



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10637/SJDA

Date : 18-Jan-2023

To,

JAI BALAJI DEVELOPERS REPRESENTED BY ITS PARTNERS : 1.SRI NAVIN AGARWAL S/O. LATE KEDARNATH AGARWAL AND 2.SRI SUJIT KUMAR AGARWAL S/O. LATE RAJ KUMAR AGARWAL, GROUND FLOOR,SHIVAM VILLA, BESIDES GOODRICKE SCHOOL, JYOTI NAGAR, SILIGURI, P.O.-SILIGURI, P.S.-BHAKTINAGAR,PIN-734001, DIST. -JALPAIGURI, WEST BENGAL

**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 16-Dec-2022(2466/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of \_\_\_\_\_ use/change of use of land from **Agriculture/Agriculture to Residential (ResiComm Bldg)** development for land area of 2,557.71 square meters (Site Plan enclosed) at SMC C.S. / R.S. /L.R Plot No 56, 57 & 58 (L.R) 53, 55, 56 (R.S) ,In Sheet No. 26 (L.R) 04 (R.S) Holding No. \_\_\_\_\_ within Ward No. 41 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 **Commercial , Conservation , 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 **Commercial , Conservation , Industrial , Residential** Zone No. **03/09/02** 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/0192/2023** dated **17-Jan-2023** / 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:

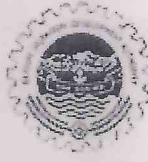
1. Permission for conversion must be obtained by the applicant from the competent authority U/s. 4C of the West Bengal Land Reforms act, 1955 ;
2. The permission of development is without prejudice and other law, if any, to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section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

M/ao  
18.1.23

Contd to Page 2

**RECEIPT**

**Receipt No.** : RC/0192/2023 **Date** : 9/1/2023  
**Challan No.** : 0662/PLNG/SJDA **File No.** : 2466/SIG/PLNG/SJDA/2022  
**Mouza** : Dabgram (Urban) **Owner Name** : JAI BALAJI DEVELOPERS  
REPRESENTED BY ITS  
PARTNERS : 1.SRI NAVIN  
AGARWAL S/O. LATE  
KEDARNATH AGARWAL AND  
2.SRI SUJIT KUMAR AGARWAL  
S/O. LATE RAJ KUMAR  
AGARWAL

Description	Amount
Development Charges	72,928.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 72,928.00

**Total Amount In Words** : Rupees Seventy Two Thousand Nine Hundred Twenty Eight Only

**Cheque/DD No.** : 300919351031 **Bank Name** : ICICI BANK

**Branch Name** : SLG

*Alexandra*  
Signature of Authorized Officer

Project Title : PROPOSED SITE PLAN FOR LUCC

LAND OF M/s. KANISHK AGENCIES PRIVATE LIMITED  
NOW 100 PEARLS APARTMENT

L.U.C.C. SHOWING THE LAND OF JAI BALAJI DEVELOPERS REPRESENTED BY ITS PERTNERS : 1. SRI NAVIN AGARWAL S/O. LATE KEDARNATH AGARWAL AND 2. SRI SUJIT KUMAR AGARWAL S/O. LATE RAJ KUMAR AGARWAL AT GROUND FLOOR, SHIVAM VILLA, BESIDES GOODRICKE SCHOOL, JYOTI NAGAR, SILIGURI, P.O.-SILIGURI, P.S.-BHAKTINAGAR PIN-734001, DIST. -JALPAIGURI, WEST BENGAL.

SITE AT JYOTI NAGAR, SILIGURI, P.O.-SILIGURI, P.S.-BHAKTINAGAR, DIST. -JALPAIGURI, WARD NO. - 41, S.M.C.

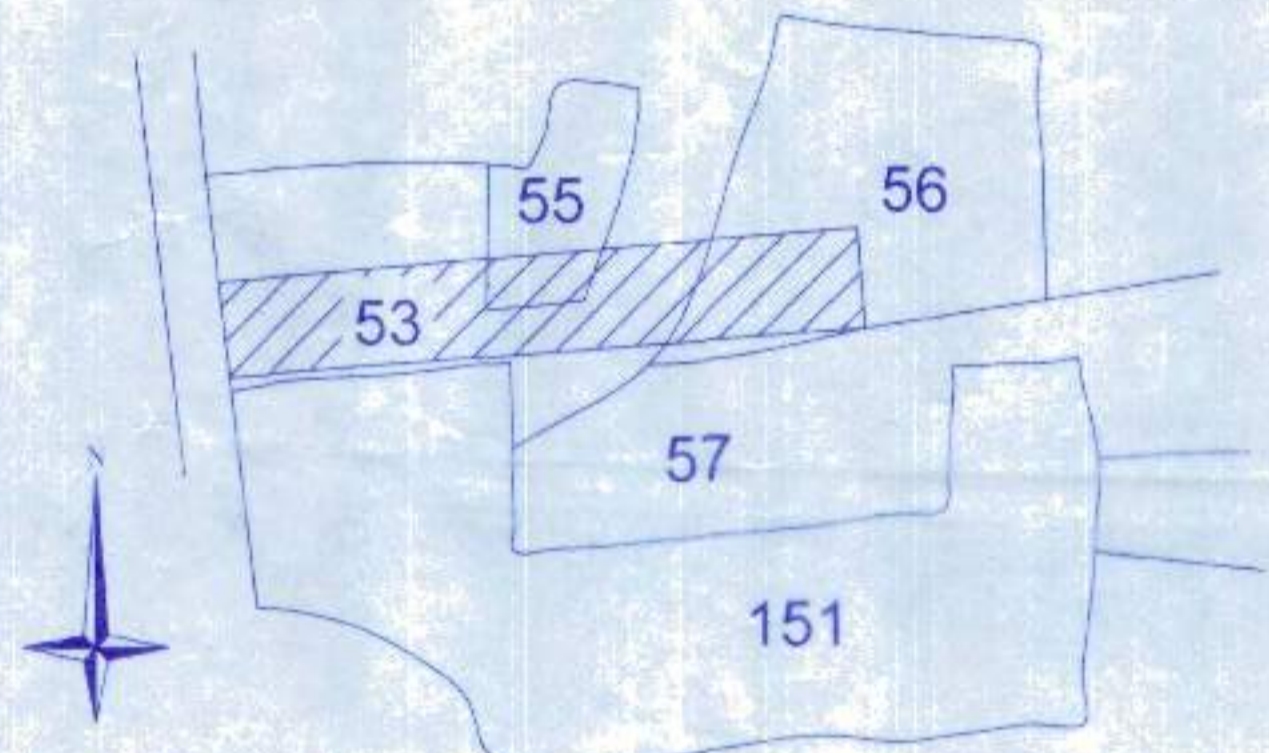
SCHEDULE OF LAND :-

MOUZA : DABGRAM  
PLOT NO. : 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.)  
KHATIAN NO. : 682 (R.S.), 153 (L.R.)  
J.L. NO. : 02  
SHEET NO. : 04 (R.S.), 26 (L.R.)  
PARGANA : BAIKUNTHAPUR  
P.S. : BHAKTINAGAR  
DIST. : JALPAIGURI  
WARD NO. : 41 (S.M.C.)

LAND AREA = 2557.98 sqm  
PERMISSIBLE GROUND COVERAGE = 50% OF 2557.978 sqm = 1278.989 sqm.  
PROPOSED GROUND COVERAGE = 35.55% = 909.281 sqm  
COMMERCIAL AREA PROVIDED = 285.12 sqm (3.737% OF TOTAL FLOOR AREA)

FLOOR	COMM. AREA	RESI. AREA	PARKING	STAIR, LIFT & LOBBY	TOTAL AREA	REMARKS
BASEMENT FLOOR	132.56 sqm	X X	X X	X X	132.56 sqm	COMMERCIAL (MERCANTILE RENTAL SHOP)
GROUND FLOOR / ELEV. GROUND FLOOR	132.56 sqm	X X	844.28 sqm	129.08 sqm	906.92 sqm	PARKING / COMMERCIAL (MERCANTILE RENTAL SHOP)
1ST FLOOR	X X	622.52 sqm	X X	129.08 sqm	751.60 sqm	RESIDENTIAL
2ND FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
3RD FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
4TH FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
5TH FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
6TH FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
7TH FLOOR	X X	755.08 sqm	X X	129.08 sqm	884.16 sqm	RESIDENTIAL
TOTAL	285.12 sqm	5153.00 sqm	844.28 sqm	1,032.64 sqm	7,095.04 sqm	

AREA OF PLOT :-  
AS PER DEED - 2557.98 SQ.M.  
AS PER SITE - 2557.71 SQ.M.



Mouza Map PART TRACE MAP OF MOUZA - DABGRAM, SCALE - N.T.S.

DECLARATION:-  
A. WE DO HEREBY DECLARE THAT WE SHALL MAINTAIN 2.50 MT. FRONT OPEN SPACE AT GROUND FLOOR.  
B. WE SHALL NOT CONSTRUCT EVEN A STEP IN THAT OPEN SPACE.

Jai Balaji Developers  
*Navin Agarwal*  
Partner

Jai Balaji Developers  
*Sujit Kumar Agarwal*  
Partner

SIGNATURE OF OWNERS

*Paramita Pandit*  
PARAMITA PANDIT SARKAR  
Licensed Building Surveyor (Class-1)  
S.M.C. Empanelment No. I-88,  
178, Aurobinda Pathy, Siliguri-6  
Cell: 98320-50245  
email: paramitapandit@yahoo.com

SIGNATURE OF L.B.S.

AREA STATEMENT: SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.1
PROJECT DETAIL:	VERSION DATE: 30/08/2017
Application No. :-	Plot Use : Residential
Application Type : General Proposal	Plot SubUse : ResiComm Bldg
Project Type : LUCC	Land Use Zone : Residential
Nature of Development : New	Abutting Road Width : 12.80
Location : Siliguri Urban Area	Plot No. : 53, 55, 56 (R.S.), 56, 57 & 58 (L.R.)
SubLocation : Dabgram(U)	Sheet No. :-
Special Project Type : NA	House No. :-
Ward No : 41 SMC	North :-
Name of Street : NA	South :-
Village Name : DABGRAM	East :-
	West :-

AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2557.71
NET AREA OF PLOT	(A-Deductions) 2557.71
BALANCE AREA OF PLOT	(A-Deductions) 2557.71
PLOT AREA FOR COVERAGE	(A-Deductions) 2557.71
Plot Area for FAR	(A-Deductions) 2557.71

COVERAGE CHECK	
Proposed Coverage Area ( 35.55 % )	909.28
Proposed Ground Coverage Area ( 35.55 % )	909.28
Total Prop. Coverage Area ( 35.55 % )	909.28
FAR CHECK	
BUILT UP AREA CHECK	
Total BuiltUp Area	0.00
ARCH / ENGG / SUPERVISOR (Regd)	OWNER
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Color Index:

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Ground Pwork Front Margin	Rear Margin	Ground Pwork Rear Margin	Side1 Margin	Ground Pwork Side1 Margin	Side2 Margin	Ground Pwork Side2 Margin
BUILDING	12.80 M WIDE ZILLA PARISHAD ROAD	7.25	7.25	18.03	18.03	5.00	5.00	5.02	5.02

100 PEARLS APARTMENT

3.962 M WIDE PRIVATE ROAD

5.500 M (AVERAGE) WIDE S.M.C. ROAD