

FORM 3

(See rule 7)

Notice of Demand of Development Charge

To

M/S SATTYAA HOMES DEVELOPMENT PVT LTD. (SKILL DEVELOPMENT CITY)

Registered Office:

7C Middleton Street , Ground Floor,
Kolkata-700071

Please take notice that the payment of a Development charge of Rs. **4,08,46,660.52** /-(Rupees Four crore eight lac forty six thousand six hundred sixty and fifty two poisa only) In terms of the Form 2 as enclosed and your letter dated 04/08/2023, You are required to pay the above sum within 30 days from the date of service of this notice to the WBHIDCO. Please take notice that if the payment is not made within the time specified above interest at the rate of 10% per annum on the amount outstanding shall also be payable. The development Charge may be deposited to WBHIDCO by NEFT / RTGS as per the following details:

Account Name: West Bengal Housing Infrastructure Development Corporation Ltd.

Account Number: 232411100000885

Bank & Branch: Union Bank, Hidco Bhavan branch

IFSC: UBIN0823244


Director General ,Plang.
WBHIDCO

Ref. No. 651/HIDCO/Plang/Plang Area/638(8)/2018 (Vol-2)
Date: 07/08/2023

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276

FORM 2

(See rule 6)



Provisional Notice of Assessment of Development Charges

To.
M/S SATYA HOMES DEVELOPMENT PVT LTD. (SKILL CITY)

Registered Office:
7C, Middleton Street , Ground Floor,
Kolkata-700071

Please take notice that the development charge for the development of Township project in terms of the West Bengal Town & Country Planning (Development & Township projects) Rule, 2008 in compliance to the letter of Additional Secretary UDMA vide letter no: 813-T&CP/C-2/3A-09/2023 dated 15th May, 2023. for the land consists of Dag nos.as Encl in **Annexure -1R** within an extent of **2,23,659.9 SqM.** and the land has been provisionally assessed as Rs. **4,08,46,660.52** /- in terms of calculation as per **Annexure 1C**. You may lodge before the Planning Authority within 15 days from the date of receipt of this notice a statement in writing of your objections, if any, to the assessment. The objections, if any, received will be enquired into by **18.08.2023** at **3.00 P.M.**... when you may appear in person or through an authorized agent and present any oral or documentary evidence in support of your objection.

DG (PLANNING)
WBIDCO

No. 649/HIDCO/Plan/Plan Area/638(8)/2018 (Vol-2)
Date: 09/08/2023

Date: ...04.08.2023.....

Place: New Town Kolkata

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

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Website : www.wbidcoltd.com CIN : U70101WB1999SGC089276

Annexure- 1 R

Land Schedule of 55.268 Acre Skill Development City Township at Rajarhat

SI No	Dag No.	Township Area (In Acre)
1	68	0.030
2	77	0.010
3	78	0.100
4	83	0.230
5	84	0.030
6	85	0.040
7	90	0.010
8	91	0.040
9	92	0.010
10	93	0.030
11	94	0.030
12	95	0.010
13	96	0.060
14	97	0.020
15	98	0.200
16	458	0.180
17	462	0.100
18	463	0.091
19	464	0.177
20	465	0.100
21	466	0.030
22	474	0.120
23	475	0.010
24	480	0.330
25	481	0.070
26	538	0.020
27	543	0.085
28	547	0.118
29	548	0.060
30	549	0.060
31	550	0.060
32	551	0.060
33	557	0.040
34	558	0.040
35	559	0.160
36	565	0.101
37	566	0.020
38	569	0.040
39	570	0.120

SI No	Dag No.	Township Area (In Acre)
40	571	0.050
41	591	0.220
42	592	0.090
43	593	0.450
44	594	0.165
45	595	0.200
46	601	0.102
47	602	0.130
48	603	0.265
49	604	0.826
50	605	0.070
51	607	0.110
52	608	0.761
53	609	0.147
54	610	0.063
55	611	0.998
56	612	0.820
57	613	1.005
58	648	0.550
59	649	0.520
60	651	0.045
61	652	0.290
62	653	0.350
63	654	0.085
64	655	0.300
65	656	0.530
66	657	0.361
67	671	0.114
68	672	0.073
69	673	0.093
70	674	0.156
71	680	0.288
72	682	0.140
73	683	0.130
74	684	0.183
75	687	0.210
76	688	0.118
77	689	0.080
78	690	0.072

SI No	Dag No.	Township Area (In Acre)
79	691	0.128
80	692	0.203
81	693	0.110
82	697	0.090
83	698	0.190
84	699	0.153
85	700	0.280
86	701	0.045
87	702	0.250
88	703	0.095
89	706	0.994
90	707	0.168
91	708	0.153
92	709	0.123
93	712	0.190
94	713	0.130
95	714	0.330
96	715	0.300
97	720	0.065
98	721	0.033
99	723	0.248
100	725	0.165
101	726	0.240
102	732	0.134
103	733	0.148
104	735	0.308
105	736	0.621
106	741	0.400
107	742	0.310
108	743	0.117
109	744	0.113
110	745	0.113
111	746	0.010
112	747	0.410
113	750	0.410
114	752	0.140
115	753	0.130
116	754	0.700
117	755	0.170

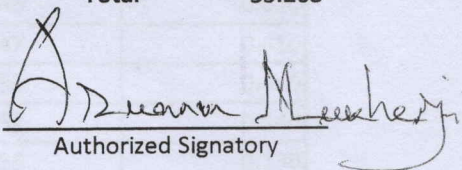
Annexure- 1 R

SI No	Dag No.	Township Area (In Acre)
118	756	0.290
119	762	0.050
120	763	0.030
121	764	0.048
122	766	0.150
123	768	0.219
124	769	0.237
125	770	0.450
126	777	1.200
127	778	0.049
128	779	0.750
129	780	0.170
130	781	0.390
131	782	0.133
132	783	0.120
133	784	0.160
134	785	0.800
135	786	0.678
136	787	0.087
137	788	0.671
138	789	0.900
139	790	0.380
140	791	0.615
141	792	0.165
142	794	0.150
143	795	0.100
144	798	0.180
145	799	0.120
146	801	0.143
147	803	0.350
148	804	0.120
149	805	0.150
150	806	0.096
151	808	0.030
152	809	0.055
153	810	0.260

SI No	Dag No.	Township Area (In Acre)
154	811	0.470
155	812	0.177
156	814	0.120
157	815	0.337
158	816	0.410
159	818	0.215
160	819	0.110
161	825	0.260
162	826	0.150
163	904	0.190
164	905	0.140
165	906	0.180
166	907	0.720
167	908	0.238
168	909	0.223
169	910	0.240
170	911	0.230
171	912	0.042
172	913	0.120
173	914	0.064
174	915	0.153
175	916	0.133
176	917	0.150
177	923	0.150
178	932	0.193
179	933	0.105
180	934	0.135
181	935	0.730
182	936	0.435
183	937	0.200
184	938	0.032
185	939	0.160
186	942	0.220
187	944	0.227
188	945	0.404
189	949	0.010

SI No	Dag No.	Township Area (In Acre)
190	994	0.237
191	995	0.129
192	996	0.130
193	1001	0.253
194	1005	0.433
195	1006	0.253
196	1007	0.100
197	1008	0.210
198	1010	0.160
199	1016	1.288
200	1107	0.240
201	1108	0.094
202	1109	0.320
203	1110	1.549
204	1111	1.124
205	1115	0.038
206	1117	0.230
207	1118	0.230
208	1119	0.229
209	1120	0.656
210	1121	0.620
211	1126	0.080
212	1127	0.070
213	1128	0.380
214	1129	1.450
215	1130	0.660
216	1131	0.235
217	1137	0.078
218	1145	0.294
219	1146	0.256
220	1147	0.330
221	1150	0.370
222	1584	0.478
223	1125 / 1240	0.383

Total 55.268


 Authorized Signatory

Annexure -1C
DEVELOPMENT CHARGE, AS PER WEST BENGAL TOWN AND COUNTRY (PLANNING & DEVELOPMENT) ACT, 1979.

M/S SATYA HOMES DEVELOPMENT PVT LTD. (SKILL CITY)

TOTAL AREA OF LAND : 55.268 i.e 2,23,659.9 SqM.

Residential area (other than EWS) : 16.450 AC i.e 66570.28 Sq.m

Urban Infrastructure Facilities (Commercial) : 13.836 AC i.e 55991.87 Sq.m

EWS land area : 1.394 AC i.e 5641.274 Sq.m

Urban infrastructure Amenities : 20.820 AC i.e 84254.9 Sq.m

Additional open space : 2.768 AC i.e 11201.61 Sq.m

As per WEST BENGAL TOWN AND COUNTRY (PLANNING & DEVELOPMENT) ACT by Notification No. 360/HIDCO/Admn-1922/2011 dated 13th February 2012

The DEVELOPMENT CHARGES will be –

For institution of use :

(i) For Residence : (16.450+12.813) AC [Residential + % (Additional open space & urban infrastructure Amenities) {Mkda-A}]

= 29.263 AC

= 118422.2 Sq.m

= Rs.(118422.2 x 40) [Rate: Rs.40/- per sq.mt.]

= **Rs. 47,36,888 /-**

(ii) For Commerce : (13.836 +10.775) AC [Urban Infrastructure Facilities (Commercial) + % {Additonal open space & urban infrastructure amenities } (Mkd-B)]

= 24.611 AC

= 99596.42 Sq.m

= Rs.(99596.42 x 300) [Rate: Rs.300/- per sq.mt.]

= **Rs. 2,98,78,926 /-**

TOTAL DEVELOPMENT CHARGE = Residential + Commercial

= Rs. 47,36,888 + 2,98,78,926

= **Rs. 3,46,15,814 /-**

Goods and Service Tax 18 % = 3,46,15,814 x 18 % = Rs. 62,30,846.52

Grand Total = Rs. 3,46,15,814 + Rs. 62,30,846.52 = Rs. 4,08,46,660.52

(Rupees Four crore eight lac forty six thousand six hundred sixty and fifty two poisa only)

Calculations:

TOTAL AREA OF LAND : 55.268 i.e 2,23,659.9 SqM.

EWS area : 1.394 AC i.e 5641.274 Sq.m

= 53.874 AC i.e 218018.7 Sq.m (subtracting EWS area)

Residential area (other than EWS) : 16.450 AC i.e 66570.28 Sq.m

+
Urban Infrastructure Facilities : 13.836 AC i.e 55991.87 Sq.m

= 30.286 AC i.e 122562.1 Sq.m

Percentage of residential = $\frac{16.45}{30.286} \times 100 = 54.32\%$

Percentage of urban Infrastructure Facilities (Commercial) = $\frac{13.836}{30.286} \times 100 = 45.68\%$

Additional open space : 2.768 AC i.e 11201.61 Sq.m

+
Urban infrastructure Amenities : 20.820 AC i.e 84254.9 Sq.m

= 23.588 AC i.e 95456.51 Sq.m i.e (53.874 AC - 30.286 AC) = 23.588 AC

Additional open space & urban infrastructure amenities % of area within residential area = $\frac{23.588 \times 54.32}{100}$

= 12.813 AC (Mkd-A)

Additional open space & urban infrastructure amenities % of area within commercial area = $\frac{23.588 \times 45.68}{100}$

= 10.775 AC (Mkd-B)