

**IDENTIFICATION OF DEVELOPMENT AREAS WITHIN THE JURISDICTION OF SJDA
CLASSIFIED FOR ASSESMENT OF DEVELOPMENT CHARGES.**

**SILIGURI LAND USE & DEVELOPMENT CONTROL PLAN AREA (earlier Siliguri
outline Development Plans Area)**

1. Siliguri Municipal Town (Land Use Planning Area 01)

a) Intensive Development Area :-

Entire Sub Planning area 01 / 04 excluding the area bounded by Bireswar Mazumder Road on the North, N.F. Railway track on the South, Burdwan Road on the west and Qureshi Mahalla Road on the east.

b) Medium Development Area:-

All the sub planning areas from 01/01 to 01/03 and from 01/05 and 01/08.

c) Low Development Area:-

Area bounded by Bireswar Mazumder Road on the North, N. F. Railway track on the South, Burdwan Road on the West and Qureshi Mahalla Road on the east fallen with sub-planning area 01/04 .

2. Siliguri P.S. excluding Siliguri Municipal Area (Land Use Planning area 04)

a) Intensive Development Area :- Nil

b) Medium Development Area :-

All the areas falling within mouzas Jitu (J. L. No. 78), Bairatisal (J.L. No. 79), Baromohansing (J.L. No. 96), Mathapari (J.L. No. 101), Matigara Hat (J.L. No.102), Gourcharan (J.L. No. 103), Daknikata (J.L. No. 105) Mandlaguri (J.L. No. 107) and Ujanu (J.L. No. 108) **[Thiknikata (94), Kawakhali (98), Kawakhari (95), Pelku (93)]* forming parts of Planning area 04).

c) Low Development Area :-

All the Mouzas falling within the planning area 04 excluding the mouzas mentioned in 2(b) above.

3. Bagdogra (Land Use Sub Planning Area 06 / 02)

a) Intensive Development Area :- Nil

b) Medium Development Area :

* - Mouzas Proposed to be included

All the areas falling within the mouza Uttar Bagdogra (J.L. No. 93 within the Sub Planning area 06/02)

c) Low Development Area :-

All the areas falling within the sub-Planning area 06/02 excluding mouza Uttar Bagdogra as mentined in 3(b) above.

4. Dabgram (Land Use Planning Area No. 03)

a) Intensive Development Area :- Nil

b) Medium Development Area :-

All the areas falling under sub -Planning areas 03/01 to 03/08 *[and 03/09].

5. Binnaguri Mouza (land Use Planning Area No. 05)

a) Intensive Development Area :- Nil

b) Medium Development Area :- Nil

c) Low Development Area :-

All the areas falling under Binnaguri Mouzas Sub Planning areas 05.

NAXALBARI LANDUSE & DEVELOPMENT CONTROL PLAN AREA (earlier Naxalbari outline Development Plan Area)

1) Naxalbari (Land Use Sub-Planning Area 06/01)

a) Intensive Development Area :- Nil

b) Medium Development Area :- Nil

c) Low Development Area :-

All the areas falling under sub -Planning Block area 06/01/01.

JALPAIGURI OUTLINE DEVELOPMENT PLAN AREA

1) Jalpaiguri Municipal Town (Land Use Planning area 02)

a) Intensive Development Area :- Nil

b) Medium Development Area :-

All the areas falling within sub -Planning areas 02/01.

c) Low Development Area :-

- i) All the areas falling under Planning Area 02 excluding Sub-Planning Area 02/01 as mentioned in 1(b) above.

* - Area proposed to be included & Section 4 c to be deleted.

- ii) All the areas falling under mouza Kharia (J. L. No. 7) excluding Planning Area 02 and forming part of Planning Area 07.

D.1. SPECIAL AREA –

All the areas falling within a distance of 250 metres on both sides of the National Highway and State Highway falling within the jurisdiction of the Siliguri Jalpaiguri Development Authority declared vide G.O. No. 1877-T&CP/IR-6/80 dt. 17.3.1980.

- a) Intensive Development Area :- Nil
- b) Medium Development Area : - Nil
- c) Low Development Area :- All the Areas stated D-1 above.