

Government of West Bengal
Department of Urban Development & Municipal Affairs
Nagarayan, DF-8, Sector-I, Salt Lake,
Kolkata-700 064

Memo No. 2225-SL(AL)-3L-35/66(EC-130)

Date : 27th July, 2022

ORDER FOR MUTATION OF PLOT NO. EC-130, Sec-I, Salt Lake

Whereas the Plot No. **EC-130**, Sector-I, Salt Lake, Kolkata – **700 064** has been transferred by the erstwhile lessee/transferor as indicated in Column 1 of the table below to the transferee as indicated in Column 2 of the table, in accordance with the provisions of the Notification No.2709-SI(AL)/4S-9/2004(Pt-I) dated 22.06.2012.

And whereas, the said transfer has been effected through a Deed of Transfer/Assignment for **100% share** executed on **18/07/2022** and Registered in the office of **ADSR, Bidhannagar.**

And whereas, the transferees and transferors have complied with all the requirements for transfer and have undertaken to abide by all the conditions of the lease agreement dated **20/08/1970**.

After careful consideration, it is hereby ordered that the name of transferees/present lessees as indicated in Column 2 of the table below shall be mutated in place of the names of the erstwhile lessees/transferors as indicated in Column 1 of the table in all records maintained by the Department.

TABLE

Erstwhile Lessees/Transferors (1)	Share	Present Lessees/Transferee (2)	Share (in %) (3)
1) Sri Ravindra Kumar Chopra	50%	1) Sri Abhishek Sethi	1/3 rd
2) Sri Birendra Kumar Chopra	50%	2) Smt. Bhagyashree Sethi	1/3 rd
		3) Sri Rajat Sethi	1/3 rd

In the event it comes to light that either of the parties had misrepresented any of the facts or submitted false documents, this order shall stand cancelled forthwith. In such an eventuality, the applicants shall be responsible for compensating the loss caused to the State Government and other persons concerned, if any.

It is also brought to the notice of all concerned that the provisions of the West Bengal Municipal Building Rules, 2007 and West Bengal Municipal Corporation Act, 2007 shall have to be complied with strictly by the respective parties. Some of the important provisions from the West Bengal Municipal Building Rules, 2007 and other applicable rules are reiterated here in respect of the suit plot.

Rule	Item				
107	Obligatory Front space, side spaces and back space	Front (fixed 1.00 m)	Narrow side (Minimum 0.90 m)	Wider side (Minimum 2.50 m)	Back (Minimum 4.00 m)
111	Permissible FAR	1.75			
112	Maximum number of floors	P+G+2 (Two)			
113	Number of flats per story	1 (One)			
193(2) West Bengal Motor Vehicle Rules 1989.	Parking of vehicles	The owner of the person in possession of every motor vehicle other than transport vehicle shall maintain suitable garage for accommodation of such vehicles and shall not allow them to be garaged on any public thoroughfare or any public place.			
SWM Rules, 2016	Disposal of solid Waste	Solid waste to be segregated and kept for collection.			
C&D Waste Management Rules, 2016	Disposal of Construction and Demolition Waste	C& D waste to be disposed in consonance with the provisions and in consultation with the BMC			

The lessees are also bound to follow the guidelines of Bidhannagar Police Commissionerate with respect to parking of vehicles. Violation of any of the above conditions or other provisions of the relevant Rules and law may result in cancellation of this order as well as lease.

All concerned including Bidhannagar Municipal Corporation are requested to take note of the above and act accordingly. The above parameters shall be strictly adhered to during the sanction of the Building Plan by the Bidhannagar Municipal Corporation. This order shall take immediate effect.

This has a reference to this Deptt.'s earlier Memo No. 2068-SL(AL)-3L-35/66(EC-130) dated 18/07/2022.


Land Manager, Bidhannagar.

Memo No.2225/1(6)- SL(AL)-3L-35/66(EC-130)

Date : 27th July, 2022

Copy forwarded for kind information and actions to:-

- 1) The Executive Engineer(Design), S.L.R.&D.C., Salt Lake Project, Sector-I, Sech Bhavan, Salt Lake, Kol-91.
- 2) The Commissioner, Bidhannagar Municipal Corporation, Poura Bhavan, FD-415A, Sector-III, Salt Lake, Kol-106.

By Regd. Post

- 3) Sri Abhishek Sethi, 37,Dr. Abani Dutta Road, Salkia, Howrah-711 106.
- 4) Smt. Bhagyashree Sethi, 37,Dr. Abani Dutta Road, Salkia, Howrah-711 106.
- 5) Sri Rajat Sethi, 37,Dr. Abani Dutta Road, Salkia, Howrah-711 106.
- 6) Office copy.


Land Manager, Bidhannagar.