



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 9587/SJDA

Date : 31-Aug-2022

To,

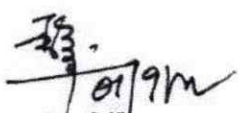
MEGASUN MERCHNTS PVT.LTD. REPRESENTED BY ONE OF ITS DIRECTOR SRI.KISHAN AGARWAL,2. KAMAL CHAND BOTHRA, 3. ANAND AGARWAL ,4. SUSHMA AGARWAL, 5. UNITED PROPERTIES PVT. LTD. REPRESENTED BY ONE OF ITS DIRECTOR VEDAVID BASAK,  
RAJNI BAGAN, HILL CART ROAD, P.O.& P.S. SILIGURI, DIST DARJEELING

**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 09-Aug-2022(0227/SIG/PLNG/SJDA/2022 ) on the subject quoted above, the proposed institution of \_\_\_\_\_ use/change of use of land from Agriculture to Residential (Residential Bldg) development for land area of 19,475.18 square meters (Site Plan enclosed) at CHAMPASARI C.S. / R.S. /L.R Plot No 257,260,261,255,256,258,&259(L.R) 118,115,116,117,119,120,121(R.S) ,In Sheet No. 1 (L.R) 1 (R.S) Holding No. \_\_\_\_\_ within Ward No. NA Mouza Sisa bari (JL NO. -041) under Pradhan 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 Agricultural , Commercial , Industrial , Public and Semi Public , 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 Agricultural , Commercial , Industrial , Public and Semi Public , Residential Zone No. 04/09/00 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/1939/2022 dated 31-Aug-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

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**SILIGURI JALPAIGURI**



**DEVELOPMENT AUTHORITY**

**PRADHAN NAGAR, SILIGURI - 734003**

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Memo No. : 9587/SJDA

Date : 31-Aug-2022

**Copy Forwarded To:**

1. BL & LRO, Matigara, Shibmandir, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, Pin-734011

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

SILIGURI JALPAIGURI  DEVELOPMENT AUTHORITY

**RECEIPT**

**Receipt No.** : RC/0880/2022 **Date** : 1/4/2022  
**Challan No.** : 2886/PLNG/SJDA **File No.** : 0227/SIG/PLNG/SJDA/2022  
**Mouza** : Sisa bari **Owner Name** : MEGASUN MERCHANTS  
PVT.LTD. REPRESENTED BY  
ONE OF ITS DIRECTOR  
SRI.KISHAN AGARWAL

Description	Amount
Development Charges	34,560.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 34,560.00


**Total Amount In Words** : Rupees Thirty Four Thousand Five Hundred Sixty Only

**Cheque/DD No.** : 91221898432311 **Bank Name** : HDFC Bank

**Branch Name** : SLG



SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY

  
Signature of Authorized Officer

A



**RECEIPT**

Receipt No. : RC/1940/2022

Date : 26/8/2022

Challan No. : 1166/PLNG/SJDA

File No. : 0227/SIG/PLNG/SJDA/2022

Mouza : Sisa bari

Owner Name : MEGASUN MERCHNTS  
PVT.LTD. REPRESENTED BY  
ONE OF ITS DIRECTOR  
SRI.KISHAN AGARWAL,2.  
KAMAL CHAND BOTHRA, 3.  
ANAND AGARWAL ,4. SUSHMA  
AGARWAL, 5. UNITED  
PROPERTIES PVT. LTD.  
REPRESENTED BY ONE OF ITS  
DIRECTOR VEDAVID BASAK

Description	Amount
Land Pooling	592,762.00

Payment Mode : Cheque / RTGS

Total Amount : 592,762.00

Total Amount In Words : Rupees Five Lacs Ninety Two Thousand Seven Hundred Sixty Two Only

Cheque/DD No. : 687137818

Bank Name : Axis Bank

Branch Name : slg

Signature of Authorized Officer

A

**RECEIPT**

**Receipt No.** : RC/1939/2022 **Date** : 26/8/2022  
**Challan No.** : 1165/PLNG/SJDA **File No.** : 0227/SIG/PLNG/SJDA/2022  
**Mouza** : Sisa bari **Owner Name** : MEGASUN MERCHNTS  
PVT.LTD. REPRESENTED BY  
ONE OF ITS DIRECTOR  
SRI.KISHAN AGARWAL, 2.  
KAMAL CHAND BOTHRA, 3.  
ANAND AGARWAL , 4. SUSHMA  
AGARWAL, 5. UNITED  
PROPERTIES PVT. LTD.  
REPRESENTED BY ONE OF ITS  
DIRECTOR VEDAVID BASAK

Description	Amount
Development Charges	101,767.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 101,767.00

**Total Amount In Words** : Rupees One Lacs One Thousand Seven Hundred Sixty Seven Only

**Cheque/DD No.** : 687138384 **Bank Name** : Axis Bank

**Branch Name** : slg

  
Signature of Authorized Officer