



PRADHAN NAGAR, SILIGURI - 734003

Memo No. 213/11/12 ARP/SJDA

Dated 10/10/2012

To. Sri Manoj K. Agarwal  
Sri Nareesh K. Agarwal  
Upper Bhanu Nagar, (100-42/500)

**Sub : Land Use Compatibility Certificate**

In reference to his / her application dated 11/5/12 on the subject quoted above, the proposed institution of use/change of use of land from Vacant to Resi/comm / development for an area of 2156.074 square metres (Site Plan enclosed) at Dabgram (same) C.S. / R.S. / L.R. Plot No. 254/255 (R.S) In Sheet No. 07 (R.S) 14 (LR) Holding No. within Ward No. 42-13 Mouza: Dabgram, J. L. No. 02 under Bhanu Nagar Police Station, he / she is hereby informed that the development / institution / change of use of land as proposed is compatible / incompatible to the predominant Land Use of the (P.S.P.A, 2nd) Zone No. 03/07/03 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. U.B.D dated 10/10/12 / 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 / 560.00 square metres as Commercial out of total floor area permissible under Regulation.

Chief Executive Officer,  
Siliguri Jalpaiguri Development Authority

# Siliguri Jalpaiguri Development Authority

Tenzing Norgey Road, Pradhan Nagar, Siliguri-734403

Phone : Siliguri : (0353) 512922, 515647

: Jalpaiguri : (03561) 30874

Fax : (0353) 510056



Memo No. : 1305/AP/ /SJDA

Date: 19/9/12

To,

Sri Manoj Mr. Agarwal,  
Sri. Navesh Mr. Agarwal,  
Upper Bhanu Nagar, opp. Green valley, W NO-02 (Succ)  
Subansiri (M.C.),

**Sub :- Land pooling cost**

Calculation of 10% Area & Amount  
Rate per acre Rs. 116,50,000=00  
Rate per sq. meter Rs. 407.73

Land area proposed for development	10% of land area	Rate per sq. meter	Total amount to be paid
<u>246.6074</u> Sq.mt	<u>24.66074</u> Sq.mt.	Rs.407.73	Rs. <u>1,00,550=00</u>

[Signature]  
ho Chife Executive Officer  
Siliguri Jalpaiguri Development Authority

[Signature]

SILIGURI  
FORM - III

## NOTICE OF DEMAND OF DEVELOPMENT CHARGE

Memo No. 1305/1111 ARP/SJDA


Dated 19/9/2012

To: Sri Manoj Kr. Agarmal  
Sri Naresh Kr. Agarmal  
Upper Bhamu Nagar, W.N. 43 (S.W.)

Please take notice that the land / building.....With an extent of 2466.074 square metres/cubic metres has been assessed for the payment of a development charge of Rs. 1,26,413.00 (one lakh twenty six thousand four hundred thirteen only) you are requested to pay the above sum within 30 days from the date of service of this notice to the Siliguri Jalpaiguri Development Authority. Please take notice that if the payment is not made within the time specified above, interest at the rate of 6% per annum on the amount outstanding shall also be payable.

Date 2012

Place Sj

  
Chief Executive Officer,Siliguri Jalpaiguri Development Authority