

**PRADHAN NAGAR, SILIGURI - 734003**Memo No. : **6273/SJDA**Date : **23-Jun-2021**

To,

**M/S R. P. WAREHOUSE AND TEA INDUSTRIES LTD.,
3RD MILE, SEVOKE ROAD, DIST-JALPAIGURI****Sub : Land Use Compatibility Certificate**

In reference to his / her application dated **09-Jun-2021(1412/SIG/PLNG/SJDA/2020)** on the subject quoted above, the proposed institution of _____ use/change of use of land from **Agriculture to Resi/Com** development for land area of **36,663.59** square meters (Site Plan enclosed) at **SILIGURI MUNICIPAL CORPORATION** C.S. / R.S. / L.R. Plot No. **RS - 193, 194, 114, 351, 175, 343, 348, 349, 112, 350 & LR - 169, 167, 172, 161, 162, 150** In Sheet No. **RS - 5 & LR - 4** Holding No. _____ within Ward No. **42** Mouza **Dabgram (Urban)** **JL NO. - 002(Dabgram(Urban))** under **BHAKTINAGAR** Police Station, he / she is hereby informed that the development / institution / charge of use of land as proposed is compatible / incompatible to the predominant Land Use of the **Commercial , Industrial , Residential** Zone No. **03/08/01** as per Land Use Map prepared and published by the Siliguri Jalpaiguri Development Authority under section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979. The development charge as leviable under the said Act for the proposed development / institution / change of use of land has been paid vide money receipt No. **RC/1508/2021** dated **23-Jun-2021/** no such development charge is leviable. The applicant is allowed to use a floor area not exceeding the area as per the use table mentioned in the site plan enclosed / _____ square meters as _____ out of floor area permissible under Regulation.


Chief Executive Officer,

Siliguri Jalpaiguri Development AuthorityDated **23-Jun-2021**Memo No. **6273/SJDA****Copy forwarded to:**

1. OC & SRO II, Siliguri Municipal Corporation area, L&LR Dept., Court More, Siliguri
2. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011
3. BL & LRO, Naxalbari, P.O. & P.S. Naxalbari, Dist. Darjeeling, Pin-734429
4. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134
5. BL & LRO, Jalpaiguri Sadar, P.S. Jalpaiguri, Dist. Jalpaiguri, Pin-735101
6. BL & LRO, Phansidewa, P.S. Phansidewa, Dist. Darjeeling, Pin-734434
7. BL & LRO, Kharibari, P.O. Batasi, P.S. Kharibari, Dist. Darjeeling, Pin-734427

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1508/2021 **Date** : 23/6/2021
Challan No. : 0693/PLNG/SJDA **File No.** : 1412/SIG/PLNG/SJDA/2020
Mouza : Dabgram (Urban) **Owner Name** : M/S R. P. WAREHOUSE AND
TEA INDUSTRIES LTD.

Description	Amount
Development Charges	2,419,797.00

Payment Mode : Cheque / RTGS **Total Amount** : 2,419,797.00
Total Amount In Words : Rupees Twenty Four Lacs Nineteen Thousand Seven Hundred Ninety Seven Only
Cheque/DD No. : 202106191170959599 **Bank Name** : BANK OF BARODA
Branch Name : Slg

Handwritten Signature
Signature of Authorized Officer

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1509/2021 **Date** : 23/6/2021
Challan No. : 0694/PLNG/SJDA **File No.** : 1412/SIG/PLNG/SJDA/2020
Mouza : Dabgram (Urban) **Owner Name** : M/S R. P. WAREHOUSE AND
TEA INDUSTRIES LTD.

Description	Amount
Land Pooling	1,494,885.00

Payment Mode : Cheque / RTGS **Total Amount** : 1,494,885.00

Total Amount In Words : Rupees Fourteen Lacs Ninety Four Thousand Eight Hundred Eighty Five Only

Cheque/DD No. : 202106191170959131 **Bank Name** : BANK OF BARODA

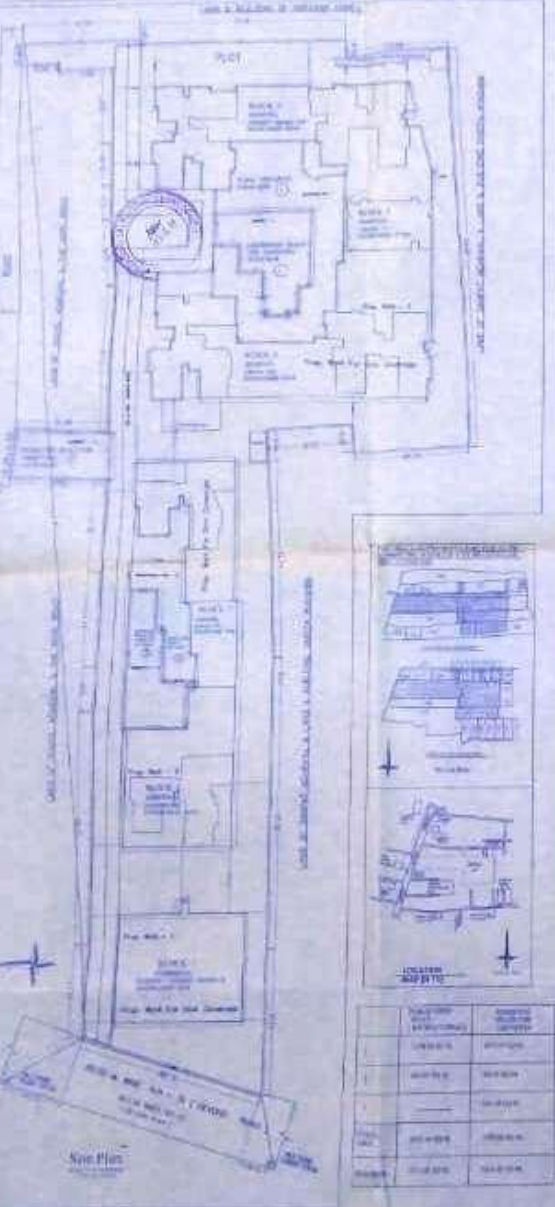
Branch Name : Slg

Signature of Authorized Officer

[Handwritten Signature]

SHOW THE PROPOSED LAYOUT FOR RESIDENTIAL USE COMMERCIAL BUILDING

PROJECT: RUP. REMAINING & TEA INDUSTRIES LIMITED
 APPLICANT: RUP. REMAINING & TEA INDUSTRIES LIMITED
 PROJECT NO: RUP/2018/001
 DATE: 15/08/2018



SCHEDULE OF LAND

NO. 1	100000	100000	100000	100000
NO. 2	100000	100000	100000	100000
NO. 3	100000	100000	100000	100000
NO. 4	100000	100000	100000	100000
NO. 5	100000	100000	100000	100000
NO. 6	100000	100000	100000	100000
NO. 7	100000	100000	100000	100000
NO. 8	100000	100000	100000	100000
NO. 9	100000	100000	100000	100000
NO. 10	100000	100000	100000	100000

AREA CALCULATION

AREA OF LAND	100000
AREA OF BUILDING	100000
AREA OF ROAD	100000
AREA OF OPEN SPACE	100000
TOTAL AREA	100000

AREA STATEMENT

FLOOR	NUMBER	AREA (SQ.M)	USE
GROUND FLOOR	1	100000	RESIDENTIAL
FIRST FLOOR	2	100000	RESIDENTIAL
SECOND FLOOR	3	100000	RESIDENTIAL
THIRD FLOOR	4	100000	RESIDENTIAL
FOURTH FLOOR	5	100000	RESIDENTIAL
FIFTH FLOOR	6	100000	RESIDENTIAL
SIXTH FLOOR	7	100000	RESIDENTIAL
SEVENTH FLOOR	8	100000	RESIDENTIAL
EIGHTH FLOOR	9	100000	RESIDENTIAL
NINTH FLOOR	10	100000	RESIDENTIAL
TENTH FLOOR	11	100000	RESIDENTIAL
ELEVENTH FLOOR	12	100000	RESIDENTIAL
TWELFTH FLOOR	13	100000	RESIDENTIAL
THIRTEENTH FLOOR	14	100000	RESIDENTIAL
FOURTEENTH FLOOR	15	100000	RESIDENTIAL
FIFTEENTH FLOOR	16	100000	RESIDENTIAL
SIXTEENTH FLOOR	17	100000	RESIDENTIAL
SEVENTEENTH FLOOR	18	100000	RESIDENTIAL
EIGHTEENTH FLOOR	19	100000	RESIDENTIAL
NINETEENTH FLOOR	20	100000	RESIDENTIAL
TWENTIETH FLOOR	21	100000	RESIDENTIAL
GRAND TOTAL	21	2100000	RESIDENTIAL

COLOR INDEX

Plot Boundary	Blue
Settling Road	Red
Proposed (with coverage area)	Green
Existing (to be retained)	Yellow
Existing (to be demolished)	Black

MARGIN DETAIL

Building Wing Name	Front Line	Front Margin	Ground Floor Front Margin	First Floor Front Margin	Second Floor Front Margin	Third Floor Front Margin	Fourth Floor Front Margin	Ground Floor Side Margin	First Floor Side Margin	Second Floor Side Margin	Third Floor Side Margin	Fourth Floor Side Margin
Prop. Work	30.50 M WIDE N-S (SEVORE ROAD)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prop. Work	30.50 M WIDE N-S (SEVORE ROAD)	0.22	0.22	0.22	0.22	0.22	0.22	0.00	0.00	0.00	0.00	0.00
Prop. Work	30.50 M WIDE N-S (SEVORE ROAD)	0.27	0.27	0.27	0.27	0.27	0.27	0.00	0.00	0.00	0.00	0.00

AREA STATEMENT (GROUP AND PROGRAM DEVELOPMENT)

Application No.	RUP/2018/001
Application Type	General Proposal
Project Type	Commercial
Name of Development	RUP. REMAINING & TEA INDUSTRIES LIMITED
Location	SEVORE ROAD
Plot No.	100000
Area of Plot	100000
Area of Building	100000
Area of Road	100000
Area of Open Space	100000
Total Area	100000

COVERAGES CHECK

Proposed Coverage Area (30.41%)	1460.00
Proposed Ground Coverage Area (30.41%)	1460.00
Total Prop. Coverage Area (30.41%)	1460.00

PERMITS CHECK

Water Supply	Yes
Electricity	Yes
Gas	Yes
Drainage	Yes
Fire	Yes
Other	Yes

DEVELOPMENT AUTHORITY

LOCAL BODY

AGREEMENT OF NATIONAL HIGHWAY AUTHORITY

The applicant hereby declares that the layout of the project is in accordance with the provisions of the National Highway Act, 1956 and the National Highway Rules, 1956. The applicant also declares that the project is not a public utility project and is not a project of the National Highway Authority.

COMMERCIAL DECLARATION

The applicant hereby declares that the project is a commercial project and is not a residential project. The applicant also declares that the project is not a public utility project and is not a project of the National Highway Authority.

DECLARATION OF THE APPLICANT

I, the undersigned, being the authorized signatory of the applicant, hereby declare that the information furnished in this application is true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

[Signature]
 RUP. REMAINING & TEA INDUSTRIES LIMITED
 100000, SEVORE ROAD

WITNESSES

[Signatures]
 WITNESSES

Color Index

Plot Boundary	Blue
Settling Road	Red
Proposed (with coverage area)	Green
Existing (to be retained)	Yellow
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