

OFFICE OF THE  
RAJGANJ PANCHAYAT SAMITY  
P.O.- RAJGANJ, DIST- JALPAIGURI

Date: 26.02.2014

Order No. 799/ Raj/PS/PL

From:

The Executive Officer,  
Rajganj Panchayat Samity



To,

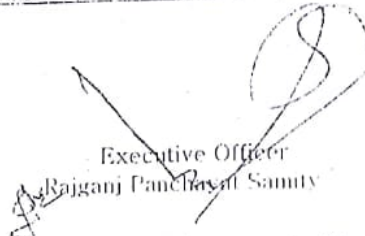
SVN Builders Pvt. Ltd.,  
Prop.- Vikash Goyal,  
Siliguri, P.O.-Dabgram,  
P.S.- Bhaktinagar,  
Dist-Jalpaiguri.

ORDER  
(Building/Structure Plan)

Reference his / her application dated 30.12.2013 for grant of permission for the construction of a Basement + Six Storied Residential Building on Plot no. 133,136,137,73 (L.R.) (part) Sheet no 03 Mouza: Dabgram J.L. NO- 02 in Dabgram-II Gram Panchayat, Bhaktinagar Police Station.

Rajganj Panchayat Samity hereby grants permission as proposed /grants permission subject to the conditions stated below:-

Revalidated upto: 26.02.2017 (L.U.C. has already been approved by the Siliguri Jalpaiguri Development Authority, Slg. reference Order No.292 /LUCC/APR/SJDA, Dated 26.05.2012.

  
Executive Officer  
Rajganj Panchayat Samity

NOTE:

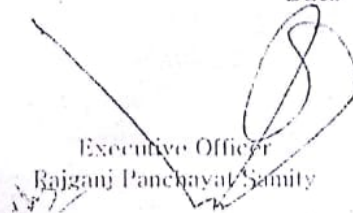
1. The above sanction is subject to the condition that the Applicant shall adhere to the General terms and conditions of building Rules and Regulations as per the provisions under West Bengal Panchayat Samity administration Rules, 2008 & West Bengal Panchayat act.
2. The Applicant shall produce a copy of the approved building plan whenever demanded by any Officer or Authorized representative of the Rajganj Panchayat Samity.
3. Point of conditional sanction:-This plan may be conditionally sanctioned that no object certificate from the fire service department before obtaining of occupancy certificate.
4. Point of conditional sanction:-This plan may be conditionally sanctioned subject to the building/structure height upto 14.50m from G.L. The final approval may be granted after obtaining of "No objection certificate" (N.O.C.) from the Ministry of Civil Aviation, Govt. Of India for the rest portion of height i.e. 3.50 Mt. In this context, if N.O.C. not submitted for thye rest portion of height, the construction works for the building/structures shall be stopped upto 14.50m height from ground level (G.L.).

Order No. 799/(1)/ Raj/PS/PL

Copy Forwarded For Information to:-

- 1) The Savapati, Rajganj Panchayet Samity.

Date: 26.02.2014

  
Executive Officer  
Rajganj Panchayat Samity



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DISTRICT LAND & LAND REFORMS OFFICER  
JALPAIGURI



**ORDER**

Ref: This office Case No. XIII-002 of 2015 & BLLRO (RAJ) Case No. XIII-48 of 2014.

In terms of provision of Sec. 4C of WBLR Act, 1955 ( as amended ), read with Rule 5A of WBLR Rule, 1965 as amended, conversion is hereby allowed in respect of the land as detailed in the schedule below with effect from **13/02/2015** for the purpose of establishment / construction of **BASTU (Housing Complex- Commercial)** as applied by Shri Vikash Goel, S/O. Lt. Suresh Chandra Goel, one of Directors of "S.V.N. Builders Pvt. Ltd.", Keshar Kunj, 3<sup>rd</sup> Floor, Sri Ram Colony, PO-Sevoke Road, PS- Bhaktinagar, PIN- 734 001, Dist. Jalpaiguri, West Bengal.


**SCHEDULE OF LAND**

District: Jalpaiguri, PO & Block -Rajganj, P.S: Bhaktinagar,  
Mouza: Dabgram, J.L.No. 02, Sheet No.03.

KHATIAN NO.	PLOT NO.	AREA (In acres)	CLASSIFICATION OF THE PLOT AS PER L.R. KHATIAN/ R.O.R.	PRESENT CLASSIFICATION FOR WHICH CONVERSION IS ALLOWED	RENT PAYABLE
L.R.	L.R.				
1	2	3	4	5	6
978	238	1.25	DANGA/ BASTU	BASTU	Rent applicable as per Sec. 23 of WBLR Act, 1955.
<b>Total :</b>		<b>1.25 Acres</b>			

Order of Conversion is subject to the following conditions :-

- that the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter-IIB of the WBLR Act; 1955 (as amended);
- that the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act I of 1954);
- that where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;


  
13/02/15  
Collector U/S 4C of WBLR Act &  
District Land & Land Reforms Officer  
Jalpaiguri

✓ Addl. District Magistrate &  
District Land & Land Reforms Officer  
Jalpaiguri

Contd...P/2

that where the object of change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the order granting change or conversion as sought for is made; and;

- that where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made.
- that the order directing change, conversion or alteration is without prejudice to any provision / subsequent order of West Bengal Pollution Control Board, Govt. of West Bengal.
- that the order directing change, conversion or alteration is without prejudice to any provision / subsequent order of West Bengal Fire & Emergency Services Department, Govt. of West Bengal.
- that the order directing change, conversion or alteration is without prejudice to any provision / subsequent order of Ministry of Defence, Govt. of India.

  
13/02/15  
Collector U/S 4C of WBLR Act &  
District Land & Land Reforms Officer  
Jalpaiguri


Memo No. 22 (4)/E/D/001/002/CON/LMS-II/DLLRO/JAL/2015

Dated. 13/02/2015

Copy to:

- 1) Shri Vikash Goel, S/O. Lt. Suresh Chandra Goel, Director of "S.V.N. Builders Pvt. Ltd.", Keshar Kunj, 3<sup>rd</sup> Floor, Sri Ram Colony, PO-Sevoke Road, PS- Bhaktinagar, PIN- 734001, Dist. Jalpaiguri, West Bengal.
- 2) The S.D.L & L.R.O., Sadar, Jalpaiguri - for information.
- 3) The B.L & L.R.O., Rajganj-for information and compliance with a request to realize the rent and mention in column No. 23, purpose – "BASTU (Housing Complex-Commercial)". Correction of r-o-r will be made after actual conversion.
- 4) The R.I. Dabgram- I G.P., Rajganj Block, Jalpaiguri.



  
13/02/15  
Collector U/S 4C of WBLR Act &  
District Land & Land Reforms Officer  
Jalpaiguri

Addl. District Magistrate &  
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Jalpaiguri