



# Siliguri Jalpaiguri Development Authority

A Statutory Authority Under Department of UDMA

An IS/ISO 9001:2008 Certified Organisation

Himanchal Vihar, Near – Passport Seva Laghu Kendra, Matigara-734010

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## NOTICE

This is to inform to all concerned Applicants, Architects and Licensed Building Surveyors that process of scrutiny & approval for development permission / Land Use Compatibility Certificate (LUCC) as per provisions of West Bengal Town and Country (Planning and Development) Act, 1979 is effective in SJDA through online mode using SJDA website [www.sjda.org](http://www.sjda.org). However, certificate & site plan was being issued with physical signature on behalf of the Authority.

It is to further inform that module of digital signature is now enabled and active in the system. Henceforth Land Use Compatibility Certificate (LUCC), site plan, payment certificate and development permission shall be issued by the authority **with digital signature and QR code only**. Digitally signed LUCC, site plan and payment receipt /certificate will be available in the Architect/LBS console at the following location.

- For LUCC/Development permission: Final Approved → Report → LUCC/BPA/NOC.
- For site/building plan: Final Approved → Drawing for Sign.
- For payment receipt/certificate: Final Approved → Challan Details → Signed Receipt.

Issuance of hard copy (printed copy) of such documents with **physical signature has been discontinued from 09.01.2026 onwards**. Demand notice for deposition of development charge will however be issued from the system as per earlier procedure.

Architects / LBS /Applicants are required to pay development charges etc. for LUCC / development permission (Building Plan) through SJDA website link i.e. <https://sjdalucc.in/bpamsclient/> and not through any other mode. SJDA will verify payment and issue digitally signed LUCC and site plan thereafter. Architects / LBS /Applicants shall **NOT** submit any hardcopy of site plan and payment details to SJDA for signature.

Those applicants whose demand notices/challans were generated before 07.01.2026, they shall follow the following procedure.

1. If development charge has not already been paid, payment only through SJDA website link i.e. <https://sjdalucc.in/bpamsclient/> and not through any other mode. If paid through SJDA website link, hardcopy of site plan and payment details is NOT required to be submitted to SJDA.
2. If development charge has already been paid through other mode before 07.01.2026, hardcopy of payment details only is to be submitted to SJDA in prescribed format for verification. Hardcopy of site plan is NOT required to be submitted to SJDA.

*Subash Chandra*  
12/02/26

Chief Executive Officer,  
Siliguri Jalpaiguri Development Authority