

MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)
Sahid Kshudiram Zilla Parikalpana Bhavan (2nd Floor)
Zilla Parishad Complex, Paschim Medinipur - 721101
Phone No. 03222 - 261739

Memo No. 445/183/MKDA/15

Dated: 22/03/2015

To,
Swarn Mahal Housing Private Limited
(Director Sanjoy Agarwal, S/o - Late Fatechand Agarwal)
At - 1, R.N. Mukherjee Road,
Martin Burn House, Room no. 27
Kolkata - 700001



SUB - PROVISIONAL LAND USE COMPATIBILITY CERTIFICATE

In reference to their application dated 18-01-2015 regarding proposed change of use of land from Agriculture to Residential Apartment/ institution of use as Residence /development / for an area of 8958.93 square meters (site plan enclosed) of RS. Plot No. - 7(P), 8(P), 10(P) & 12(P) at mouza - Sonamukhi, J.L. No. 188 and RS Plot No. 6(P), 7(P), 8(P) & 9(P) / LR Plot No. 5(P), 1/117(F), 1/116(F) mouza - Taljuli, J.L. No. 239 within Kharagpur Municipality. They are hereby informed that change of use / institution of use / development of land is compatible to the predominant land use of the Residential Zone as per Land Use Map prepared and published by the Midnapore Kharagpur Development Authority under section 29(1) of the West Bengal Town and Country (Planning and Development) Act, 1979 provided the L&LR Department has no objection against such change of use and that department gives valid permission for such change of use as per WBLR Act.

The development charge as leviable under the said Act for the proposed change has been paid vide money receipt No. 20150 dated 10-09-2015. The applicants are allowed provisionally to use a floor area not exceeding 4479.465 square meters for Residential Apartment use up to a maximum height of 14.50 meters as per Building and Architectural Control Regulation of MKDA/ WB Municipal Building Rules- 2007 out of the total area 8958.93 square meters permissible under Regulation on the following terms and conditions:

1. The applicant shall have to obtain NOC from Director of Fire Service & WBPCB in respect of the proposed Construction / Development
2. The modern method of rain water harvesting shall have to be installed for recharging ground water either i) by Roof top RWH through recharging pit or by ii) Roof top RWH through existing tube wells or such other methods as are scientifically admissible.
3. The applicant shall have to obtain permission from SWID for raising ground water required for use of the proposed commercial project, if required or alternatively the applicant shall have to arrange water supply connection with water supply system of the Municipality under the existing Rules for water consumption and the applicant shall have to construct the sewerage, drainage etc and water supply connection under approved plan of Municipality.
4. That the permission shall however not to be construed as exemption to the application for permission / approval or sanction or payment of such fees or charges as are required by such other laws which are applicable for carrying such development or change of use of land as in the instant case.
5. Violation of any above terms and condition either in full or part shall liable for cancellation of Permission.
6. This provisional permission shall be valid for two years and final permission will be issued on production of NOCs from the authorities as above.

E.O, MKDA &
ADM, Paschim Medinipur

E.O. MKDA & ADM
Paschim Medinipore