

(11)

31/01/2017

Government of West Bengal
Office of the Competent Authority &
Sub-Divisional Office (Sadar)

Memo No. 26 /UL

Dated : 31/01/2017

To
Ideal Riverview Projects Private Limited,
39/1, Shalimar Road,
Howrah.

Sub : Prayer for rectified NOC in favour of Ideal Riverview Projects Private Limited in respect of H.M.C holding no 39/1, Shalimar Road, of L.R. Dag No - 39, 40, 42, 60, 61, 62, 63 of Khaitan No - 09, Sheet No - 170, Dag No - 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24 of Khaitan No - 15, Sheet No - 179, Dag No - 1, 2 & 11 of Khaitan No - 17, Sheet No - 180 & Dag No - 12, 13 of Khaitan No - 170, Sheet No - 169 of Mouja + P.S - Shibpur, District - Howrah. Ward No:- 39.


Ref. : M.P. Case No. 21/ ULC 2016.

CORRIGENDUM

With reference to captioned subject, this is to inform you that the L.R. Dag No - 39, 40, 42, 60, 61, 62, 63 of Khaitan No - 09, Sheet No - 170, Dag No - 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24 of Khaitan No - 15, Sheet No - 179, Dag No - 1, 2 & 11 of Khaitan No - 17, Sheet No - 180 & Dag No - 12, 13 of Khaitan No - 170, Sheet No - 169 of Mouja + P.S - Shibpur, District - Howrah. Ward No:- 39 under Howrah Municipal Corporation land with building measuring area 61358.00 Sqm, does not come under the purview of UL (C&R) Act'76. until it is converted to vacant land U/S 2 (Q) of the act, exceeding Ceiling limit 500 Sqm. U/S 3 of UL (C&R) Act' 76.

The N.O.C is issued as per declaration submitted by the Company in affidavit to the effect that they do not hold any other excess vacant land in urban agglomeration through out West Bengal and also in respect to the proposed plan submitted by the applicant.

The proposed plan u/s 29 of the Act and notice u/s 22 of the Act is examined and found admissible within the prescribed limit of 300 Sqm. but any deviation from the proposed plan is likely to be penalized for which the HMC Authority needs to be cautious and watchful.


30/1/17
Competent Authority

Sub-Divisional Officer (Sadar)
Howrah.

Dated :/...../2017

Memo No. /UL

Copy forwarded for information and taking necessary action to :

1. The Commissioner, Howrah Municipal Corporation,
2. Master file.

Competent Authority
&
Sub-Divisional Officer (Sadar)
Howrah.

ENQUIRY REPORT

Ref. : Ideal Riverview Projects Private Limited had prayed for NOC in respect of Dag No 39, 40, 41, 42, 44, 45, 60, 61, 62, 63 of Khatian No - 9, Sheet No - 170, Dag No - 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24 of Khaitan No - 15, Sheet No - 179, Dag No - 1, 2, 11 of Khaitan No - 17 of Sheet No - 180 & Dag No - 12 & 13 of Khaitan No - 170, Sheet No - 169, of Mouja - Shibpur, District - Howrah, Ward No- 39

M.P. Case No - 21 of 2016

Held Local enquiry at the spot along with RO, ULC Department accompanied with Mr. Arup Maity, Authorised person who had identify the plot and verified the relevant documents produced by the applicant and it appears that :-

Ideal Riverview Projects Private Limited holds the land and land with building measuring an area (16.4776 + 1.8453) acres = 52B-0K-1Ch-13Sft by way of a Deed of conveyance being no - 7717 of 03.09.2012.

Verified the R.O.R. (L.R.) being Khatian No. 9, 15, 17 & 170 Dag No - 39, 40, 42, 60, 61, 62, 63, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24, 1, 2 & 11 were classified as "Bastu & Viti" & Dag No - 41, 45 were classified as "Pukur" and Dag No - 44 classified as "Bagan" Dag No - 12 & 13 were classified as "Viti & Nala".

As per MAR 1970-71 to 80-81 it appears that 39/1, Shalimar Road measuring area 57B-12K-7Ch-15Sft of land with 132 R.T Shed, 5 Golapata shed in the name of Hunuman State Ltd & ors as occupier & Manager Kossim Bazar Raj estate, Baharampur as owner. MAR 1970-71 to 80-81 it appears that 39/2, Shalimar Road measuring area 5B-14K-9Ch-15Sft of land with one 2 std house along with 62 small R.T Shed, in the name of Hunuman State Ltd & ors as occupier & Manager Kossim Bazar Raj estate, Baharampur as owner.

MAR 2006 - 07 to 15-16 it appears that 39/1, Shalimar Road measuring area 63B-9K-4Ch-0Sft of land with 200 small R.T Shed, one p 2 std house in the name of M/s Ideal Riverview Projects Pvt. Ltd as occupier & owner.

Now Dag No- 41(area 0.5595acres) & 45(area0.4032 acres) classified as Pukur, Dag No:- 44 (area 2.1983acres)Classified as Bagan total land (0.5595 + 2.1983 + 0.4032) = 3.1610 acres does not comes under the purview of Land Ceiling Act, 1976. So the area of "Bastu Land" measuring (18.3229 - 3.1610) acres =15.1619 acres = 61358.00 Sqm comes under the purview of U.L. (C&R) Act, 1976.

At the time of enquiry it is found that there are 183 abandon dwelling units

Now the calculation is as follows :-

Plinth area of 182 structures X 7.50 Sqm each = 1365.00 Sqm

Plinth area of 1 structure X 394.46 Sqm = 394.46 Sqm

Total = 1759.46 Sqm

Land appurtenant = 1/2 of the Plinth area = 879.73 Sqm

Additional Land appurtenant 183 structure X 500 Sqm. = 91500 Sqm

(58718.81 Sqm as available) = 58718.81 Sqm

Benefit of Meera Gupta Judgment as 4(1) of the UL(C&R) Act 1976

500 Sqm (Not available)

Total Retainable Land = 61358.00 Sqm

From the above calculation it is seen that Dag No - 39, 40, 42, 60, 61, 62, 63, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 21, 22, 24, 1, 2 & 11 of Kh No- 9, 15 & 17 of Sheet No - 170, 179 & 180 & Dag No - 12 & 13 of Khaitan No - 170, Sheet No - 169, of Mouza - Shibpur, Dist.- Howrah having land and land with building

measuring area 61358.00 Sqm. does not come under purview of UL(C&R) Act '1976 and N.O.C. may be issued if approved.

Dated : 20.01.2017

Submitted
XO.
(PARTHA GANGULY)

Memo No 28/1/UL

Date : 06/02/2017

Copy Forwarded to :-

Mr. Srawan Kumar Himatsingka, Director of Ideal Riverview Projects Private Limited.

Competent Authority

Sub-Divisional Officer (Sadar)
Howrah.

6/2/17