

**GOVERNMENT OF WEST BENGAL**  
**DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS**  
**LAND ALLOTMENT CELL (NON-RESIDENTIAL), 03<sup>rd</sup> FLOOR,**  
**"NAGARAYAN",**  
**DF-8, SECTOR - I, SALT LAKE, KOLKATA - 700064.**  
**Email ID: jsudma.adsuda@gmail.com**

No.868-UDMA-27012(11)/57/2020-LMNR SEC-Dept. of UDMA

Dated:-14.12.2022

Subject:- Permission for transfer of 100% leasehold right of plot no. DN-3, Sector-V, Salt Lake, Kolkata-700 091 measuring 15.01570 cottah along with G+2 storied building constructed thereon in favour of Institute of Engineering and Management Trust.

WHEREAS the plot of land being no. DN-3, Sector-V, Salt Lake measuring 15.01570 cottah was leased out to M/s. Shockley Hall Electronics for setting up an Electronic Industry vide Deed of Indenture executed on 24.10.1986;

AND WHEREAS possession of the plot was delivered vide Possession certificate No. 10, dated 09.12.86;

AND WHEREAS Letter no. SHEPL/UD/2021-2022, dated 16.08.21, from Shockley Hall Electronics Pvt. Ltd. has prayed to this Department for transfer of 100% leasehold right along with G+2 storied building constructed thereon in favour of Institute of Engineering and Management Trust for "IT based education & training";

AND WHEREAS WBEIDC Ltd. (Webel) vide letter no.01:webel: 049:22:4491, dated 25.3.2022, informed this Department that the IT/ITeS project of these proposed assignees found viable and may be consider favorably;

AND WHEREAS a hearing was held on 27.05.2022 with M/s Shockley Hall Private Ltd.

AND WHEREAS the proposed assignee has made declaration at the time of hearing that they will utilize the plot for IT product development in AI and IOT, IT based training and education in AI, IOT, Cyber Security, Research and Development in emerging IT Technologies;

AND WHEREAS further this Department referred this proposal to IT & E Department for 'Electronic Industry' and "IT based education & training" may be considered as change of use / change of purpose;


AND WHEREAS IT Department has informed that IT based education and training facility shall not be considered as part of IT/ITeS industry. However on the other hand, electronics industry shall be considered as part of the IT/ITeS industry;

AND WHEREAS this Department has considered that it is the change of purposed of land from Industrial to Institution purpose.

AND WHEREAS this Department's issued a demand notice bearing 791-UDMA, dated 16.11.2022 in terms of notification nos. 5081-UD/O/M/SL(AL/NR)/8L-08/2004, dated 26.11.2012, 3540- UD/O/M/SL(AL/NR)/8L-08/2004,dated 13.09.2013. Subsequently a matching demand notice was issued vide memo no. 250/D/1(2), dated 18.11.2022 with the request to the lessee to deposit the permission fees amounting Rs. 1,35,14,130/- for the transfer of the lease hold right of the above mentioned plot of land as well as change of purpose of the land.

AND WHEREAS the lessee has deposited the requisites permission fees through GRIPS portal vide GRN No. 192022230177927711, dated 17.11.2022 and GRN No. 192022230177956271, dated 17.11.2022.

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification 5081-UD/O/M/SL(AL/NR)/8L-08/2004 dated 26.11.2012 and 3540-UD/O/M/SL(AL/NR)/8L-08/2004dated 13.09.2013, the undersigned directed by order of the Governor to say that the Governor has been pleased to allow M/s. Shockley Hall Electronics to assign 100% leasehold right of plot no. DN-3, Sector-V, Salt Lake, Kolkata-700 091 measuring 15.01570cottah along with G+2 storied building constructed thereon in favour of Institute of Engineering and Management Trust for IT based institutional purpose for remaining period of lease subject to execution and registration of Deed of Assignment of Lease inconformity with the original Lease Deed.

  
Additional Secretary to the  
Government of West Bengal



No.868/1(5) -UDMA-27012(11)/57/2020-LMNR SEC-Dept. of UDMA  
Copy forwarded for information and necessary action to:

Dated:-14.12.2022

- 1) The Director, M/s Shockley Hall Electronics, DN-3, Sector-V, Salt Lake, Kolkata-700 091. You are requested to submit a draft Deed of Assignment of Lease for vetting within 90 days from the issue of this Order.
- 2) Special Engineer, S.L.R & D.C, Nirman Bhawan, Salt Lake, Kolkata-700 091.
- 3) The Executive Engineer, Design, S.L.R & D.C, Nirman Bhawan, Salt Lake, Kol-91.
- 4) The Executive Officer, Nabadiganta Industrial Township Authority, GN-20, Sector-V, Sal Lake, Kolkata- 91.
- ✓ 5) Section Officer, IT Cell of this Department with the request to upload this order in the official web-site of this Department.

*C. Biswas*  
14/12/2022

Additional Secretary to the  
Government of West Bengal