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**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 Norgye 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.