

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS
LAND ALLOTMENT CELL (NON-RESIDENTIAL)
"NAGARAYAN", 03rd FLOOR
DF - 8, SECTOR - I, SALT LAKE
KOLKATA - 700 064

No. 3109 - UD/SL/(AL)/2L-25/84(Pt)

Dated, 12th October, 2018

From : Joint Secretary to the
Government of West Bengal

To : 1) The Commissioner,
Bidhannagar Municipal Corporation,
FD-415A, Sector-III, Salt Lake,
Kolkata-700 106

2) The Executive Officer,
Nabdiganta Industrial Township,
Unnayn Bhavan, 1st floor,
Salt Lake, Kolkata-700 091

Sub:- Restriction on sanction of Building Plan in respect of Salt Lake lands in
terms of Clause 2(6)(a) of the lease deed

Madam/Sir,

I am directed to say that the plots of land in Salt Lake are leased out to proprietors/ trustees /partners/ private limited companies/ public limited companies/ Government/ other organisations on the terms and conditions as set forth in the lease deed for commercial/institutional/ industrial/ cultural purposes.

In terms of Clause 2(6)(a)[or in some cases Clause 2(6)] of the lease deed, the lessee is required to construct the building in conformity with such building rules as may from time to time be framed by the Government or other authority prescribed in that behalf and according to plans, specifications, elevations, designs and sections sanctioned by the Government, or that authority within three years from the date of possession of the demised land or such extended time, as may be allowed by the Government in writing.

After expiry of three years from the date of possession of the demised land, it is mandatory on the part of the lessee to apply for permission for extension of time to

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commence and/or complete construction of work or even submit fresh application for sanction of building plan before the competent authority. Without obtaining prior permission for extension of time from this Department, the lessee is completely barred from applying for sanction of building plan seeking modification in the sanctioned building plan or for revalidation of the existing building plan.

But, it has been observed that without meticulously following the terms and conditions, particularly Clause 2(6)(a) or Clause to 2(6) of the lease deed as the case may be, and any other order subsequently issued by this Department in respect of the leasehold land, Bidhannagar Municipal Corporation and Nabadiganta Industrial Township Authority are accepting applications for sanction of building plan without verifying if the lessee has obtained prior permission of this Department for extension of time beyond three years from the date of possession of the land to commence and/or complete construction work of the proposed building.

As a consequence, even after detection of violation of the terms and conditions of the lease deed, this Department is facing a host of complications while framing charges against the lessee for violation of terms and conditions of the lease deed.

Before accepting any building plan from the lessee concerned, you are, therefore, requested to meticulously scrutinize if the lessee has violated any of the terms and conditions of the lease deed, particularly Clause 2(6)(a) or Clause 2(6), *ibid*, and has applied for building plan sanction before or after expiry of three years from the date of delivery of possession of the demised land. Even in the event of processing the cases of revalidation of sanctioned building plan or modification in sanctioned building plan the same procedure should be followed.

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Under no circumstances, without production of permission order for extension of time to be granted by this Department, fresh application for building plan sanction or modification in sanctioned building plan or revalidation of existing building plan should be entertained either by Bidhannagar Municipal Corporation or by Nabadiganta Industrial Township Authority.

In respect of lands sub-leased to West Bengal Electronic Industry Development Corporation (WEBEL) in Sector-V, Salt Lake, WEBEL will be the Competent Authority to issue any order of extension of time to commence and complete construction work.

Yours faithfully

Sd/-

Joint Secretary to the
Government of West Bengal
Dated.12th October, 2018

No. 3109/I(5) - UD/SL/(AL)/2L-25/84(Pt)

Copy forwarded for information and necessary action to:-

1. The Managing Director
West Bengal Electronic Industry Development Corporation
WEBEL Bhavan, Sector-V
Salt Lake, Kolkata-700 091
2. The Special Engineer,
Salt Lake Reclamation & Development Circle
Nirman Bhavan, Salt Lake
Kolkata-700 091
3. The Executive Engineer, Design
Salt Lake Reclamation & Development Circle
Nirman Bhavan, Salt Lake
Kolkata-700 091
- ✓ 4. Computer Cell of this Department
With the request to upload the letter in the Departmental Website.
5. Senior P.S/ P.S. to the Principal Secretary, KMDA Department.

Joint Secretary to the
Government of West Bengal

