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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 Commercial	01/02/01	Residential
				01/02/02	Transportation and Communication
				01/02/03	Agricultural
				01/02/04 01/02/05	Residential 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				
01/03/04	Residential				
01/03/05	Mixed use with Commercial, Residential, Public & Semi-Public				
01/03/06 01/03/07	Agricultural Industrial				
01/04	Commercial & Residential	01/04/01	Mixed use (Commercial/Residential)		
		01/04/02	Commercial/Residential		
		01/04/03	Commercial		
		01/04/04	Commercial/Residential		
		01/04/05	Residential		
		01/04/06	Commercial & Mixed		
		01/04/07	Commercial		
01/05	Public & Semi-Public Residential	01/05/01	Residential		
		01/05/02	Public & Semi-Public		
		01/05/03	Residential		
		01/05/04	Residential		
01/06	Residential, Public & Semi-Public and Commercial	01/06/01	Residential, Public & Semi-Public and Commercial & Mixed		
		01/06/02	Residential, Public & Semi-Public and Commercial & Mixed		
01/07	Residential, Public & Semi-Public, Industrial and Commercial	01/07/01	Residential, Public & Semi-Public and Industrial		
		01/07/02	Residential		
01/08	Residential, Transportation & Communication, Open Space, Public & Semi-Public	01/08/01	Residential/Open Space, Public & Semi-Public		
		01/08/02	Commercial & Transportation		
		01/08/03	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
		04/09	Agricultural, Residential, Commercial, Industrial, 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 03/06/07	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
				06/02/02	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 Municipality	02	02/01	Commercial	02/01/01	Commercial
				02/01/02	Commercial
				02/01/03	Commercial
				02/01/04	Commercial
				02/01/05	Commercial
				02/01/06	Commercial
		02/02	Residential	02/02/01	Residential
				02/02/02	Residential
				02/02/03	Residential
				02/02/04	Residential
				02/02/05	Residential
		02/03	Residential	02/03/01	Residential
02/03/02	Residential				
02/03/03	Residential				
02/03/04	Residential				
02/04	Conservation	02/04/01	Conservation		
		02/04/02	Conservation		
02/05	Conservation	02/05/01	Conservation		
		02/05/02	Conservation		
02/06	Residential	02/06/01	Residential		
		02/06/02	Residential		
		02/06/03	Residential		
		02/06/04	Residential		
02/07	Public & Semi-Public	02/07/01	Public & Semi-Public		
		02/07/02	Public & Semi-Public		
		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		
		02/09/03	Residential		
		02/09/04	Residential		
		02/09/05	Residential		
02/10	Residential	02/10/01	Residential		
		02/10/02	Residential		
02/11	Residential	02/11/01	Residential		
		02/11/02	Residential		
02/12	Residential	02/12/01	Residential		
		02/12/02	Residential		

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Name of the Planning Zone	Land uses Zone No.	Sub-Planning Area No.	Proposed use of Sub-Planning Area
Urban Segment (excluding Jalpaiguri Municipality)	07	07/01	Industrial
		07/02	Residential, Industrial, Public & Semi-Public
		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
				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.