

Government of West Bengal
Department of Urban Development & Municipal Affairs
'NAGARAYAN', Land Cell (Non-Residential), 3rd Floor
DF-8, Sector-I, Salt Lake, Kolkata-700 064
Email ID: nrland.addsudma@gmail.com
Computer No. 312153

No.324-UDMA-27012(11)/32/2020-LMNR SEC-Dept. of UDMA

Dated:-23.04.2024

ORDER

Subject:- Post facto permission for regularization of assignment of the area measuring 1,573 sq. ft. at unit no. 21 on 13th floor along with car parking space 67.5 sq. ft. (1 no tier/stack parking space 67.5 sq. ft.) of the building constructed at plot no.EM-03, Sector-V, Salt Lake, Kolkata-91 in favour of Mr. Pankaj Kathuria & Mrs. Anita Kathuria.

WHEREAS Techna Infrastructure Pvt. Ltd. vide letter dated 01.09.2022 had submitted a proposal for assignment of super built up area (SBUA) measuring 1,573 sq. ft. at unit no.21 on 13th floor with car parking space measuring 67.5 sq. ft. in favour of Mr. Pankaj Kathuria & Mrs. Anita Kathuria at the building constructed at Plot No.EM-03, Sec-V, Salt Lake for IT/ITeS purpose.

AND WHEREAS the DPR of Mr. Pankaj Kathuria & Mrs. Anita Kathuria for IT/ITeS purpose has been approved by the Department of I.T. & E, Government of West Bengal vide letter no. 714-ITE/1/2022, dated 09.06.2023;

AND WHEREAS on Departmental enquiry it was revealed that one Prasarnet Technologies, a tenant of Mr. Pankaj Kathuria & Mrs. Anita Kathuria was already functioning in the said floor area for IT/ITeS purpose;

AND WHEREAS this Department after considering the matter had issued demand notice being nos. 838-UDMA-27012(11)/32/2020-LMNR SEC-Dept. of UDMA, dated 04.12.2023 and No.837-UDMA-27012(11)/32/2020-LMNR SEC-Dept. of UDMA, dated 04.12.2023 for following permission fees:-

Sl. No.	Subject	Amount (in Rs.)	Notification no.
1.	Permission fee for transfer of lease hold right @ Rs.3,00,000/- per cottah along with 100% penalty of proportionate share of land commensurate with the super built up area measuring 1573 sq. ft. along with 67.5 sq. ft. car parking area	Rs.3,79,800/-	In terms of Notification no. 5081-UD, dated 26.11.2012 read with notification no. 1675-UD, dated 06.05.2008
2.	Permission fee for renting out @ Rs.250/- per sq. ft. and non-refundable processing fee of Rs.15,000/- along with 100% penalty for post facto regularization of unauthorized renting out	Rs.7,86,500 /-	In terms of notification no.4006-UD, dated 08.12.2011 read with notification no.1990-UD, dated 04.06.2008
Total is Rs. 11,66,300/- (Rupees eleven lakh sixty six thousand three hundred) only			

AND WHEREAS Techna Infrastructure Pvt. Ltd. has deposited the requisite permission fee amounting Rs. 11,66,300/- [Rs. 3,79,800/- + Rs. 7,86,500/-] (Rupees eleven lakh sixty six thousand three hundred) only through GRIPS Portal vide GRN Nos. 192023240309627968, GRN date 06.12.2023 and GRN No. 192024250005460268, GRN date 04.04.2024;

Now, therefore, in terms of this Department's notification no. 5081-UD/O/M/SL(AL/NR)/8L-08/2004, dated 26.11.2012 read with notification no. 1675-UD/O/M/SL(AL/NR)/8L-8/2004, dated 06.5.2008, the undersigned is directed by order of the Governor to say that Techna Infrastructure Pvt. Ltd. has been granted post facto permission for transfer of lease hold right of the following super built up space along with car parking space of the building constructed at plot no.EM-03, Sector-V, Salt Lake, Kolkata-91 along with proportionate undivided share of land in favour of Mr. Pankaj Kathuria & Mrs. Anita Kathuria, for use of IT/ITeS purpose for an unexpired remaining period of lease subject to execution of a Deed of assignment of lease:-

Sl. No.	Name of Company	Super built up area (sq. ft.) with floor and unit no.	Car Parking Space (sq. ft.)
1.	Mr. Pankaj Kathuria & Mrs. Anita Kathuria	1,573 sq. ft. at unit no. 21 on 13 th floor	67.5 sq. ft. car parking area

It may be noted that the Draft Deed of Assignment shall be submitted to this Department as per enclosed model draft within 7 (seven) days from the date of issue of this order and registration of the same shall be completed within 4 (four) months on receipt of executed copy of Deed of Assignment from this Department.

The undersigned is further directed to state that in case of non-realization of any govt. dues payable by the present lessee if detected later on, the assignee will be responsible for clearing the same after receipt of demand notice from this Department..
Encl: As stated.

By order of the Governor,

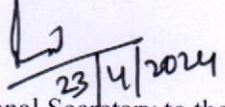
Additional Secretary to the
Government of West Bengal

No. 324/1(5)-UDMA-27012(11)/32/2020-LMNR SEC-Dept. of UDMA

Dated:-23.04.2024

Copy forwarded for information and necessary action:-

1. Director, Techna Infrastructure Pvt. Ltd., EM-03, Sector-V, Salt Lake, Kolkata-700091 with the request to submit draft deed of assignment accordingly for vetting by this Department.
2. Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-700091.
3. Special Engineer, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091.
4. Executive Engineer, Design, SLR &DC, Nirman Bhawan, Salt Lake, Kolkata -700091 with the request to place inspection report on expiry of the above mentioned stipulated period for registration of deed of assignment of lease.
5. Section Officer IT Cell of this Department for uploading this order in the official website.


23/4/2024
Additional Secretary to the
Government of West Bengal

Anik