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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**

Urban Development Department  
“NAGARAYAN”, DF-8, Sector-I,  
Salt Lake, Kolkata - 700 064

No. 2531-UD/O/M/SL(AL/NR)/8L-8/2014

Dated, Kolkata, the 7th August, 2014.

**NOTIFICATION**

In Salt Lake many institutions/persons have constructed buildings to carry out IT/ITES business with higher FAR of 5.9 against FAR of 2.75 allowable usually for Non-residential Buildings other than IT and ITES.

Now, requests have been received to convert their uses from IT & ITES to Non-residential uses due to changed circumstances. The State Government in the Urban Development Department has been informed that more than several thousand square feet of built-up space meant for IT/ITES is lying vacant in Salt Lake and Sector V. The entrepreneurs have requested to allow conversion of part of their built-up space meant for IT/ITES purposes into Non-residential uses to enable them to lease out the portions to the Corporates.

In consideration of the present scenario of excess vacant space lying in IT/ITES sectors and to ensure that all unutilized surplus built-up space meant for IT&ITES sectors are put to effective use leading to the scope of generation of Government Revenue and employment opportunities, the governor has been pleased to allow IT/ITES Companies to use their built-up space created by using higher FAR of 5.9 for other Non-residential Non-hazardous uses subject to the following: with higher FAR of 5.9, IT & ITES users have constructed their buildings with such higher built-up space on land area which is otherwise required to be 1.145 times of their allotted land as compared with the plots for Non-residential uses with 2.75 FAR.

It has been decided by the Government that 50% of the cost savings by constructed additional built-up space on lesser land area by using higher FAR of 5.9 be charged as fees for allowing Non IT, Non-residential use on the additional

built-up space. The fees to be charged are to be calculated as 50% of the present land value (as decided by ADSR)  $\times$  1.145 times the area of land allotted for IT/ITES uses with 5.9 FAR. For proportionate conversion of IT/ITES uses into other Non-residential Non-hazardous uses, the fees could be charged on prorata basis. Such payment of fees would not, however, be less than the highest transfer fee payable under the existing notification and the Non-IT/Non-residential units to be set up in the additional built-up vacant space would be non-hazardous in nature. The other existing orders/provisions related to payment of fees for transfer of proportionate land/built-up space, change of purpose etc. will remain in vogue.

This has the concurrence of the Finance (Audit) Department vide their U.O. No. 262-Gr. 'T' dated 02.06.2014.

By order of the Governor,

DEBASHIS SEN,

*Principal Secretary to the Government of West Bengal.*