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TUESDAY, DECEMBER, 22, 1992

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SUPPLEMENT—Official Papers SILIGURI-JALPAIGURI DEVELOPMENT AUTHORITY

Siliguri

Under section 38 of the West Bengal Town and Country (Planning and Development) Act, 1979

PUBLIC NOTICE

No. 513-SJDA.—16th December 1992.—This is for information of the public that the Government of West Bengal vide its No. 3737-T&CP/1R-5/89, dated 27th August 1992, has accorded approval in exercise of the power conferred by section 37(1) of the West Bengal Town and Country (Planning and Development) Act, 1979 to the Outline Development Plan prepared by the Siliguri-Jalpaiguri Development Authority for Control of Development and Use of Land of Siliguri Urban Area Jalpaiguri Urban Area and Naxalbari Urbanizing Area. Copies of the Outline Development Plan including the Common annexure for portions as mentioned above may be inspected at this offices of Siliguri-Jalpaiguri Development Authority at the following addresses:-

- (a) Tenzing Norgay Sarani, Prodhan Nagar, Siliguri.
- (b) Kings' Ghat, Jalpaiguri.

P. R. BAVISKAR, Chief Executive Officer, Siliguri-Jalpaiguri Development Authority. Registered No. WB/SC 320

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THURSDAY, MARCH 28, 1996

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SUPPLEMENT—Official Papers

SILIGURI-JALPAIGURI DEVELOPMENT AUTHORITY

NOTIFICATION

No. 416 SJDA.—27th March 1996.—Whereas it is expedient in the public interest to amend the Zoning and Sub-division Regulations for Control of Development and Use of Land within the Siliguri-Jalpaiguri Development Authority Area, as annexure to the Outline Development Plan, now termed as Land Use and Development Control Plan published under Notification No. 799/SJDA, dated 26th May 1995;

Now, therefore, Siliguri-Jalpaiguri Development Authority, in exercise of the power conferred under section 40 of the West Bengal Town and Country (Planning & Development) Act, 1979 amends the aforesaid regulations, with the previous approval of the State Government Vide No. 383-T & CP/IR-5/89, dated 13th February 1996 by inserting the following provisions in the said regulations in the manner hereinafter appearing:—

- (a) After regulation 21 the following provisions shall be inserted:—
 - Provided that, notwithstanding anything contained in this regulation for the time being in force in case of buildings otherwise eligible for height exceeding 14.5 metres, under regulation 22, the total floor space available in the area hereinafter described in Schedule VII shall be the multiple of total number of floors and the ground coverage permissible under this regulation.
 - The provisions of the floor area ratio as described in table above shall have not effect in determining the total floor space permissible under this regulation.
- (b) After regulation 22 the following provision shall be inserted :-
 - Provided that, notwithstanding anything contained in these regulations for the time being in force, no building exceeding 14.5 metres in height shall be constructed in the area as hereinafter described in Schedule VII.

SCHEDULE VII

In terms of the proviso, after regulation 22 of the regulation restriction limiting the height of buildings up to a maximum of 14.5 metres shall come into force, at the first instance only to—

- (a) All the areas falling with Ward Nos. 1 to 31,33 and 45 of Siliguri Municipal Corporation.
- (b) All the areas falling within a distance of 50 metres from its centre on either side of Sevoke Road originating from its intersection with Tenzing Norgey Road on the South and extending up to its junction with NH-31 in Ward No. 42 of Siliguri Municipal Corporation.

MANOJ ATOLIA,
Chief Executive Officer,
Siliguri-Jalpaiguri Development Authority.



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WEDNESDAY, FEBRUARY 7, 2001

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PART I-Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

GOVERNMENT OF WEST BENGAL SILIGURI-JALPAIGURI DEVELOPMENT AUTHORITY

No. 222/SJDA

Dated, the 7th February, 2001.

NOTIFICATION

Whereas it is expedient in the public interest to amend the Out Line Development Plan now termed as Land Use and Development Control Plan for Siliguri Jalpaiguri & Naxalbari Planning Area along with Zoning and Sub-Division Regulation for Control of Development and Use of Land within the Siliguri Jalpaiguri Development Authority Area as Annexure to the Out Line Development Plan, now termed as Land Use and Development Control Plan published under Notification No. 2583/SJDA, dated 29.9.2000;

Now, THEREFORE, Siliguri Jalpaiguri Development Authority, in exercise of the power conferred under Section 38 of the West Bengal Town and Country (Planning & Development) Act, 1979 amends the aforesaid plan with regulation, with the previous approval of the State Government (Vide No. 372-T&CP/C-2/IS-1/2001, dated 30.1.2001) by inserting the following provisions in the said plan with regulation in the manner hereinafter appearing:—

A. 1. Schedule IV: Broad Land Use Zones of three Out Line Development Plan Segments of Zoning and Sub-Division Regulations for Control of Development and Use of Land within the Siliguri Jalpaiguri Development Authority Area will be modified as follows:—

BROAD LAND USE ZONES OF THREE PLANNING AREAS

SCHEDULE IV

Broad Land Use Zones of three Planning Areas:-

- 1. Siliguri Planning Area
- 2. Jalpaiguri Planning Area
- 3. Naxalbari Planning Area

1. Siliguri Planning Area

Name of the Planning Zone	Land uses Zone No.	Sub- Planning Area No.	Proposed use of Sub-Planning Area	Land Use Planning Block No.	Proposed use
Siliguri Municipality	01	01/01	Residential & Commercial	01/01/01	Residential, Commercial & Mixed
				01/01/02	Residential
		01/02	Transportation and Communication, Residential and	01/02/01 01/02/02	Residential Transportation and Communication
			Commercial	01/02/03	Agricultural
				01/02/04 01/02/05	Residential & Commercial
		01/03	Industrial, Commercial, Residential, Public & Semi-Public	01/03/01	Mixed use with Commercial Residential, Public & Semi-Public
				01/03/02	Industrial
				01/03/03	Residential
		2		01/03/04 01/03/05	Residential Mixed use with Commercial Residential. Public & Semi-Public
				01/03/06 01/03/07	Agricultural Industrial
		01/04	Commercial & Residential	01/94/01	Mixed use (Commercial/ Residential)
			9	01/04/02	Commercial/Residential
	W			01/04/03 01/04/04	Commercial Commercial/Residential
				01/04/05	Residential
(40)			N 190	01/04/06 01/04/07	Commercial & Mixed Commercial
		01/05	Public & Semi-Public Residential	01/05/01 01/05/02	Residential Public & Semi-Public
		140	Residential	01/05/03 01/05/04	Residential Residential
		01/06	Residential, Public & Semi-Public and	01/06/01	Residential, Public & Semi- Public and Commercial &
		-	Commercial	01/06/02	Mixed Residential, Public & Semi- Public and Commercial & Mixed
		01/07	Residential, Public &	01/07/01	Residential, Public & Semi-
		7	Semi-Public, Industrial and Commercial	01/07/02	Public and Industrial Residential
	- 14 EV.	01/08	Residential, Transportation & Communication, Open Space Public &	01/08/01	Residential/Open Space, Public & Semi-Public Commercial & Transportatio
	34.7	UA (B)	Open Space, Public & Semi-Public	01/08/02 01/08/03	Commercial & Transportation Residential

Name of the Planning Zone	Land use Zone No.	Sub- Planning Area No.	Proposed use of Sub-Planning Area	Land Use Planning Block No.	Proposed use
Siliguri P.S. (excluding Siliguri Municipality) & Matigara (Investigation Centre) P.S.	04	04/01	Residential, Commercial & Plantation (T.G.), Transport & Communication	04/01/01 04/01/02 04/01/03 04/01/04	Residential Commercial Plantation (T.G.). Residential & Commercial Residential. Commercial. Transport & Communication
		04/02	Residential, Commercial & Agricultural, Plantation	04/02/01 04/02/02 04/02/03 04/02/04	Commercial Residential Agricultural Plantation, Residential & Commercial
		04/03	Agricultural, Industrial Residential, Horticulture	04/03/01 04/03/02 04/03/03 04/03/04 04/03/05 04/03/06 04/03/07	Agricultural Industrial Industrial Vacant Agricultural Horticulture Residential
		04/04	Tea Plantation, Agricultural Conservation	04/04/01 04/04/02 04/04/03 04/04/04	Tea Plantation Agricultural Agricultural Agricultural
		04/05	Agricultural, Residential, Public & Semi-Public	04/05/01 04/05/02 04/05/03 04/05/04 04/05/05 04/05/06 04/05/07 04/05/08	Agricultural Residential Public & Semi-Public Residential Residential Agricultural Residential Residential
		04/06	Residential, Agricultural, Public, Semi-Public, River	04/06/01 04/06/02 04/06/03 04/06/04 04/06/05 04/06/06	Public & Semi-Public Agricultural Residential River Bed/Vacant River Balason Residential/Agricultural
		04/07	Residential, Agricultural, Mixed, Tea Estate	04/07/01 04/07/02 04/07/03	Residential Agricultural/Mixed Tea Estate
		04/08	Agricultural, Public, Semi- Public	04/08/01 04/08/02 04/08/03 04/08/04	Public, Semi-Public Vacant Agricultural Agricultural
0		04/09	Agricultural, Residential, C	ommercial, Ir	1 ndustrial, Public & Semi-Public

Name of the Planning Zone	Land use Zone No.	Sub- Planning Area No.	Proposed use of Sub-Planning Area	Land Use Planning Block No.	Proposed use
Dabgram	03	03/01	Residential	03/01/01 03/01/02 03/01/03	Residential Residential Public, Semi-Public
		03/02	Transportation and Communication, Public & Semi-Public	03/02/01	Transportation and Communication. Public & Semi-Public
•		03/03	Residential & Commercial	03/03/01 03/03/02 03/03/03	Commercial Residential Residential
		03/04	Residential & Agricultural	03/04/01 03/04/02 03/04/03 03/04/04	Residential Residential Residential Agricultural
		03/05	Residential .	03/05/01 03/05/02 03/05/03 03/05/04 03/05/05	Residential Residential Residential Residential Residential
		03/06	Residential & Commercial, Agricultural, Industrial, Public & Semi-Public	03/06/01 03/06/02 03/06/03 03/06/04 03/06/05 03/06/06	Commercial Agricultural Industrial Public & Semi-Public Residential Commercial Commercial
		03/07	Residential & Commercial, Industrial, Public & Semi-Public	03/07/01 03/07/02 03/07/03 03/07/04 03/07/05	Commercial Residential Public & Semi-Public Industrial Residential
		03/08	Commercial &Industrial	03/08/01	Commercial & Industrial
		03/09	Residential, Commercial, Industrial, Public & Semi-Public and Conservation	03/09/01 03/09/02 03/09/03	Public, Residential & Commercial Conservation, Residential & Commercial, Industrial Conservation, Residential & Commercial, Industrial
Binnaguri	05	05/01	Residential & Conservation		
		05/02	Commercial & Industrial		
		05/03	Conservation		
		05/04	Transport & Communication		
		05/05	Conservation		
Bagdogra	06	06/02	Residential, Commercial Public & Semi-Public, Agricultural and Industrial	06/02/01	Residential, Commercial, Industrial, Public & Semi- Public and Agricultural Residential, Industrial, Public & Semi-Public and Agricultural

Jalpaiguri Planning Area

Name of the Planning Zone	Land use Zone No.	Sub- Planning Area No.	Proposed use of Sub-Planning Area	Land Use Planning Block No.	Proposed use
Jalpaiguri	02	02/01	Commercial	02/01/01	Commercial
Municipality		9		02/01/02	Commercial
			p and the second	02/01/03	Commercial
				02/01/04	Commercial
			P. Control of the Con	02/01/05	Commercial
		145		02/01/06	Commercial
		02/02	Residential	02/02/01	Residential
				02/02/02	Residential
	5			02/02/03	Residential
				02/02/04	Residential
				02/02/04	Residential
		02/03	Residential	02/03/01	Residential
			provide Andrews and Anthropes	02/03/02	Residential
				02/03/03	Residential
				02/03/04	Residential
		02/04	Conservation	02/04/01	Conservation
		99480090000	2-1-Chromosophila (1) (Therefore Greening)	02/04/02	Conservation
		02/05	Conservation	02/05/01	Conservation
>		10		02/05/02	Conservation
10	A A	02/06	Residential	02/06/01	Residential
	1			02/06/02	Residential
				02/06/03	Residential
				02/06/04	Residential
	Ī	02/07	Public & Semi-Public	02/07/01	Public & Semi-Public
				02/07/02	Public & Semi-Public
la.				02/07/03	Public & Semi-Public
		02/08	Residential	02/08/01	Residential
=				02/08/02	Residential
				02/08/03	Residential
		02/09	Residential	02/09/01	Residential
				02/09/02	Residential
		2		02/09/03	Residential
			¥	02/09/04	Residential
		_	w [#]	02/09/05	Residential
		02/10	Residential	02/10/01	Residential
		-		02/10/02	Residential
		02/11	Residential	02/11/01	Residential
		+ 81	1	02/11/02	Residential
98		02/12	Residential	02/12/01	Residential
	1			02/12/02	Residential

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Name of the Planning Zone	Land uses Zone	Sub-Planning Area No.	Proposed use of Sub-Planning , Area
Urban Segment (excluding Jalpaiguri Municipality)	07	07/01	Industrial
, , , , , , , , , , , , , , , , , , ,	10	07/02	Residential, Industrial, Public & Semi-Public
*	ec	07/03	Residential, Public & Semi-Public
		07/04	Residential
* *		07/05	Conservation
		07/06	Conservation

3. Naxalbari Planning Area

Name of the Planning Zone	Land use Zone No.	Sub- Planning Area No.	Proposed use of Sub-Planning Area	Land Use Planning Block No.	Proposed use
Naxalbari	06	06/01	Agriculture, Residential, Commercial, Public & Semi-Public and Tea Garden	06/01/01	Agriculture, Residential, Commercial, Public & Semi-Public
			B2:	06/01/02	Agriculture, Tea Garden & Residential

Note: Tea Garden land resumed by the Government will come under purview of LUDCP and may be used for Area Development Schemes which may include Residential, Commercial, Industrial. Public & Semi-Public. Public Utility Services. Open Space, apart from Plantation.

A. 2. After regulation 12(4) the following provision shall be inserted:—

12(5). Provided that notwithstanding anything contained in these regulations for the time being in force, no building shall be constructed in all areas falling within 15 (fifteen) metres on either side from the centre of Eastern Bye-Pass originating from its intersection with NH-31 and Sevoke Road up to intersection with Sahudangi Road.

B. After VII(b) 8 of Out Line Development Plan (Page 18) the following shall be inserted:—

Tea Garden land resumed by the Government will come under purview of Land Use and Development Control Plan and may be used for Area Development Schemes which will include Residential. Commercial. Industrial, Public & Semi-Public, Public Utility Services, Open Space, apart from Plantation.

ARNAB ROY, IAS

Chief Executive Officer, Siliguri Jalpaiguri Dev. Authority.