

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS
LAND CELL(Non-Residential),3rd FLOOR
"NAGARAYAN",
DF-8, SECTOR-1,SALT LAKE, KOLKATA-700 064
Email ID: nrland.addsudma@gmail.com

No.1110-UDMA-27012(11)/67/2020-LMNR SEC-Dept. of UDMA

Dated:-29.12.2025

ORDER

Subject: Permission in favour of **Arjundas Estates Pvt. Ltd.** for renting out of (i) SBUA measuring 2,864 sq. ft. along with car parking space of 270 sq. ft. at office on 2nd floor to **Hella Infra Market Limited**, (ii) SBUA measuring 1,080 sq. ft. along with car parking space of 270 sq. ft. at Office-I on 3rd floor to **Lavero Infra Services Pvt. Ltd.**, (iii) SBUA measuring 1,230 sq. ft. along with car parking space of 135 sq. ft. at Office-I on 5th floor to **Jyoti Air Conditioning** and (iv) SBUA measuring 2,864 sq. ft. along with car parking space of 135 sq. ft. at Office on 7th floor to **Amin Controllers Pvt. Ltd.** at the building constructed at plot no. EN-37, Sector-V, Salt Lake, Kolkata-91 for Commercial Purpose.

WHEREAS **Arjundas Estates Pvt. Ltd.**, the lessee of plot no.EN-37, Sector-V, Salt Lake, Kol-91 vide their letters dated 19.05.2025, 20.05.2025, 02.06.2025, 23.06.2025 and 23.06.2025 had sought necessary permission for renting out of (i) SBUA measuring 2,864 sq. ft. along with car parking space of 270 sq. ft. at office on 2nd floor in favour of **Hella Infra Market Limited**, (ii) SBUA measuring 1,080 sq. ft. along with car parking space of 270 sq. ft. at Office-I on 3rd floor in favour of **Lavero Infra Services Pvt. Ltd.**, (iii) SBUA measuring 1,230 sq. ft. along with car parking space of 135 sq. ft. at Office-I on 5th floor in favour of **Jyoti Air Conditioning** and (iv) SBUA measuring 2,864 sq. ft. along with car parking space of 135 sq. ft. at Office on 7th floor in favour of **Amin Controllers Pvt. Ltd.** at the building constructed at plot no. EN-37, Sector-V, Salt Lake, Kolkata-91 for Commercial Purpose;

AND WHEREAS this Department issued a Demand Notice vide no. 993-UDMA-27012(11)/67/2020-LMNR SEC-Dept. of UDMA, dated 18.11.2025 with an amount of Rs. 33,93,000/- in terms of this Department's notification no. 4006-UD, dated 08.12.2011 read with notification no. 1990-UD, dated 04.06.2008, with a request to the lessee to deposit the said amount as permission fees towards his proposal for such renting out in favour of the above mentioned 4(four) entities ;

AND WHEREAS the lessee has deposited the requisite permission fees amounting to Rs. 33,93,000/- through GRIPS Portal vide GRN No.192025260398031778, GRN date19/12/2025;

NOW, THEREFORE, after careful consideration of the matter and in terms of this Department's Notification nos. 4006-UD, dated 08.12.2011 and 1990-UD, dated 04.06.2008 for **post- facto regularization of renting out for the applicable cases** and read with notification no. 386-UDMA-27012(11)/7/2024, dated 13.05.2024, the undersigned is directed by order of the Governor to state that the Governor has been pleased to grant permission in favour of the lessee i.e. **Arjundas Estates Pvt. Ltd.** for renting out of (i) SBUA measuring 2,864 sq. ft. along with car parking space of 270 sq. ft. at office on 2nd floor to **Hella Infra Market Limited**, (ii) SBUA measuring 1,080 sq. ft. along with car parking space of 270 sq. ft. at Office-I on 3rd floor to **Lavero Infra Services Pvt. Ltd.**, (iii) SBUA measuring 1,230 sq. ft. along with car parking space of 135 sq. ft. at Office-I on 5th floor to **Jyoti Air Conditioning** and (iv) SBUA measuring 2,864 sq. ft. along with car parking space of 135 sq. ft. at Office on 7th floor to **Amin Controllers Pvt. Ltd.** at the building constructed at plot no. EN-37, Sector-V, Salt Lake, Kolkata-91 for **Commercial Purpose for 10 (ten) years with effect from the date of issue of this Permission Order** subject to the following terms and conditions:-

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i. If the lessee applies for further renting out proposal within 10 (ten) years and if the tenant is the same but the nature of business is different, the permission fees for change of purpose @ Rs. 5,00,000/- per cottah with proportionate share of land will only be charged;

ii. If the tenant is different but nature of business is the same, only processing fees of Rs. 15,000/- will be charged;

iii. If both the tenant and nature of business are different, then processing fees of Rs. 15,000/- and permission fees for change of purpose @ Rs. 5,00,000/- per cottah with proportionate share of land will be charged as per extant notifications, i.e., no further permission fees for renting out @ Rs 250/- per sq. ft. would be charged if the proposal is made within 10 (Ten) years.

iv. However, if the application is made after the expiry of 10 (ten) years validity period, the lessee shall have to apply for fresh renting out in case of same tenant or a different tenant irrespective of the nature of the business and Demand Notice will be raised with usual processing fees and permission fees afresh as per prevailing Government Notification(s).

It may kindly be noted that all the requisite fees mentioned above are as per extant notifications and are subject to revision through fresh notifications if deemed fit by the Government and the lessee would remain liable to make necessary payment accordingly in future in case of change of tenant or change of purpose.

By order of the Governor,

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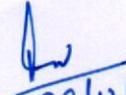
Special Secretary to the
Government of West Bengal

No.1110/1(4)-UDMA-27012(11)/67/2020-LMNR SEC-Dept. of UDMA

Dated:-29.12.2025

Copy forwarded for information to:

1. The Director, Arjun Das Estates Private Ltd. 167, Block-G, New Alipore, Kolkata-700053.
E-mail-info@malkanigroup.in.
2. The Executive Officer, NDITA, GN-20, Sector-V, Salt Lake, Kolkata-91.
3. The Executive Engineer, Design, Nirman Bhawan, Salt Lake, Kolkata-700091.
4. The Section Officer IT Cell of this Department for uploading this order in the official website.


29/12/2025

Special Secretary to the
Government of West Bengal

Anil