

**GOVERNMENT OF WEST BENGAL**  
**DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS**  
**LAND ALLOTMENT CELL (NON-RESIDENTIAL), 03rd FLOOR,**  
**"NAGARAYAN",**  
**DF – 8, SECTOR – I, SALT LAKE CITY, KOLKATA- 700064.**  
**Computer No. 688213**

No.256-UDMA-27012(11)/9/2023-LMNR SEC Dept. of UDMA

Dated:-28<sup>th</sup> April,2023

**NOTIFICATION**

It has come to the notice of the Government in the Urban Development & Municipal Affairs Department that a number of lessees of Non-Residential Land of Salt Lake entered into development agreement with developers by transferring proportionate share of leasehold right of land / built up spaces of the building with proportionate share of land with or without prior permission of the Government.

The matter of realization of transfer fees for the cases where lessees of Non-Residential Land at Salt Lake entered into development agreement with developers with commitment from the lessee for transfer of lease hold right of the land/ built up space with proportionate share of leasehold right of land to the developer and / or assignee(s) of the developer, with or without prior permission of the Government was under active consideration of this Department for some time past.

Now, after careful consideration of the matter, the Government in the Urban Development & Municipal Affairs Department has decided that the following permission fees will be charged for such cases in respect of the Non-Residential land at the Salt Lake:-

- i. In the cases of transfer of lease hold right of land/ built up spaces of the building constructed thereon directly from the lessee to the developers then the applicable transfer fee as per existing notification/ circulars of this Department shall be charged by the department for allowing such transfer of lease hold right of land/built up spaces of the building constructed thereon. If it is found that physical possession has already been transferred by the lessee either formally or informally, then applicable penalty (i.e. 100% of the present rate of transfer fees) shall also be levied.
- ii. In case of assignment by the lessee directly to the assignee(s) of the developer without formal transfer to the developer and then to the assignee(s) of the developer, double of the transfer fee shall be realized, one for notional transfer from Lessee to the developer and the other one for the actual transfer from the lessee to assignee(s) of the developer. If it is found that physical possession has already been transferred by the lessee either formally or informally, then applicable penalty (i.e. 100% of the present rate of transfer fees) shall also be levied.
- iii. All previous cases where lessee has already assigned leasehold right of land/ built up spaces of the building constructed thereon to the developer or through developer then the lessee shall pay the permission fee and penalty (if applicable) as mentioned at Sl (i) & (ii) above, if those are not already realized.

By order of the Governor,

Sd/-

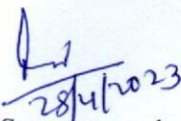
Principal Secretary to the  
Government of West Bengal.

No.256/1(11)-UDMA-27012(11)/9/2023-LMNR SEC Dept. of UDMA

Dated:- 28<sup>th</sup> April,2023

Copy forwarded for information to:-

1. The Special Secretary (Non-Residential Cell), Urban Development & Municipal Affairs Department;
2. The Financial Advisor & Ex-Officio Special Secretary, Secretary, Urban Development & Municipal Affairs Department;
3. The Additional Secretary ,Urban Development & Municipal Affairs Department;
4. The Executive Officer, Nabadiganta Industrial Township Authority, GN-20, Sector-V, Salt Lake;
5. The O.S.D. to Hon'ble MIC, Urban Development & Municipal Affairs Department;
6. The Deputy Secretary (Non-Residential Cell), Urban Development & Municipal Affairs Department;
7. The Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata-700091;
8. The Executive Engineer, Design, Nirman Bhawan, Salt Lake, Kolkata-700091;
9. The Special Law officer & Ex-officio Deputy Secretary, Urban Development & Municipal Affairs Department;
10. The P.S. to the Principal Secretary, Urban Development & Municipal Affairs Department;
11. The Section Officer IT Cell, Urban Development & Municipal Affairs Department with the request to upload this notification to the official website of this Department.

  
28/4/2023  
Joint Secretary to the  
Government of West Bengal.