

GOVERNMENT OF WEST BENGAL
Department of Urban Development and Municipal Affairs
(Urban Land Ceiling Branch)
Nagarayan, 3rd floor, Block-DF-8, Sector-I,
Bidhannagar, Kolkata - 700064

Computer No -582345

No : 167-UL/O/6M-16/2022

Date:18.06.2024

ORDER

1. Whereas, WBHIDCO has identified a land parcel of 10.50 acres of land over R. S. Plot No. 651(Part), Mouza Nonadanga(JL- No, 010),pertaining to premises no/holding no 826 ,Chowbhagha, Kolkata - 700107 under ward no 108 of KMC ,for allotment of said land on freehold basis for residential or Commercial project or a mix usage.
2. Whereas, WBHIDCO sought applicability of the Urban Land (Ceiling & Regulation) Act, 1976 to the successful bidder of e-Auction on the subject property on 21/10/2022. Subsequently, the Department provided clarification in this regards, vide letter No. 467-UL/O/6M-16/2022 dated 04/11/2022 mentioning that **Being a revenue mobilization effort of the State Government, it may be deemed to be a public interest, subject to the approval of the cabinet as a policy decision and then, exemption under UL(C&R) Act, 1976 may be considered, on application, will be granted on a case to case basis and on a priority basis for the allottees .**
3. Whereas, WBHIDCO issued notice for e-Auction on 06/03/2023 vide memo no C-40/ HIDCO/ Admn-4015/2022 for allotment of the said land.
4. Whereas, in the 47th meeting of the Standing Committee of the Cabinet held on 12/10/2023 ,it was approved that
 - i) allotment of 10.50 acres of land on freehold basis at consideration money of Rs.312,48,90,765/- in R. S. Plot No. 651(Part),in Mouza Nonadanga, JLNo.-010, Premises no/holding no 826 ,Chowbhagha, Kolkata -700107 under KMC ward no 108 in favour of M/S. Ambuja Realty Development Limited, highest bidder, for Residential or Commercial projects or a mix of both use thereon under usual terms and conditions , subject to the compliance of the provisions of Sec-14L / 52(2 and 3) of the WBLR Act,1955 as amended in 2023 .
 - ii) **Being a revenue mobilization effort of the State Government, it may be deemed to be in public interest and an exemption u/s 20(1)(a) of UL(C&R) Act, 1976,that will be needed for holding ceiling surplus land by the allottee and exemption under UL (C&R)Act,1976 may be allowed.**
5. Whereas, M/S. Ambuja Realty Development Limited, a company within the meaning of Companies Act,2013 having its registered office at Ecospace Business Park,Block 4B, Ground Floor, premises no.IIF/11,Action Area III, New Town , Kolkata 700160.
6. Whereas, an indenture of sale deed was executed between WBHIDCO and Ambuja Realty Development Ltd. on 02/05/2024 and the same was registered at the office of the Additional Registrar of Assurance-IV, Govt. of West Bengal and recorded in Book No -1, Volume number 1904-2024, page from 326404 to 326439 being deed no 190406562 dated 09/05/2024.
7. Whereas, thereby, M/S. Ambuja Realty Development Limited, holds vacant land measuring **42,492 Sq.Mtrs.** described in the Schedule below which is in excess of the ceiling limit referred to in clause (a) of subsection (1) of Section 4 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) .

8. Whereas M/S. Ambuja Realty Development Limited, has made an application for exemption of the said vacant land from the provisions of Chapter II of the said Act.

9. Now, therefore, in exercise of the power conferred by clause (a) of sub-section (1) of section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976), the Governor is pleased hereby to exempt the said vacant land as described in the schedule below from the provisions of Chapter III of the said Act subject to statutory clearances from all concerned authorities as also to the following conditions, namely:

CONDITIONS

I. The terms and conditions in respect of construction on the vacant land, purpose of use, transfer and mortgage and other terms and conditions of the sale deed executed on 02/05/2024 between West Bengal Housing Infrastructure Development Corporation Limited and M/S. Ambuja Realty Development Limited shall not be violated.

II. If at any time the State Government is satisfied that any of the conditions subject to which this exemption under clause (a) or clause (b) of sub-section (1) of section 20 of the said Act granted is not complied with by M/S. Ambuja Realty Development Limited, it shall be competent for the State Government to withdraw, by order under sub-section (2) of section 20 of the said Act, that exemption after giving a reasonable opportunity to such person entity for making a representation against the proposed withdrawal.

Schedule

Excess vacant land to an extent of 42,492 Sq.Mtrs. in Premises No. 826 ,Chowbhagha, Kolkata - 700107 under ward no 108 of Kolkata Municipal Corporation.

By order of the Governor

Carintan
18/06/2024

Additional Secretary
to the Govt. of West Bengal

No.:167/5-UL/O/6M-16/2022

Date : 18.06.2024

Copy forwarded for information and necessary action to:

1. The Managing Director, West Bengal Housing Infrastructure Development Corporation.
2. Authorized Signatory, M/S. Ambuja Realty Development Limited .
3. The Competent Authority and SDO, Alipore,Dist-, South 24 PGS.
4. The OSD to HMIC of this Department.
5. The P.S. to the Secretary of this Department.

Carintan
18/06/2024

Additional Secretary
to the Govt. of West Bengal