

PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 8340/SJDA

Date : 17-Mar-2022

To,
**BGD ENTERPRISES LLP REPRESENTED BY ONE OF ITS PARTNERS SRI CHIRAG GARG,
UTTORAYAN,P.O.& P.S. MATIGARA, DIST. DARJEELING**

**Sub : Land Use Compatibility Certificate u/s. 46 of the West Bengal Town & Country
(Planning & Development) Act, 1979**

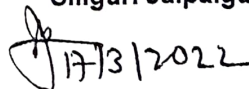
In reference to his / her application dated 25-Jan-2022(2678/SIG/PLNG/SJDA/2021) on the subject quoted above, the proposed institution of _____ use/change of use of land from **Residential to Residential (ResiComm Bldg)** development for land area of 1,999.16 square meters (Site Plan enclosed) at **SMC C.S. / R.S. /L.R Plot No 237,238 (L.R) 413, 414,416/ 925, 416/ 924, 416/ 926 (R.S)** ,In Sheet No. **14 (L.R) 8 (R.S)** Holding No. _____ within Ward No. **43 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 **Industrial , Residential** as per Land Use Development and control (LUDCP) prepared and published by the Siliguri Jalpaiguri Development Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Industrial , Residential Zone No. 03/07/04** 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/0637/2022 dated 04-Mar-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(ResiComm Bldg)** purpose, subject to the following conditions,as stated below:

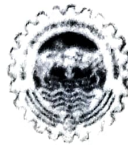
1. Permission for conversion must be obtained by the applicant from the competent authority U/s. 4C of the West Bengal Land Reforms act, 1955 ;
2. The permission of development is without prejudice and other law, if any, to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 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


17/3/2022

Contd to Page 2

**RECEIPT**

Receipt No. : RC/0638/2022

Date : 4/3/2022

Challan No. : 2566/PLNG/SJDA

File No. : 2678/SIG/PLNG/SJDA/2021

Mouza : Dabgram (Urban)

Owner Name : BGD ENTERPRISES LLP
REPRESENTED BY ONE OF ITS
PARTNERS SRI CHIRAG GARG

Description	Amount
Land Pooling	81,512.00

Payment Mode : Cheque / RTGS

Total Amount : 81,512.00

Total Amount In Words : Rupees Eighty One Thousand Five Hundred Twelve Only

Cheque/DD No. : 63221858700203

Bank Name : HDFC Bank

Branch Name : SLG

SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

SILIGURI JALPAIGURI



DEVELOPMENT AUTHORITY

RECEIPT

Receipt No. : RC/0637/2022

Date : 4/3/2022

Challan No. : 2564/PLNG/SJDA

File No. : 2678/SIG/PLNG/SJDA/2021

Mouza : Dabgram (Urban)

Owner Name : BGD ENTERPRISES LLP
REPRESENTED BY ONE OF ITS
PARTNERS SRI CHIRAG GARG

Description	Amount
Development Charges	315,867.00

Payment Mode : Cheque / RTGS

Total Amount : 315,867.00

Total Amount In Words : Rupees Three Lacs Fifteen Thousand Eight Hundred Sixty Seven Only

Cheque/DD No. : 5202203045123493

Bank Name : HDFC Bank

Branch Name : SLG

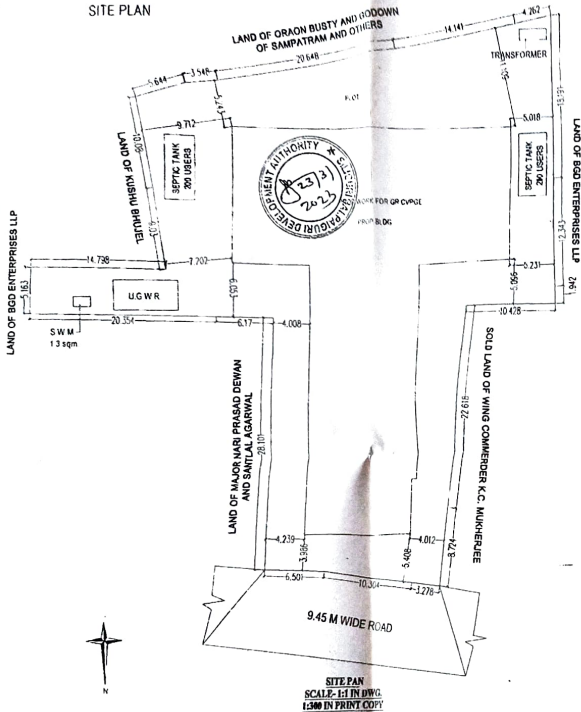
SILIGURI JALPAIGURI
DEVELOPMENT AUTHORITY

Signature of Authorized Officer

Project Title: PROPOSED LUCC SITE PLAN

OWNERS:
BGD ENTERPRISES LLP REPRESENTED BY ONE OF ITS PARTNERS SRI CHIRAG GARG, S/O SRI BIRENDRA KUMAR ARJAL, RESIDENT OF UTTORAYAN P.O. & P.S. MAILAGURI, DIST. DARRANGING

SITE PLAN



SITE PLAN
SCALE: 1:1 IN DWG.
1:300 IN PRINT COPY

BGD ENTERPRISES LLP
Chirag garg
Sole Proprietor
SIGNATURE OF OWNER

Prepared by
RIYA BISWAS (B.Arch)
CA/2019/112919

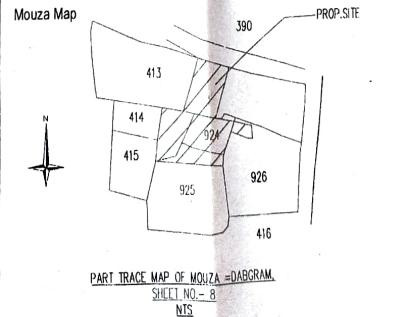
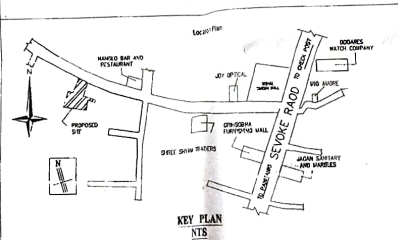
SIGNATURE OF ARCHITECT

SCHEDULE OF LAND
MOUZA :- DABGRAM
S.I. NO. 2
BHEET NO. 8 (R.S), 14 (L.R)
R.O. PLOT NO. 413, 414, 416/926, 416/924, 416/925
L.R. PLOT NO. 237, 238
R. KHATIAN NO. 485/2, 170/8, 314/1, 314/3
L.R. KHATIAN NO. 282, 340, 347, 380
P.B. BHAKTINAGAR,
DIST. JALPAIGURI
WARD NO. 43 (BMC)

- AREA STATEMENT
1. LAND AREA (AS/BEED)
 2. LAND AREA (AS/SITE)
 3. PERMISSIBLE GROUND COVERAGE
 4. PROPOSED GROUND COVERAGE
 5. GROUND FLOOR AREA
 6. 1st FLOOR AREA
 7. TYPICAL (2nd TO 5th) FLOOR AREA
 8. TOTAL FLOOR AREA
 9. PERMISSIBLE F.A.R.
 10. PROPOSED F.A.R.
 11. PERMISSIBLE HEIGHT OF THE BUILDING
 12. PROPOSED HEIGHT OF THE BUILDING

FLOOR	PARKING	COMMERCIAL	RESIDENTIAL	STAMP/PERCENT	TOTAL	REMARKS
GR.FLOOR	414.37 SQM	201.91 SQM	51.35 SQM	132.80 SQM	860.37 SQM	PERMISSIBLE COMM (SHOP)
1ST FLOOR		229.15 SQM	487.16 SQM	71.53 SQM	788.38 SQM	RES-COMM (SHOP)
2ND FLOOR			743.94 SQM	71.53 SQM	815.47 SQM	RESIDENTIAL
3RD FLOOR			743.94 SQM	71.53 SQM	815.47 SQM	RESIDENTIAL
4TH FLOOR			743.94 SQM	71.53 SQM	815.47 SQM	RESIDENTIAL
5TH FLOOR			743.94 SQM	71.53 SQM	815.47 SQM	RESIDENTIAL
TOTAL	414.37 SQM	431.06 SQM	3545.57 SQM	430.69 SQM	4910.63 SQM	

DECLARATION
I SHALL MAINTAIN 2.5 M IN FRONT OPEN SPACE AND
I SHALL NOT CONSTRUCT STEPS IN FRONT OPEN SPACE



PART TRACE MAP OF MOUZA =DABGRAM
SHEET NO. - 8
NTS

AREA STATEMENT BILGURI JALPAIGURI DEVELOPMENT AUTHORITY PROJECT DETAIL		VERSION NO. 1.0.1
APPLICATION NO.		VERSION DATE 30/09/2017
Application No.	Plot No. 413, 414, 416/924, 416/926 (R.S), 237, 238 (L.R)	
Application Type - General Proposal	Plot Section Res/Comm Bldg	
Project Type - LUCC	Land Use Zone Residential	
Nature of Development - New	Abutting Width - 9.45	
Location - Bilguri Urban Area	Plot No. 413, 414, 416/924, 416/926 (R.S), 237, 238 (L.R)	
Sub location - Bilguri (M)	Sheet No. (R.S) 14(L.R)	
Special Project Type - NA	House No.	
Ward No - 43 (GMC)	North	
Name of Street - NA	South	
Village Name - DABGRAM	East	
	West	
AREA DETAILS :		SO MT
AREA OF PLOT (Minimum)	(A)	1999.16
NET AREA OF PLOT	(A-Deductions)	1999.16
BALANCE AREA OF PLOT	(A-Deductions)	1999.16
PLOT AREA FOR COVERAGE	(A-Deductions)	1999.16
PLOT AREA FOR FAR	(A-Deductions)	1999.16
COVERAGE CHECK		
Proposed Coverage Area (43.04%)		860.37
Proposed Ground Coverage Area (43.04%)		860.37
Total Prop. Coverage Area (43.04%)		860.37
FAR CHECK		
BUILT UP AREA CHECK		0.00
Total Builtup Area		
ARCH/ENGG/ SUPERVISOR (Regd)		OWNER
DEVELOPMENT AUTHORITY		LOCAL BODY



Color Index:

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwfront Margin	Rear Margin	Ground Pwrear Margin	Side1 Margin	Ground Pwside1 Margin	Side2 Margin	Ground Pwside2 Margin
PROP.BLDG	8.45 M WIDE ROAD	3.99	3.99	5.24	5.24	4.00	4.00	4.01	4.01