



Memo No. : 9355/SJDA

Date : 14-Jul-2022

To,

JAIHRO DEVI BUILDERS REPRESENTED BY SRI.AAYUSH SINGHAL,
POSTAL ADD.VIDHYASAGAR COLONY,KHALPARA,P.O-SILIGURI BAZAR,DIST-DARJEELING,LAND
ADD.NABAGRAM,P.O-SILIGURI BAZAR,P.S-BHAKTINAGAR (OLD),NJP (NEW),DIST-JALPAIGURI,WARD NO-
33,SMC

**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 06-Jun-2022(1455/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of Residential(Residential Bldg) use/change of use of land from _____ to _____ development for land area of 227.14 square meters (Site Plan enclosed) at SMC C.S. / R.S. /LR Plot No 89,90 (L.R) 137/1111(R.S) ,In Sheet No. 164 (L.R) 15 (R.S) Holding No. _____ within Ward No. 33 Mouza Dabgram (Urban) (JL NO. -002) under Bhakti Nagar 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/1624/2022 dated 04-Jul-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(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.


Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

Contd to Pa

Memo
14.7.22

SILIGURI JALPAIGURI  DEVELOPMENT AUTHORITY

SII

PRADHAN NAGAR, SILIGURI - 734003

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Copy Forwarded To:

1. BL & LRO, Rajganj, P.O. Fatapukur (Rajganj) P.S. Rajganj, Dist. Jalpaiguri, Pin-735134



SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY
Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

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SILIGURI JALPAIGURI  DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/1624/2022
Challan No. : 0838/PLNG/SJDA
Mouza : Dabgram (Urban)

Date : 4/7/2022
File No. : 1455/SIG/PLNG/SJDA/2022
Owner Name : JAIHRO DEVI BUILDERS
REPRESENTED BY SRI.AAYUSH
SINGHAL

| Description | Amount |
|---------------------|----------|
| Development Charges | 2,953.00 |

Payment Mode : Cheque / RTGS

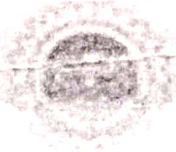
Total Amount : 2,953.00

Total Amount In Words : Rupees Two Thousand Nine Hundred Fifty Three Only

Cheque/DD No. : 218518956819

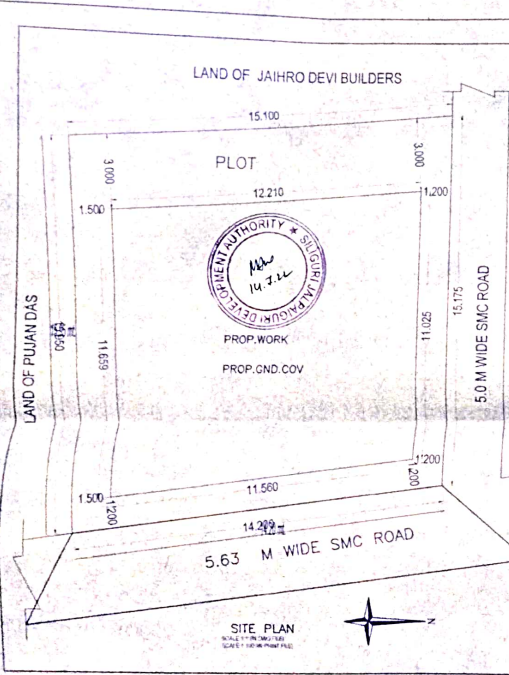
Bank Name : Union Bank Of India

Branch Name : SLG

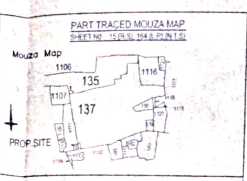


SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY


Signature of Authorized Officer



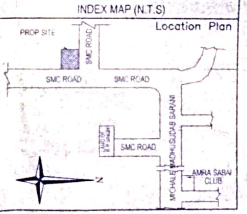
Project Title :LUCC
SITE PLAN SHOWING THE LAND OF 'JAIHRO DEVI BUILDERS' REPRESENTED BY SRI AAYUSH SINGHAL, S/O SRI SANJAY KUMAR SINGHAL.
POSTAL ADDRESS: VIDHYASAGAR COLONY, KHALPARA P O SILIGURI BAZAR, P.S. SILIGURI, DIST. PALMURUNG.
LAND ADDRESS: NABAGRAM P O SILIGURI BAZAR, P.S. BHAKTINAGAR (OLD), N.J.P (NEW), DIST. JALPAIGURI, WARD NO. 33, SILIGURI (SMC).



SCHEDULE OF LAND

| | |
|------------|---------------------------------|
| MOUZA | - DABGRAM |
| PARGANA | - BAIKUNTHAPUR |
| J.L. NO | - 02 |
| SHEET NO | - 15 (R.S) 164 (L.R) |
| KHATTAN NO | - 814 (R.S) 624 (L.R) |
| PLOT NO | - 137 / 1111 (R.S), 89.90 (L.R) |
| P.S. | - BHAKTINAGAR (OLD) |
| | - N.J.P (NEW) |
| DIST | - JALPAIGURI |
| WARD NO | - 33/(SMC) |

LAND AREA CALCULATION
 TOTAL AREA = 210.981 SQM (AS DEED)
LAND AREA = 227.143 SQM (AS PER SITE)



AREA STATEMENT: SUDA

| PROJECT DETAIL | |
|-------------------------------|---------------------------------------|
| Application No. 11 | Plot Use: Residential |
| Application Type: GEN | Plot Sub-Use: Residential Bldg |
| Project Type: LUCC | Land Use Zone: Residential |
| Nature of Development: New | Abutting Road Width: 5.53 |
| Location: Siliguri Urban Area | Plot No.: 137/1111 (R.S), 89.90 (L.R) |
| Sub-location: Siliguri (R) | Sheet No.: 15 (R.S), 164 (L.R) |
| Special Project Type: NA | House No.: |
| Ward No: 33 | North: 5.0 M WIDE SMC ROAD |
| Name of Street: NA | South: LAND OF PUJAN DAS |
| Village Name: NABAGRAM | East: 5.63 M WIDE SMC ROAD |
| | West: LAND OF JAIHRO DEVI BUILDERS |

| AREA DETAILS | SQ. MT. |
|------------------------|-----------------------|
| AREA OF PLOT (Minimum) | 227.14 |
| NET AREA OF PLOT | (A-Deductions) 227.14 |
| BALANCE AREA OF PLOT | (A-Deductions) 227.14 |
| PLOT AREA FOR COVERAGE | (A-Deductions) 227.14 |
| Plot Area for FAR | (A-Deductions) 227.14 |

| COVERAGE CHECK | |
|-----------------------------------------|--------|
| Proposed Coverage Area (59.13 %) | 134.30 |
| Proposed Ground Coverage Area (59.13 %) | 134.30 |
| Total Prop. Coverage Area (59.13 %) | 134.30 |

| BUILT UP AREA CHECK | |
|-----------------------|------|
| Proposed Builtup Area | 0.00 |

ARCHITECT SUPERVISOR (Regd.)
OWNER

Arundha
Dr. Apurba Kulacharya
 SMC Empachment No. 188, Class F-17
 Midanuli, Siliguri-05
 Mob No- 94312-49231
 email-akulacharya1964@gmail.com

JAIHRO DEVI BUILDERS
AAYUSH SINGHAL
 Partner

DEVELOPMENT AUTHORITY
LOCAL BODY

COLOR INDEX

| | |
|-----------------------------|---|
| PLATE BOUNDARY | ▬ |
| ADJUTING ROAD | ▬ |
| PROPOSED 5.63 M WIDE ROAD | ▬ |
| EXISTING (To be retained) | ▬ |
| EXISTING (To be demolished) | ▬ |

MARGIN DETAIL

| Building / Plot Name | Road Name | Front Margin | Ground Work Front Margin | Rear Margin | Ground Work Rear Margin | Side Margin | Ground Work Side Margin | Setback Margin | Ground Work Setback Margin |
|----------------------|----------------------|--------------|--------------------------|-------------|-------------------------|-------------|-------------------------|----------------|----------------------------|
| PROP WORK | 5.63 M WIDE SMC ROAD | 1.20 | 1.20 | 3.00 | 3.00 | 1.20 | 1.20 | 1.50 | 1.50 |