



PRADHAN NAGAR, SILIGURI - 734003

Memo No. : 10310/SJDA

Date : 14-Dec-2022

To,

M/S Yash Shree Developers Represented By Sri Bejendra Agarwal Authorised Sri Rajesh Agarwal,  
Dipti Apartment, Haren Mukherjee Road, Hakimpara, Siliguri.

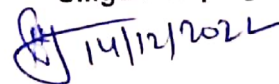
**Sub : Land Use Compatibility Certificate u/s. 46 of the West Bengal Town & Country  
(Planning & Development) Act, 1979**

In reference to his / her application dated 08-Jun-2022(1023/SIG/PLNG/SJDA/2022) on the subject quoted above, the proposed institution of **Residential(ResiComm Bldg)** use/change of use of land from \_\_\_\_\_ to \_\_\_\_\_ development for land area of 1,306.61 square meters (Site Plan enclosed) at **Siliguri Municipal Corporation** C.S. / R.S. /L.R Plot No 3271 (L.R) 689 (R.S) ,In Sheet No. **NA (L.R) R.S.- 01 (R.S)** Holding No. \_\_\_\_\_ within Ward No. **02 (S.M.C.)** Mouza **Siliguri Municipal Town (JL NO. -088)** under **Siliguri 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 the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is **Residential Zone No. 01/01/02** 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/2499/2022** dated **11-Nov-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

  
14/12/2022

Contd to Page 2

**RECEIPT**

**Receipt No.** : RC/2499/2022 **Date** : 18/8/2022  
**Challan No.** : 0920/PLNG/SJDA **File No.** : 1023/SIG/PLNG/SJDA/2022  
**Mouza** : Siliguri Municipal Town **Owner Name** : M/S Yash Shree Developers  
Represented By Sri Bejendra  
Agarwal Authorised Sri Rajesh  
Agarwal

Description	Amount
Development Charges	27,374.00

**Payment Mode** : Cheque / RTGS **Total Amount** : 27,374.00

**Total Amount In Words** : Rupees Twenty Seven Thousand Three Hundred Seventy Four Only

**Cheque/DD No.** : 041189 **Bank Name** : AXIS BANK

**Branch Name** : SLG



SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY

*[Signature]*  
Signature of Authorized Officer

**RECEIPT**

Receipt No. : RC/2500/2022

Date : 18/8/2022

Challan No. : 0921/PLNG/SJDA

File No. : 1023/SIG/PLNG/SJDA/2022

Mouza : Siliguri Municipal Town

Owner Name : M/S Yash Shree Developers  
Represented By Sri Bejendra  
Agarwal Authorised Sri Rajesh  
Agarwal

Description	Amount
Land Pooling	53,264.00

Payment Mode : Cheque / RTGS

Total Amount : 53,264.00

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

Cheque/DD No. : 041188

Bank Name : AXIS BANK

Branch Name : SLG

SILIGURI JALPAIGURI  
DEVELOPMENT AUTHORITY*AK Conda*  
Signature of Authorized Officer

Project Title SITE PLAN FOR L.U.C.C

**SITE PLAN SHOWING THE LAND OF M/S YASH SHREE DEVELOPERS REPRESENTED BY ONE OF IT'S PARTNER SRI BEJENDRA AGARWAL S/O LATE MOTIRAM AGARWAL RESIDENT OF DIPTI APARTMENT, HAREN MUKHERJEE ROAD, HAKIM PARA, SILIGURI AUTHORISE SRI RAJESH AGARWAL RESIDENT OF PUNJABI PARA, SILIGURI AND THE LOCATION OF SITE AT SISTER NIVEDITA ROAD BYE LANE, PRADHAN NAGAR, SILIGURI.**

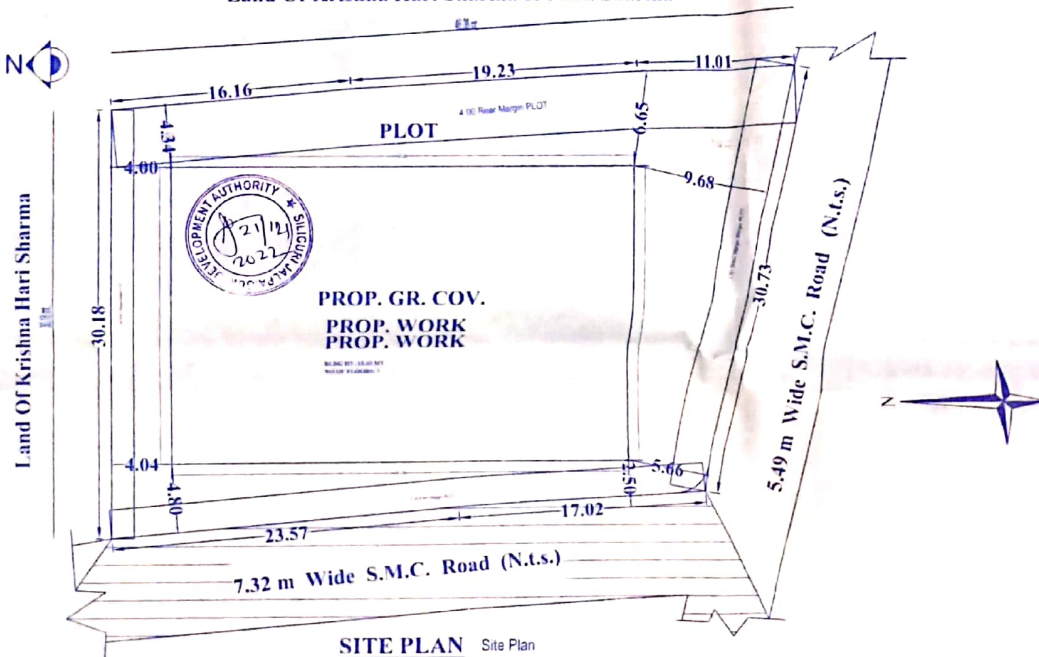
**SCHEDULE OF LAND**

MOUZA :- R.S.- SILIGURI  
 :- L.R.- UTTAR-PASCHIM  
 PARGANA :- BAIKUNTHAPUR  
 PLOT NO. :- R.S.- 689, L.R.- 3271  
 KHATIAN NO. :- R.S.- 467, L.R.- 7592  
 J.L. NO. :- R.S.- 110, L.R.- 89  
 SHEET NO. :- 01  
 WARD NO. :- 02 (S.M.C.)  
 P.S. :- SILIGURI  
 DIST. :- DARJEELING

**AREA OF THE LAND**

AS PER DEED = 1308.90 m<sup>2</sup>  
 AS PER KHATIAN = 1307.12 m<sup>2</sup>  
 AS PER SITE = 1306.61 m<sup>2</sup>  
 GR. COV. (PERM.) = 50.00 % OR 653.305 m<sup>2</sup>  
 GR. COV. (PROP.) = 50.00 % OR 653.30 m<sup>2</sup>  
 TOTAL FLOOR AREA = (653.30x5) = 3266.50 m<sup>2</sup>  
 COMMERCIAL AREA = 98.00 m<sup>2</sup> or 15.00 % OF GROUND COV. = 653.30 m<sup>2</sup>

**Land Of Krishna Hari Sharma & M.R. Sharma**

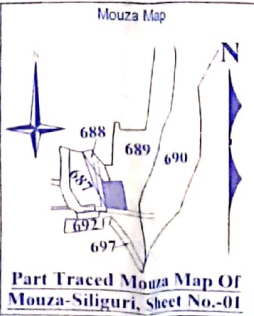


**SITE PLAN** Site Plan  
 SCALE:- 1:1 (AS / DRAWING)  
 SCALE:- 1:400 (AS / PRINT)

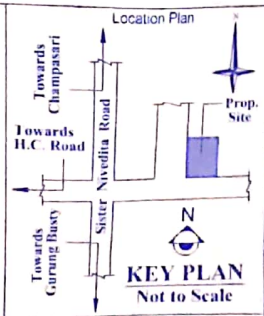
**DETAILS OF FLOOR AREA :-**

FLOOR	COV.	RESL.	COMM.	S/CASE	PARKING	REMARKS
GROUND	653.30 m <sup>2</sup>	---	98.00 m <sup>2</sup>	30.00 m <sup>2</sup>	525.30 m <sup>2</sup>	RESL/COMM.
FIRST	653.30 m <sup>2</sup>	623.30 m <sup>2</sup>	---	30.00 m <sup>2</sup>	---	RESL.
SECOND	653.30 m <sup>2</sup>	623.30 m <sup>2</sup>	---	30.00 m <sup>2</sup>	---	RESL.
THIRD	653.30 m <sup>2</sup>	623.30 m <sup>2</sup>	---	30.00 m <sup>2</sup>	---	RESL.
FORTH	653.30 m <sup>2</sup>	623.30 m <sup>2</sup>	---	30.00 m <sup>2</sup>	---	RESL.
TOTAL	3266.50 m <sup>2</sup>	2493.20 m <sup>2</sup>	98.00 m <sup>2</sup>	150.00 m <sup>2</sup>	525.30 m <sup>2</sup>	RESL.

COMMERCIAL USE : SHOP (Wholesale & Retail)



Part Traced Mouza Map Of Mouza-Siliguri, sheet No.-01



KEY PLAN Not to Scale

**DECLARATION**  
 I shall maintain 2.50 m as front open space. There will be no steps in this space at Gr. Fl.

SIGNATURE  
*Bejendra Agarwal*  
 SIGN OF OWNER

SIGNATURE  
*Gautam Deb*  
**ER. GAUTAM DEB**  
 Licensed Building Surveyor Class-I  
 SMC Empalement Number - 41  
 Structural Engineer Class - II  
 SMC Empalement Number - 41  
 National Nagar, Siliguri  
 Phone: 90647-0004J  
 Email: gautamdeb@yahoo.com

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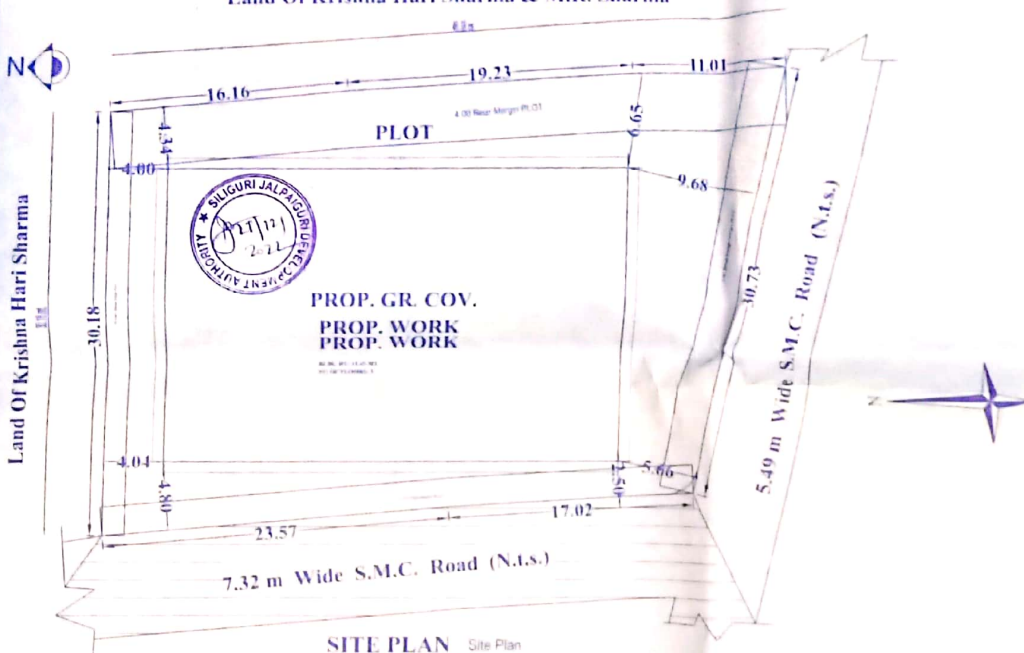
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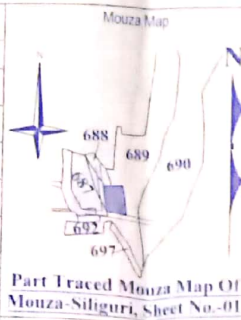


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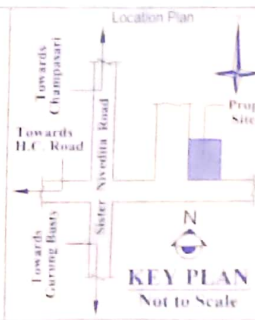
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*Bejendra Agarwal*

SIGN OF OWNER

SIGNATURE

*Gautam Deb*  
 ER GAUTAM DEB  
 Licensed Building Surveyor, Class 4  
 SMC Empanelment Number: 47  
 Structural Engineer, Class 1  
 SMC Empanelment Number: 1  
 Rajendra Nagar, Siliguri  
 Phone: 90641 80642  
 Email: gautamdeb@gmail.com