

The



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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. 3540-UD/O/M/SL(AL/NR)/8L-08/04

Kolkata, the 13th September, 2013.

NOTIFICATION

1. Non-residential lands at Bidhannagar are mainly of three categories (i) Institutional (ii) Industrial & (iii) Commercial. To ensure quick utilisation of vacant non-residential land, the Urban Development Department had issued a series of notifications, the latest bearing No.5081-UD/O/M/SL(AL/NR)/8L-08/2004 dated 26.11.2012, allowing change of use of land under certain conditions and on payment of fees.
2. However, even after this, several plots are lying vacant. On trying to ensure utilization of land effectively as per present land allotment policy of the Government many lessees of non-residential plots are praying for withdrawing the prevailing restriction on change of purpose among the categories of use as stated above. There has been a growing demand for removing the barrier across the categories for sometime past, keeping in view the economic viability of the changed projects and the financial benefit in the interest of proper utilization of plot for generating economic activity.
3. In order to streamline the entire process and to ensure that all institutional, industrial and commercial plots of lands are put to effective use the Governor has been pleased to order that the Government of West Bengal in the Urban Development Department shall, after such scrutiny as may be considered necessary allow the lessee / transferee of industrial/ commercial/institutional plots at Salt Lake to change of character of their leasehold land from industrial to commercial or institutional and vice-e-versa on payment of fees and on such conditions as may be imposed.
4. If the lessee of a land or a transferee of leasehold right of a land in Bidhannagar institutional, industrial and commercial plots, intend to change the character of their leasehold land, the lessee shall have to apply to the Government of West Bengal in the Urban Development Department seeking such permission. If it is found suitable, after examination Government in the Urban Development Department shall allow such change of character of leasehold land subject to

payment of fees at the following rates and execution and registration of a deed of rectification to the original use deed following the usual rules of registration of Government, on such further terms and conditions as may be laid down:-

Nature of permission		Permission fees for such change of character of land per cottah
Original (1)	Proposed (2)	
Institutional	Industrial	Rs. 7,00,000.00
Institutional	Commercial	Rs. 10,00,000.00
Industrial	Commercial	Rs. 8,00,000.00
Industrial	Institutional	Rs. 6,00,000.00
Commercial	Institutional	Rs. 6,00,000.00
Commercial	Industrial	Rs. 8,00,000.00

5. No additional FAR will however be allowed under any circumstances for such change in use even if IT/ITES use is the declared purpose for the change.
6. No permission may be granted for any request for change from non-residential to residential category.
7. This order issues with the concurrence of Finance Department Group - 'R' vide their U. O. No. 0095 dated 4th September, 2013.
8. This order shall take immediate effect.
9. This notification is published in the *Kolkata Gazette, Extraordinary Issue*.

By order of the Governor,

DEBASHIS SEN,
Principal Secretary to the Government of West Bengal.