887376

Bank Name

: IDBI BANK

Branch Name

: SLG

Signature of Authorized Officer

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT Project 7 to SITE PLAN FOR LUCC SITE PLAN SHOWING THE LAND FOR LUCC OF GROUND(PARKING)+3 STD RESIDENTIA_ BUILDING OF LAND OF SHILA BHOWAL & STAR NIRALA APARTMENT 1) SRI SUKHA RANJAN KAR SIO LATE KSHITISH CHANDRA KAR 2) SRI SUJIT DAS 7.968 S/O LATE DHIREN CHANDRA DAS AT PURBA VIVEKANANDA PALLY, P.S. BHAKTINAGAR DIST-JALPAIGURI, WARD NO-38 PURBA VIVEKAN INDA PALLY, P.S. BHAKTINAGAR DIST-JALPAIGURI, WARD NO-38 SCHEDULE OF LAND. KHATIAN NI 3707 (R.S. 540,541 (L.R. PLOT .: 376/733 (R.S), 278/366(L.R) PLOT NO. J.L. NO... SHEET NO.... ... 12 (R.S). 88 (L.R) 7.938 MOUZA... ... DABGRAM P.S ... BHAKTINAGAR DISTRICT. ...JALPAIGURI WARD NO.38 (S.M.C.) PROP GR. COV PROP. WORK AREA STATEMENT -LAND AREA RANJAN DAS & OTHERS AS/DEED... ..334.448 SQ.M. AS/KHATIAN. .333.458 SO.M. AS/SITE... ...333.29 SO.M. PERMISSIBLE SUILDING AREA-27.803 194.44 SQ.M (5% 4%) LAND OF ADYAMA BHAWAN PROPOSED BUILDING AREA-194.36 SQ.M (58 32%) 29.625 LAND OF CHILLA 23.061 KAJA KAM MOHAN ROY ROAD . UNION COUR RAJA RAM MOHAN KAY ROAD KEY PLAN Location Plan Mouza Map 5775 WIDE MUNICIPALROAD 12.950 SCALLS LANDWG FILES MOUZA MAP 100 (IN PRINT COPY) NTS Site Plan

AREA STATEMENT: SUDA CEDENT DATE OFFE PROJECT DETAIL -concation No. Piot Use Residentia: colication Type Plot SubUse .Residentia: Bldg raisst Type LUCC Land Use Zone :Residential A sture of Development New Abutting Road Width Location Siliguri Urban Area Plot No. SubLocation Siliguri (M) Sheet No. Special Project Type, NA House No. Ward No. North: Name of Street :NA South: Village Name ; East :-West .-AREA DETAILS SQ.MT. AREA OF PLOT MINIMUM 333.29 NET AREA OF PLOT (A-Deductions) 333.29 BALANCE AREA OF PLOT (A-Deductions): 333.29 PLOT AREA FOR COVERAGE (A-Deductions) 333.29 (A-Deductions) Plot Area for FAR 333.29 COVERAGE CHECK Proposed Coverage Area (58.32 % 194.36 Proposed Ground Coverage Area (58.32 %) 194.36 Total Prop. Coverage Area (58.32 %) 194.36 FAR CHECK BUILT UP AREA CHECK Proposed BuiltUp Area 0.00 ARCH / ENGG / SUPERVISOR (Regd) OWNER SMC Empanelment Number-LBS/06 Deshbandnupara.Siliguri, Dist.-Darjeeing Phone No. 98320 68560 LOCAL BODY

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD

FROPOSED WORK ICOVERAGE AREA EXISTING (To be retained):

Executive (In be demokrase

MARSWIDET - .

and the second s										
Building Wing Name	Road Name	Fron: Marg:r	Ground Pwon: Front Marga	Rear Margin	Ground Pwork Rear Margin	Side Margar	Ground Fwi + 1 > 1	Margir 5:541	/ Marg	Granno Pwork Stoe® Margin
DE DE WORK	STITE WIDE MUNICIPALISMED	1.26	× 2.	2.25	4.67	4.51			77	