SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY

Ref: Public notice no. 1205/I/Plg/2/95/SJDA dated 03.11.2026.

Draft amendment of the Land Use Development Control plan for **Siliguri Jalpaiguri Development Authority** earlier notified on December, 22, 1992 vide notification no 513/SJDA dated 16.12.1992 and amended subsequently is placed below:

In reference to the directions issued with respect to "Compliance reduction and De-Regulation Docket under Ease of Doing Business" for adoption of flexible zoning framework allowing mixed-use development activities in principle of "permitted until prohibited", the existing **Schedule V** of Zoning and Sub-Division Regulation for Control of Development and Use of Land provisions w.r.t. different land use zones as prescribed in the LUDCP within the Siliguri Jalpaiguri Development Authority Area may be replaced as per the following table. This is also in accordance with the notification vide no 1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025.

SCHEDULE -V

Sl. No	Land use / Planning Zone/Area	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
(a)	(b)	(c)	(d)	(e)
A.	Residential	A.a) and A.b)	• Industries listed under the Green Category of WBPCB (other than small-scale industries) and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation and sale of second-hand/junk goods/recyclables. • Health facilities for contagious diseases. • Terminals for goods vehicles exceeding 16.2 tonnes. • Gas Godown / Combustion / Junkyard. • Warehouse / Logistic Park. • Animal farming • New Burial grounds, cremation sites and burning places. • New Petrol Pump / Filling Stations (may be permitted if NOC obtained from Statutory Authority). • Brick kilns, quarrying, and material removal.	

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(a)	(b)	(c)	(d)	(e)
			• Mining. • Slaughter house and tanneries. • Wholesale loading, unloading & warehousing business. • Waste disposal sites including landfill and hazardous waste dumping grounds. • Wholesale/Mercantile use. • Cold storage / Store / Godown • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
B.	Commercial	B.a) and B.b)	• Industries listed under the Green Category of WBPCB (other than small-scale industries) and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Health facilities for contagious diseases only. • Terminals for goods vehicles not exceeding 16.2 tonnes. • Waste disposal sites including landfill and hazardous waste dumping grounds. • Wholesale loading, unloading and warehousing business. • Animal farming • New Burial grounds, cremation sites and burning places. • Gas Godown / Combustion / Junkyard • Brick kilns, quarrying, and material removal. • Mining. • Slaughter house or tanneries • Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State	

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			Government in L&LR & RR&R Deptt.	
C.	Industrial	C.a) and C.b)	• Residential use (excluding industrial staff/EWS resettlement and those specifically permitted under the Urban Development and Municipal Affairs Department's Notification No. 481-UDMA-24/17/2024-DAC SEC-Dept. of UDMA dated 19.05.2025, as amended from time to time.) • Educational institutions, libraries, reading rooms. • Community/auditorium/assembly halls, public venues. • Public worship, welfare, clubs, culture, science, museums. • Sports, stadiums, recreation complexes. • Zoological/botanical gardens, riverfront projects. • Farm produce storage/sale. • Pisciculture, floriculture, community farming. • Animal farming • Brick kilns, quarrying, material removal. • Mining. • Slaughter house or tanneries • Commercial uses- excluding restaurant, guest house, boarding houses and banks incidental to industries • Hotels above 20 rooms • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
D	Mixed	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Health facilities for contagious diseases. • Industries listed under "Orange," "Special Red," or "Ordinary Red" Categories' of WBPCB. • Terminals for goods vehicles exceeding 16.2 tonnes. • Animal farming • Brick kilns, quarrying, and material removal.	

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(a)	(b)	(c)	(d)	(e)
			• Mining. • New Burial grounds, cremation sites and burning places. • Slaughter house or tanneries • Wholesale loading, unloading & warehousing business. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
E	Transport And Communication	New	• Health facilities for contagious diseases only. • Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. • Waste disposal sites including landfill and hazardous waste dumping grounds. • Animal farming • New Burial grounds, cremation sites and burning places. • Brick kilns, quarrying, and material removal. • Mining • Slaughter house or tanneries • Dairy, poultry and piggery • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	.
F	Mixed Use With Commercial	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Health facilities for contagious diseases only. • Terminals for goods vehicles not exceeding 16.2 tonnes. • Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State	

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			Government in L&LR & RR&R Deptt.	
G	Commercial & Transportation	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Health facilities for contagious diseases only. • Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
H	Public And Semi-Public	New	• Industries listed under the Green Category of WBPCB (other than small-scale industries) and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Waste disposal sites including landfill and hazardous waste dumping grounds. • Wholesale loading, unloading and warehousing business. • Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Terminals for goods vehicles not exceeding 16.2 tonnes.	

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(a)	(b)	(c)	(d)	(e)
			• Animal farming • Gas Godown / Combustion / Junkyard • Cold storage / Store / Godown • Warehouse / Logistic Park • Brick kilns, quarrying, and material removal. • Mining. • New Burial grounds, cremation sites and burning places. • New Petrol Pump / Filling Stations (may be permitted if NOC obtained from Statutory Authority) • Slaughter house or tanneries • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
I	Residential / Open Space	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Terminals for goods vehicles. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • New Burial grounds, cremation sites and burning places. • Slaughter house or tanneries • Manufacture & storage of explosives and petroleum or other incendiaries. • Wholesale loading, unloading & warehousing business. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
J	Agriculture	New	• Residential uses — excluding Farm houses and	

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			their accessory buildings & dwelling for the people engaged in the farm. • Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Waste disposal sites including landfill and hazardous waste dumping grounds. • Terminals for goods vehicles. • Gas Godown / Combustion / Junkyard • Cold storage / Store / Godown • Warehouse / Logistic Park • Animal farming • Brick kilns, quarrying, and material removal • Mining • Slaughter house or tanneries • Wholesale loading, unloading & warehousing business. • New Burial grounds, cremation sites and burning places. • New Petrol Pump / Filling Stations (may be permitted if NOC obtained from Statutory Authority) • Hotels above 10 rooms • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
K	Horticulture	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Terminals for goods vehicles. • Animal farming	

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(a)	(b)	(c)	(d)	(e)
			• Brick kilns, quarrying, and material removal. • Mining. • Slaughterhouses or tanneries • New Burial grounds, cremation sites and burning places. • Manufacture & storage of explosives and petroleum or other incendiaries. • Wholesale loading, unloading & warehousing business. • Any development or change of land use under Sericulture except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in the concerned Department. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
L	Tea Garden. Tea Estate. Plantation (Tg) & Tea Plantation	New	• Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt. • For resumed / permitted Tea Garden land- o Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) o Storage, segregation, and sale of secondhand/junk-goods/recyclables. o Health facilities for contagious diseases. o Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB except tea processing unit. o Terminals for goods vehicles exceeding 16.2 tonnes. o Animal farming o Brick kilns, quarrying, and material removal. o Mining. o Slaughterhouses or tanneries o New Burial grounds, cremation sites and burning places. o Manufacture & storage of explosives and	

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			petroleum or other incendiaries. o Wholesale loading, unloading & warehousing business.	
M	River Bed/Vacant	New	• River bed area except allotted / permitted by the State Govt. for other. • Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Terminals for goods vehicles exceeding 16.2 tonnes. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • Slaughterhouses or tanneries • New Burial grounds, cremation sites and burning places. • Manufacture & storage of explosives and petroleum or other incendiaries. • Wholesale loading, unloading & warehousing business. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt. • Any activity prohibited under applicable environmental laws or river conservation laws	
N	River Balason	New	• All other use except River. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt. • Any activity prohibited under applicable environmental laws or river conservation laws	
O	Conservation	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other	

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			kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Terminals for goods vehicles exceeding 16.2 tonnes. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • Slaughterhouses or tanneries • New Burial grounds, cremation sites and burning places. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	
P	Vacant	New	• Storage/warehousing/Godown (involving perishable, inflammable, explosive or other kinds of hazardous materials) • Storage, segregation, and sale of secondhand/junk-goods/recyclables. • Health facilities for contagious diseases. • Industries listed under the "Orange," "Special Red," or "Ordinary Red" Categories of WBPCB. • Terminals for goods vehicles exceeding 16.2 tonnes. • Animal farming • Brick kilns, quarrying, and material removal. • Mining. • Slaughterhouses or tanneries • New Burial grounds, cremation sites and burning places. • Wholesale loading, unloading & warehousing business. • Any development or change of land use in tea garden land, except in cases where the land has been duly resumed or development has been specifically permitted by the State Government in L&LR & RR&R Deptt.	

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Q	Eco- Sensitive Zone	New	• Prohibited activities and regulated activities within Eco-sensitive zone of Mahananda Wildlife Sanctuary as per latest notification of Ministry of Environment, Forest and Climate Change, Govt. of India.	

Note:

- Following the de-regulation docket, all previous conditional approvals are fully omitted. Only activities explicitly declared under the Prohibited Activities column are barred; all alternative configurations are permitted by right.
- Any land use or activity found to violate statutory laws, environmental clearances, judicial mandates, or established public safety regulations may be restricted on a case-by-case evaluation.
- While issuing development permission, the concept of inclusive zoning, on the context of this prohibited land uses that are non-permissible in the zone, will be encouraged by allowing all other uses and by allowing mixed use development following the concept of flexible land use zoning.
- This prohibited list has been prepared to enable enhancement of more commercial and industrial activities wherever possible.
- Land use practices that enhance productivity or conserve environmental value without causing long-term degradation shall be encouraged. Conversely, land use practices that are detrimental to public safety and security, the environment (including flora, fauna, and biodiversity), or neighbouring properties may be prohibited.
- The State Government reserves the right to amend or introduce additional provisions within this list in the public interest via official gazette notifications.
- All directions issued u/s 135 of the WB T&C (P&D) Act, 1979 shall be followed.
- Notwithstanding anything contained in the foregoing provisions, any use or activity prohibited under any applicable law, statute, rule, regulation, notification, or by any order, judgment or direction of a competent Court, Tribunal or Authority in India, as amended from time to time, shall also be deemed to be prohibited.

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority