



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, e-Mail ID : mkdamidnapore@gmail.com

Memo. No. : 722 /MKDA/2022

Date : 01.04.2022

To

1. SUMIT MAITY
C/O - S/O LATE ASHISH KUMAR MAITY , Address - MIYABAZAR, P.O.-MIDNAPORE
2. SUBRATA MAITY
C/O - S/O LATE ASHISH KUMAR MAITY , Address - MIYABAZAR, P.O.-MIDNAPORE
3. MANASI MAITY
C/O - W/O ASIT KUMAR MAITY , Address - MIYABAZAR, P.O.-MIDNAPORE
4. PROSENJIT KUNDU
C/O - S/O ARIJUN CHANDRA KUNDU, PARTNER - OF KUNDU CONSTRUCTION , Address - MIR BAZAR, P.O. - MIDNAPORE
5. SUBHADRA KUNDU
C/O - W/O BISWAJIT KUNDU, PARTNER - OF KUNDU CONSTRUCTION , Address - MIR BAZAR, P.O. - MIDNAPORE

Sub: Land Use Compatibility Certificate U/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979

In reference to his / her application no 2021/03/002179, Dated 22/12/2021 on the subject quoted above, the proposed institution of Residential to Residential Apartment development for land area of 921.87 square meter (Site Plan enclosed) at MKDA Plot No.(R.S.) 1274, 1275,1278, 1270 1272, 1280,1276, 1277, 1271/1676, and Plot No.(L.R.) 2028, 2031, 2034, 2035, 2036, 2039,2029, 2033, 2037, in sheet No. *** Holding No. *** within Ward No. *** , Municipality Midnapore Municipality , Mouza Miyabazar , J.L. No. 173 under Midnapore Police Station, he / she is hereby informed that the institute of his / her land within Zone No. *** as per Land Use Development and Control Plan (LUDCP) prepared and published by the Midnapore Kharagpur Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, where Present Land Use of the proposed parcel of land under reference is Residential as per Land Use map & Register (LUMR) published by Midnapore Kharagpur Development Authority under section 29 (6) of the West Bengal Town & Country (Planning & Development) Act, 1979 and the institute as proposed is compatible with the LUDCP. The development charge as leviable under the said Act for the proposed institute has paid vide reference no. 11000090841598 dated 26-Mar-2022 .

With reference to the application mentioned above, the Midnapore Kharagpur Development Authority does not have any objection for the development of the schedule of land for Residential Apartment purpose, as stated below subject to the following condition:

- 1) Application for conversion must be made by the applicant before the competent authority U/s 4C of the West Bengal Land Reforms Act, 1955 as amended up to date.
- 2) The permission of Development is also without prejudice 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 as amended up to date.
- 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.
- 5) 20% of the plot area shall be kept reserved for service road and circulation space along the boundary of the plot and 5% compulsory green space shall be maintained.
- 6) The applicant shall have to obtain NOC from Director of Fire Service & WBPCB in respect of the proposed Construction / Development.
- 7) 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.
- 8) That the applicant shall have to obtain approval of detailed plans and the drawings of the proposed development before commencement of the Construction work from the appropriate authority.
- 9) The applicant shall have to obtain permission from SWID for raising ground water required for use of the proposed project, if required or alternatively the applicant shall have to arrange Rules for water consumption and the applicant shall have to construct the sewerage, water supply connection with water supply system of the Municipality / PHE under the existing drainage etc and water supply connection under approved plan of Municipality/Competent authority.



Yours faithfully,


Executive Officer


Midnapore Kharagpur Development Authority
Executive Officer, MKDA &
ADM, Paschim Medinipur

SITE PLAN SHOWING AREA OF PROPOSED RESIDENTIAL APARTMENT OF 1) SRI SUMIT MAITY, 2) SUBRATA MAITY BOTH S/O LATE ASHISH KUMAR MAITY, 3) MANASHI MAITY W/O ASIT KUMAR MAITY OF MIYA BAZAR, P.O. & P.S.- MIDNAPORE, & 'KUNDU CONSTRUCTION' REPRESENTED BY PARTNERS 1) SRI PROSENJIT KUNDU & 2) SMT. SUBHADRA KUNDU ON R.S. PLOT NO.- 1270, 1272, 1274, 1275, 1276, 1277, 1278, 1280 & 1271/1676, L.R. PLOT NO.- 2035, 2036, 2028, 2031, 2029, 2033, 2034, 2039 & 2037, MOUZA - MIYABAZAR, J.L. NO.- 173, P.S.- MIDNAPORE, DIST.- PASHCHIM MEDINIPUR WITHINWARD NO.- 12 OF MIDNAPORE MUNICIPALITY



SCALE :- 1 : 400

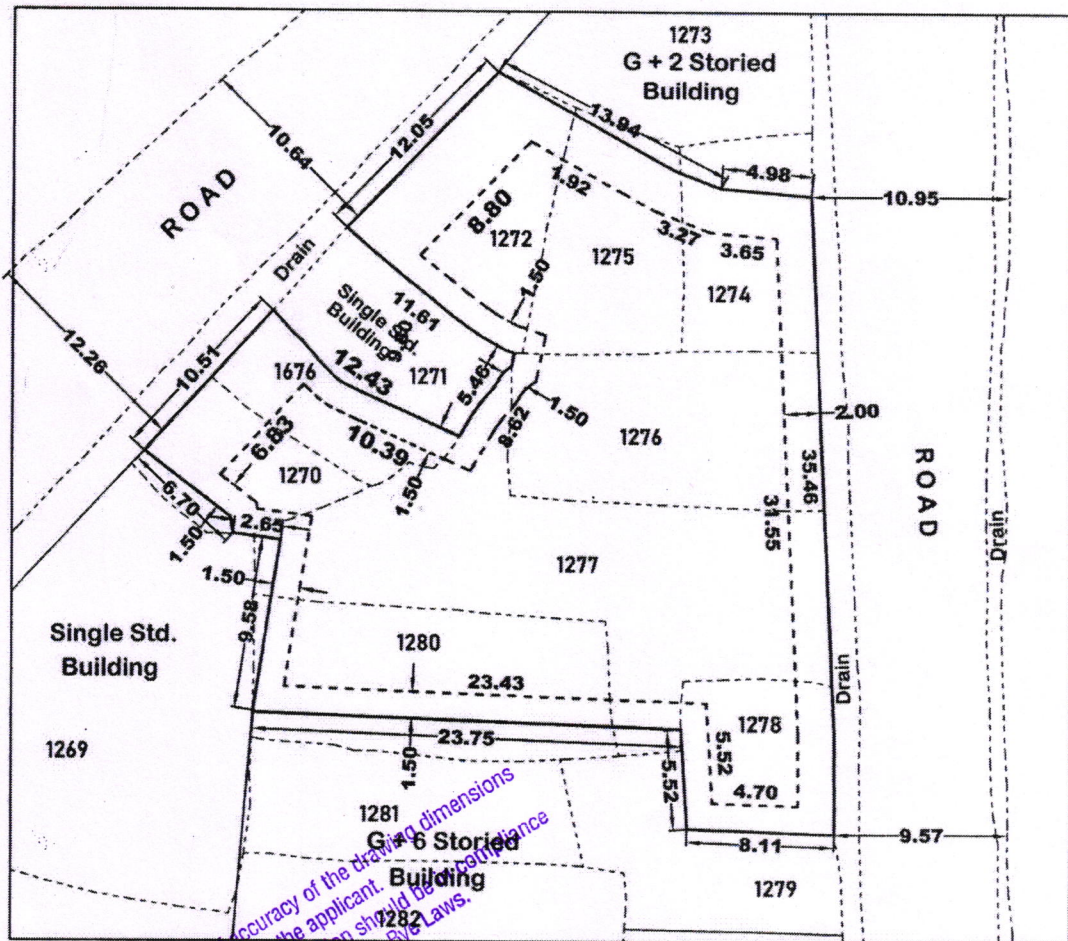
AREA OF THE PLOT - 921.87- SQM SHOWN THUS - 

PROPOSED AREA OF CONSTRUCTION SHOWN THUS - 

MAXIMUM PERMISSIBLE AREA OF CONSTRUCTION - 460.89 SQM. (50% OF PLOT AREA)

PROPOSED HEIGHT OF THE BUILDING - 15.50 METER

ALL DIMENSION ARE IN METRE



DRAWN BY

Santi Nath Manna
Santi Nath Manna
 Enlisted Civil Engineer
 Midnapore Municipality
 Rangamati, Midnapore
 LBS-II

1. Liability of accuracy of the drawing dimensions lies solely with the applicant.
 2. Proposed construction should be in accordance with the existing Building Bye-Laws.

Prosenjit Kundu
SURVEYOR
 Midnapore Kharagpur Development Authority

Manashi Maity
Sumit Maity
Subrata Maity
 M/S. KUNDU CONSTRUCTION
 M/S. KUNDU CONSTRUCTION
Prosenjit Kundu Partner
Subhadra Kundu Partner
OWNER'S SIGNATURE Partner