

Members present in the meeting

Sl. No	Name	Designation
1	Vir Vikram Rai, WBCS (Exe.)	CEO, SJDA
2	Tushar Kanti Ray	A.P, SJDA
3	Pradeep Kumar Gupta	A.L.M, SJDA
4	7 representatives from 6 organization/entity	

The pre bid meeting was initiated with the introduction of the project. A detailed history of 92.96 acres of land i.e., mode of acquisition , it's location, geographical importance, map & land schedule were shown before the meeting in order to have a clear idea of the land parcels namely block A & block B involved in the auction .

Some queries have been raised by the attendees or other interested bidders relating to the land schedule involved in the auction.

Reply in respect of issues raised by different intending bidders by their letters & queries in the meeting.

• **Pending Litigation & Land Acquisition:**

Regarding pending litigation: SJDA hereby clarifies and informs that the entire land under the auction, including any claimed portion by any individual, has been duly acquired by the Collector, Jalpaiguri, under the **Land Acquisition Act, 1894 (Act-I of 1894)** and handed over to the Siliguri Jalpaiguri Development Authority. Any person having issues regarding the payment of compensation should take up the matter directly with the Collector, Jalpaiguri. SJDA has published a PUBLIC NOTICE in this regard in the newspaper on 23.09.2026 (copy enclosed).

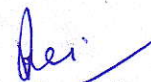
- **Submission of auction details of the bid/auction before the Hon'ble Supreme Court:** SJDA shall submit the details of the entire auction process before the **Hon'ble Supreme Court of India** for confirmation after the completion of the auction.
- **Transfer of Leasehold Interest & Mortgaging:** Regarding the transfer of vacant developed plots without construction, the transfer of leasehold interest in the land is permissible. However, simultaneous mortgaging by both the developer and the transferee is not permissible.
- **Land Schedule:** The detailed land schedule for both **Block A** and **Block B** will be uploaded to the official SJDA website prior to the date of the auction
- **Land Allotment Scope:** The Authority is allotting land **only**.
- **Statutory Clearances:** Obtaining all necessary statutory clearances, licenses, approvals, and permissions required for execution and development on the land shall be the sole responsibility of the successful bidder.

- **Compliance:** Development activities must strictly conform to all prevailing laws, acts, statutory notification, rules, and building by-laws of the land.
- **Judicial Jurisdiction:** The auction process is being conducted pursuant to the directives of the **Hon'ble Supreme Court of India**. All directions and orders issued by the Hon'ble Court shall be final and binding upon all participating parties.
- **Offer submitted:** The offer submitted by intending parties for the acquisition of the entire **92.96 acres** at an amount must conform strictly to the auction terms & conditions and be submitted in direct response to the terms of the official auction notice following due process of the auction.
- **Status of SLRL Agencies Pvt. Ltd.:** Pursuant to the Hon'ble Supreme Court order dated **03.09.2026**, M/s SLRL Agencies Pvt. Ltd. has stated its unwillingness to stand by its earlier offer for the purchase of leasehold rights. Accordingly, the entity has been granted liberty to approach the Hon'ble High Court for the release of its deposited earnest money/amounts.
- **Applicability of rules for development:** Since each individual block of land measures **below 50 acres**, the development does **not** attract the West Bengal Town & Country (Development of Township Projects) Rules, 2008 as on date.

However, the development shall strictly comply with:

1. West Bengal Town & Country (Planning & Development) Act, 1979 and its underlying rules, regulations and notifications.
 2. Land Use and Development Control Plan (**LUDCP**) of the Siliguri Jalpaiguri Development Authority (**SJDA**).
 3. Other relevant local development rules and statutory guidelines.
- **Authority and the applicable Building rules for this land (The over lapping jurisdiction of SJDA and the Zilla Parishad):** Land Use Compatibility Certificate from SJDA and building plan approved from relevant Panchayat Authority
 - **Integrated Township Components:** The integrated township project shall encompass, but is not limited to, residential, commercial, institutional, educational, Industrial (non polluting) and recreational land uses, fully equipped with comprehensive and self sufficient infrastructure, utilities, and amenities.
 - **As regarding bid price:** the same excludes the GST and other applicable taxes.
 - **Leasehold to freehold:** The process of converting freehold may be taken up after execution of lease deed at an appropriate time if the lessee agrees.
 - **Timeline for approving the plan after submission:** 60 days at SJDA for LUCC if proposal is in order.
 - **Conversion under Section 4C of the West Bengal Land & Land Reforms Act:** Land is already converted to Township.

A corrigendum vide no. 1071/I/Plg/404/2003(Pt-V)/SJDA dated 21.09.2026 has been issued and uploaded in the SJDA website shall be part of the auction notice bearing Auction No. 001/PLG/2026-27 OF SJDA. There are no other changes in the clauses of terms & conditions of the auction notice bearing Auction No. 001/PLG/2026-27 of SJDA.



Chief Executive Officer
Siliguri Jalpaiguri Development Authority

Recruitment Committee