

## Land premium of various category of land

### ➤ Durgapur

#### 1. City Centre

| Category                        | Area     | Land premium per cottah |
|---------------------------------|----------|-------------------------|
| Residential                     | All size | ₹ 6,00,000/-            |
| Commercial (North of G.T. Road) | All size | ₹ 8,40,000/-            |
| Group Housing                   | All size | ₹ 6,00,000/-            |

#### 2. Bengal Ambuja – City Centre

| Category                       | Area     | Land premium per cottah |
|--------------------------------|----------|-------------------------|
| Bengal Ambuja Residential Plot | All size | ₹ 6,00,000/-            |
| Commercial Land                | All size | ₹ 8,40,000/-            |

#### 3. City Centre, Central Park Extension

| Category                     | Area     | Land premium per cottah |
|------------------------------|----------|-------------------------|
| Residential                  | All size | ₹ 6,00,000/-            |
| Professional cum Residential | All size | ₹ 8,40,000/-            |

#### 4. J.L. Avenue Lottery Plot

| Category                         | Area                          | Land Premium            |
|----------------------------------|-------------------------------|-------------------------|
| Residential cum Commercial (OCB) | All size                      | ₹ 7,20,000/- per cottah |
| Residential cum Commercial (OCB) | 4.00 to 5.5 cottah            | ₹ 7,20,000/- per cottah |
| Residential cum Commercial (OCB) | 9.24 for lodge & banquet hall | ₹ 7,20,000/- per cottah |

## 5. Bidhannagar & Shankarpur

| Category                          | Area     | Land Premium |
|-----------------------------------|----------|--------------|
| Residential                       | All size | ₹ 4,80,000/- |
| Residential cum Commercial        | All size | ₹ 7,20,000/- |
| Commercial                        | All size |              |
| Institutional                     | All size | ₹ 1,32,000/- |
| Residential Group housing flat    | All size | ₹ 6,00,000/- |
| Co. Oprt. Individual plot of land | All size | ₹ 4,80,000/- |

## 6. Industry

| Category           | Area     | Land Premium   |
|--------------------|----------|--|
| S.I.               | All size | ₹ 12,00,000/-  |
| Raturia – Angadpur | All size | ₹ 12,00,000/-  |
| Kamalpur           | All size | ₹ 12,00,000/-  |
| E.P.I.P.           | All size | ₹ 356/- per sq.mtr. i.e. ₹ 14,42,852/- per acre with rebate of 15% on down payment, 20% for commercial production within 2 year from date of possession / lease deed |

## 7. P Block, Dr. B.C. Roy Avenue, Durgapur - 01

| Category                  | Area     | Land Premium            |
|---------------------------|----------|-------------------------|
| Commercial / Service unit | All size | ₹ 7,20,000/- per cottah |

## 8. Urvashi Ph – II (Lottery Plot) –City Centre

| Category                                | Area                            | Land Premium per cottah |
|---|---------------------------------|-------------------------|
| Residential                             | All size                        | ₹ 6,00,000/-            |
| Commercial                              | All size                        | ₹ 8,40,000/-            |
| Commercial / Commercial cum Residential | All size (CA & CB) Auction Plot | ₹ 8,40,000/-            |

### 9. South G.T. Road

| <b>Category</b> | <b>Area</b> | <b>Land Premium</b>     |
|-----------------|-------------|-------------------------|
| Institutional   | All size    | ₹ 60,00,000/- per acre  |
| Commercial      | All size    | ₹ 8,40,000/- per cottah |

### 10. Sagarbhanga Zonal Centre

| <b>Category</b>            | <b>Area</b> | <b>Land Premium</b>     |
|----------------------------|-------------|-------------------------|
| Commercial                 | All size    | ₹ 7,20,000/- per cottah |
| Residential cum Commercial | All size    | ₹ 7,20,000/- per cottah |
| Residential                | All size    | ₹ 4,80,000/- per cottah |

## Transfer fees of various category of land

### ➤ Durgapur

#### 1. City Centre

| Category                        | Area     | Transfer fees per cottah   |
|---------------------------------|----------|--|
| Residential                     | All size | ₹ 5,000/- upto 3 cottah.<br>₹ 5,000/- + ₹ 1,000/- for more than 3.00 cottah. |
| Commercial (North of G.T. Road) | All size | ₹ 10,000/-   |
| Group Housing                   | All size | ₹ 5,000/-  |

#### 2. Bengal Ambuja – City Centre

| Category                       | Area     | Transfer fees per cottah   |
|--------------------------------|----------|--|
| Bengal Ambuja Residential Plot | All size | ₹ 8,000/- upto 3 cottah.<br>₹ 8,000/- + ₹ 1,000/- for more than 3.00 cottah. |
| Commercial Land                | All size | ₹ 10,000/-   |

#### 3. City Centre, Central Park Extension

| Category                     | Area     | Transfer fees per cottah |
|------------------------------|----------|--------------------------|
| Residential                  | All size | ₹ 5,000/-                |
| Professional cum Residential | All size |                          |

#### 4. J.L. Avenue Lottery Plot

| Category                         | Area                          | Transfer fees per cottah   |
|----------------------------------|-------------------------------|--|
| Residential cum Commercial (OCB) | All size                      | ₹ 5000/- upto 3 cottah<br>₹ 5000/- + ₹ 1000/- per cottah for more than 3.00 cottah |
| Residential cum Commercial (OCB) | 4.00 to 5.5 cottah            |  |
| Residential cum Commercial (OCB) | 9.24 for lodge & banquet hall |  |

## 5. Bidhannagar & Shankarpur

| Category                          | Area                          | Transfer fees per cottah   |
|-----------------------------------|-------------------------------|--|
| Residential cum Commercial (OCB)  | All size                      | ₹ 5000/- upto 3 cottah<br>₹ 5000/- + ₹ 1000/- per cottah for more than 3.00 cottah |
| Residential cum Commercial (OCB)  | 4.00 to 5.5 cottah            |  |
| Residential cum Commercial (OCB)  | 9.24 for lodge & banquet hall |  |
| Residential                       | All size                      | ₹ 5000/- upto 3 cottah<br>₹ 5000/- + ₹ 1000/- per cottah for more than 3.00 cottah |
| Residential cum Commercial        | All size                      | ₹ 10,000/-   |
| Commercial                        | All size                      |  |
| Institutional                     | All size                      |  |
| Residential Group housing flat    | All size                      | ₹ 5000/  |
| Co. Oprt. Individual plot of land | All size                      | ₹ 5000/  |

## 6. Industry

| Category           | Area     | Transfer Fee |
|--------------------|----------|--------------|
| S.I.               | All size | ₹ 5000/      |
| Raturia – Angadpur | All size | ₹ 5000/      |
| Kamalpur           | All size | ₹ 5000/      |
| E.P.I.P.           | All size | ₹ 5000/      |

## 7. P Block, Dr. B.C. Roy Avenue, Durgapur - 01

| Category                  | Area     | Transfer Fee |
|---------------------------|----------|--------------|
| Commercial / Service unit | All size | ₹ 10,000/-   |

### 8. Urvashi Ph – II (Lottery Plot) – City Centre

| Category                                | Area                            | Transfer Fee   |
|---|---------------------------------|--|
| Residential                             | All size                        | ₹ 5000/- upto 3 cottah.<br>₹ 5000/- + ₹1000/- per cottah for more than 3 cottah or part.                                 |
| Commercial                              | All size                        | Levi charge of ₹ 1,00,000/- per cottah along with transfer fee ₹ 10,000/- where auction price is above the present rate. |
| Commercial / Commercial cum Residential | All size (CA & CB) Auction Plot | Levi charge of ₹ 1,00,000/- per cottah along with transfer fee ₹ 10,000/- where auction price is above the present rate. |

### 9. Residential Flats & Commercial Units at City Centre

| Location of the flats / Commercial Units                 | Area     | Rate for transfer fee |   |
|--|----------|-----------------------|---|
|  |          | Within family         | Outside family  |
| Residential Flat (Chhaya at Bengal Ambuja)<br><b>LIG</b> | All size | ₹ 10,000/-            | Proportionate to difference ADSR registration cost at the time of purchase. |
| Residential Flat (Shree at Bengal Ambuja)<br><b>MIG</b>  | All size | ₹ 15,000/-            | Proportionate to difference ADSR registration cost at the time of purchase. |
| Commercial Unit at Bengal Ambuja and Bengal Shristi      | All size | ₹ 20,000/-            | Proportionate to difference ADSR registration cost at the time of purchase. |
| Kanakangan & Bengal Greenfield                           | All Size | ₹ 20,000/-            | Proportionate to difference ADSR registration cost at the time of purchase. |

### 10. South G.T. Road

| Category      | Area     | Transfer Fee |
|---------------|----------|--------------|
| Institutional | All size | ₹ 10,000/-   |
| Commercial    | All size | ₹ 10,000/-   |

### 11. Sagarbhanga Zonal Centre

| <b>Category</b>            | <b>Area</b> | <b>Transfer Fee</b>   |
|----------------------------|-------------|---|
| Commercial                 | All size    | ₹ 10,000/- per cottah   |
| Residential cum Commercial | All size    | ₹ 10,000/- per cottah   |
| Residential                | All size    | ₹ 5000/- upto 3 cottah<br>₹ 5000/- + ₹ 1000/- per<br>cottah for more than 3.00<br>cottah or part. |

## Mortgage fees of various category of land

### ➤ Durgapur

#### 1. City Centre

| Category                        | Area     | Mortgage fees per cottah   |
|---------------------------------|----------|--|
| Residential                     | All size | I) ₹ 1,000/- for below 5 cottah.<br>II) ₹ 1,500/- for 5 cottah and above.                          |
| Commercial (North of G.T. Road) | All size | I) Below 5 cottah ₹ 2000/-<br>II) 5 cottah and above ₹ 3000/-<br>III) 10 cottah and above ₹ 6000/- |
| Group Housing                   | All size | I) Below 5 cottah ₹ 1000/-<br>II) 5 cottah and above ₹ 1500/-                                      |

#### 2. Bengal Ambuja – City Centre

| Category                       | Area     | Mortgage fees per cottah   |
|--------------------------------|----------|--|
| Bengal Ambuja Residential Plot | All size | I) Below 5 cottah ₹ 1000/-<br>II) 5 cottah and above ₹ 1500/-                                      |
| Commercial Land                | All size | I) Below 5 cottah ₹ 2000/-<br>II) 5 cottah and above ₹ 3000/-<br>III) 10 cottah and above ₹ 6000/- |

#### 3. City Centre, Central Park Extension

| Category                     | Area     | Mortgage fees per cottah                                      |
|------------------------------|----------|---|
| Residential                  | All size | I) Below 5 cottah ₹ 1500/-<br>II) 5 cottah and above ₹ 2000/- |
| Professional cum Residential | All size | III) 10 cottah and above ₹ 5000/-                             |



#### 4. J.L. Avenue Lottery Plot

| Category                         | Area                          | Mortgage Fee   |
|----------------------------------|-------------------------------|--|
| Residential cum Commercial (OCB) | All size                      | Below 5 cottah ₹ 1000/-<br>5 cottah and above ₹ 1500/- |
| Residential cum Commercial (OCB) | 4.00 to 5.5 cottah            |  |
| Residential cum Commercial (OCB) | 9.24 for lodge & banquet hall |  |

#### 5. Bidhannagar & Shankarpur

| Category                          | Area     | Mortgage Fee  |
|-----------------------------------|----------|---|
| Residential                       | All size | Below 5 cottah ₹ 1000/-<br>5 cottah and above ₹ 1500/-                                      |
| Residential cum Commercial        | All size | ₹ 1500/- upto 5 cottah.<br>₹ 2000/- above 5 cottah to 10 cottah<br>₹ 5000/- above 10 cottah |
| Commercial                        | All size |   |
| Institutional                     | All size | ₹ 10,000/-  |
| Residential Group housing flat    | All size | Below 5 cottah ₹ 1000/-<br>5 cottah & above ₹ 1500/-  |
| Co. Oprt. Individual plot of land | All size | Below 5 cottah ₹ 1000/-<br>5 cottah & above ₹ 1500/-  |

#### 6. Industry

| Category           | Area     | Mortgage Fee   |
|--------------------|----------|--|
| S.I.               | All size | Upto 1 acre ₹ 5000/- above 1 acre ₹ 5000/- + ₹ 1000/- for additional per acre. |
| Raturia – Angadpur | All size |  |
| Kamalpur           | All size |  |
| E.P.I.P.           | All size |  |

#### 7. P Block, Dr. B.C. Roy Avenue, Durgapur - 01

| Category                  | Area     | Mortgage Fee  |
|---------------------------|----------|---|
| Commercial / Service unit | All size | ₹ 2000/- upto 5 cottah.<br>₹ 3000/- above 5 cottah to 10 cottah<br>₹ 6000/- above 10 cottah |

### 8. Urvashi Ph – II (Lottery Plot) – City Centre

| Category                                | Area                            | Mortgage Fee  |
|---|---------------------------------|---|
| Residential                             | All size                        | i) Below 5 cottah ₹ 1000/-<br>ii) 5 cottah and above ₹ 1500/-                                     |
| Commercial                              | All size                        | i) Below 5 cottah ₹ 2000/-<br>ii) 5 cottah and above ₹ 3,000/-<br>iii) 10 cottah & above ₹ 6000/- |
| Commercial / Commercial cum Residential | All size (CA & CB) Auction Plot | i) Below 5 cottah ₹ 2000/-<br>ii) 5 cottah and above ₹ 3,000/-<br>iii) 10 cottah & above ₹ 6000/- |

### 9. Residential Flats & Commercial Units at City Centre

| Location of the flats / Commercial Units                 | Area     | Mortgage Fees  |
|--|----------|--|
| Residential Flat (Chhaya at Bengal Ambuja)<br><b>LIG</b> | All size | ₹ 1000/-   |
| Residential Flat (Shree at Bengal Ambuja)<br><b>MIG</b>  | All size | ₹ 1000/-   |
| Commercial Unit at Bengal Ambuja and Bengal Shristi      | All size | ₹ 7000/- minimum + ₹ 5/- per sqft. Excess 1000 sqft. |
| Kanakangan & Bengal Greenfield                           | All Size | ₹ 5000/-   |

### 10. South G.T. Road

| Category      | Area     | Mortgage Fee               |
|---------------|----------|----------------------------|
| Institutional | All size | ₹ 10,000/-                 |
| Commercial    | All size | 10 cottah & above ₹ 6000/- |

### 11. Sagarbhanga Zonal Centre

| Category                   | Area     | Mortgage Fee   |
|----------------------------|----------|--|
| Commercial                 | All size | ₹ 2000/- upto 5 cottah.<br>₹ 3000/- above 5 cottah to 10 cottah<br>₹ 6000/-10 cottah and above |
| Residential cum Commercial | All size | ₹ 2000/- upto 5 cottah.<br>₹ 3000/- above 5 cottah to 10 cottah<br>₹ 6000/-10 cottah and above |
| Residential                | All size | Below 5 cottah ₹ 1000/-<br>5 cottah & above ₹ 1500/-   |

## Land at Asansol

### Asansol

| Category   | Area / Size  | Present rate of land premium |
|------------|--------------|------------------------------|
| Industrial | Upto 1 Acre  | ₹ 60,000/- per cottah        |
|            | Above 1 Acre | ₹ 24,00,000/- per acre       |

### Mangalpur & Jamuria

| Category   | Area / Size  | Present rate of land premium                   |
|------------|--------------|--|
| Industrial | Upto 1 Acre  | ₹ 36,000/- per cottah                          |
|            | Above 1 Acre | ₹ 12,00,000/- per acre for undeveloped land    |
|            |              | ₹ 18,00,000/- per acre for bulk developed land |

### K.S.T.P.

| Category                   | Area / Size    | Present rate of land premium         |
|----------------------------|----------------|--------------------------------------|
| Residential                | 01 – 05 cottah | ₹ 3,60,000/- per cottah for all size |
| Commercial cum Residential | For all size   | ₹ 4,20,000/- per cottah              |
| Institutional              | For all size   | ₹ 48,00,000/- per acre               |
| Commercial                 | For all size   | ₹ 4,80,000/- per cottah              |
|                            |                | ₹ 7,20,000/- per cottah              |

### M.S.T.P., Raniganj

| Category                                 | Area / Size   | Present rate of land premium                 |
|--|---|--|
| Institutional                            | For all size  | ₹ 12,00,000/- per acre for undeveloped land. |
|  |   | ₹ 18,00,000/- per acre for Developed land    |
| Commercial                               | For all size  | ₹ 18,00,000/- per acre for Undeveloped land. |
|  |   | ₹ 24,00,000/- per acre for Developed land    |
| Residential & Commercial cum Residential | 1) 02 cottah<br>2) 2.5 cottah<br>3) 03 cottah<br>4) 05 cottah | ₹ 30,000/- per cottah for all size.          |

## Various charges / fees / cost of forms

| <b>Sl. No.</b> | <b>Head</b>                                   | <b>Amount ( ₹ )</b> |
|----------------|---|---------------------|
| 01             | Title ship changes (Legal heirs) cost of form | 1000/-              |
| 02             | Title ship changes (Legal heirs) fees         | 5000/-              |
| 03             | Transfer proposal form                        | 1000/-              |
| 04             | NOC for mortgage form                         | 500/-               |
| 05             | Time extension and misc.                      | 250/-               |
| 06             | Water connection form                         | 100/-               |
| 07             | Sewerage connection form                      | 100/-               |
| 08             | NOC for land conversion form                  | 50/-                |
| 09             | NOC for Industry / project form               | 200/-               |