

Sub:-Assessment of Fair Rent of the building of the office of the Officer-in-Charge of Excise, Margram Circle Office-cum-Barrack, P.S.- Tarapith; Birbhum situated at Rampurhat to Sainthia road side (under P.W.D.) mouza- Tarapur, J.L.No.-123 Kh. No. 1831, Plot no. 2342/2719, 2401/2878, P.S. Tarapith; in reference to the Memo.no. 758/E dated. 16.11.2016 (F. R. Case No. 62/2016).

As per order of the Spl. Land Acquisition Officer, Birbhum I have gone through the matter to assess the fair rent of the office as stated above and for which I have taken measurements of the premises in question. The building is situated at Rampurhat to Sainthia road side (under P.W.D.) mouza- Tarapur, J.L.No.-123 Kh. No. 1831, Plot no. 2342/2719, 2401/2878, P.S. Tarapith, Dist. Birbhum.

The building is newly constructed and good condition having the amenities like Water, Sanitation and Electrification.

MEASUREMENTS OF THE ROOM IN FIRST FLOOR:-

First Floor :-					
1	Room 1 =	10'-11" x	09'-11"	108.264	sft.
2	Room 2 =	11'-01" x	9'-11"	109.910	sft.
3	Room 3 =	10'-00" x	08'-10"	88.330	sft.
4	Room 4 =	10'-10" x	07'-10"	84.855	sft.
5	Room 5 =	10'-07" x	10'-05"	110.243	sft.
6	Room 6 =	10'-11" x	10'-01"	110.076	sft.
7	Room 7 =	06'-06" x	04'-02"	27.086	sft.
Total Room Space =				638.764	sft.
8	Kitchen 1 =	06'-10" x	06'-00"	40.998	sft.
9	Kitchen 2 =	05'-11" x	05'-05"	32.052	sft.
Total Kitchen Space =				73.050	sft.
10	L&B 1 =	06'-10" x	03'-04"	22.774	sft.
11	L&B 2 =	08'-02" x	03'-04"	27.221	sft.
		02'-10" x	02'-04"	6.609	sft.
12	L&B 3 =	08'-02" x	03'-10"	31.304	sft.
		04'-10" x	03'-05"	16.514	sft.
Total Bath Room Space =				104.422	sft.
13	Covered Varanda =	10'-03" x	03'-06"	35.875	sft.
		26'-02" x	02'-10"	74.131	sft.
		16'-09" x	03'-11"	65.610	sft.
		34'-04" x	03'-02"	108.733	sft.
Total Covered Varanda Space =				284.348	sft.
14	Open Varanda =	10'-04" x	05'-11"	61.140	sft.
Total Open Varanda Space =				61.140	sft.

Now total area of First floor = 638.764 (Room space) + 73.050 (Kitchen space) + 50% of 104.422 (L&B) + 50% of 284.348 (Covered Varanda space) + 25% of 61.140 (Open Varanda space) = **921.484 sft.**

Other Specifications of First floor:-

- 1 Red Cementing Floor & Marble Floor.
- 2 Running Water & Electrified.

Now total area = **921.484 sft.** (First floor)

Assessment of rent :-

Now to assess the rent of the premises in question we ought to follow the rate of rent of this district, vide this office Memo no.958 L.A. Dated, Suri, the 23/12/15. Where from it appears that the per sft. rate of Room within the Sahapur Gram Ponchayet area (category 'A' building) will be allowed @ Rs.6.02 per sft. So the room area of the assessment in question will be assessed @Rs.6.02 X 921.484 sft = **Rs. 5547.33** or say **Rs.5547.00**.

L & B (1st floor) with Marble floor & Wall Tiles [27.221+6.609+31.304+16.514 (L&B2+L&B3)] = 81.648 sft. So, area of L&B is 81.648 sft. For marble floor & wall tiles of L&B, 15% to be added to the rent assessed for the L&B. Rent of the L&B area 81.648 sft. @ Rs. 6.02, i.e. (81.648 x 6.02) = Rs. 491.524. Now 15% of Rs. 491.524 = **Rs. 73.73** will be added.

For distemper wall, 2% to be added to the rent assessed for the floor space of 920.630sft. The rent will come @Rs.6.02 x 921.484 = Rs. 5547.00. Now 2% of Rs. 5547.00= **Rs. 110.95** will be added.

Area of Floor Tiles of 1st floor = [84.855+110.243+110.076+27.086 (R4+R5+R6+R7)] + [32.052 (K2)] + [(74.131+108.733) (Part of Covered Varanda)] = 547.176 sft. 15% for Floor Tiles of 547.176 sft. may be allowed. So, (547.176 sft. x 6.02) x 15% = **Rs. 494.099** or say **Rs.494.00** will be added.

So, total rent comes to (Rs. 5547.00 + Rs. 73.73 + Rs. 110.95 + Rs. 494.00) = Rs.6225.68 or say **Rs. 6226.00** per month (Rupees Six thousand Two hundred Twenty six) only.

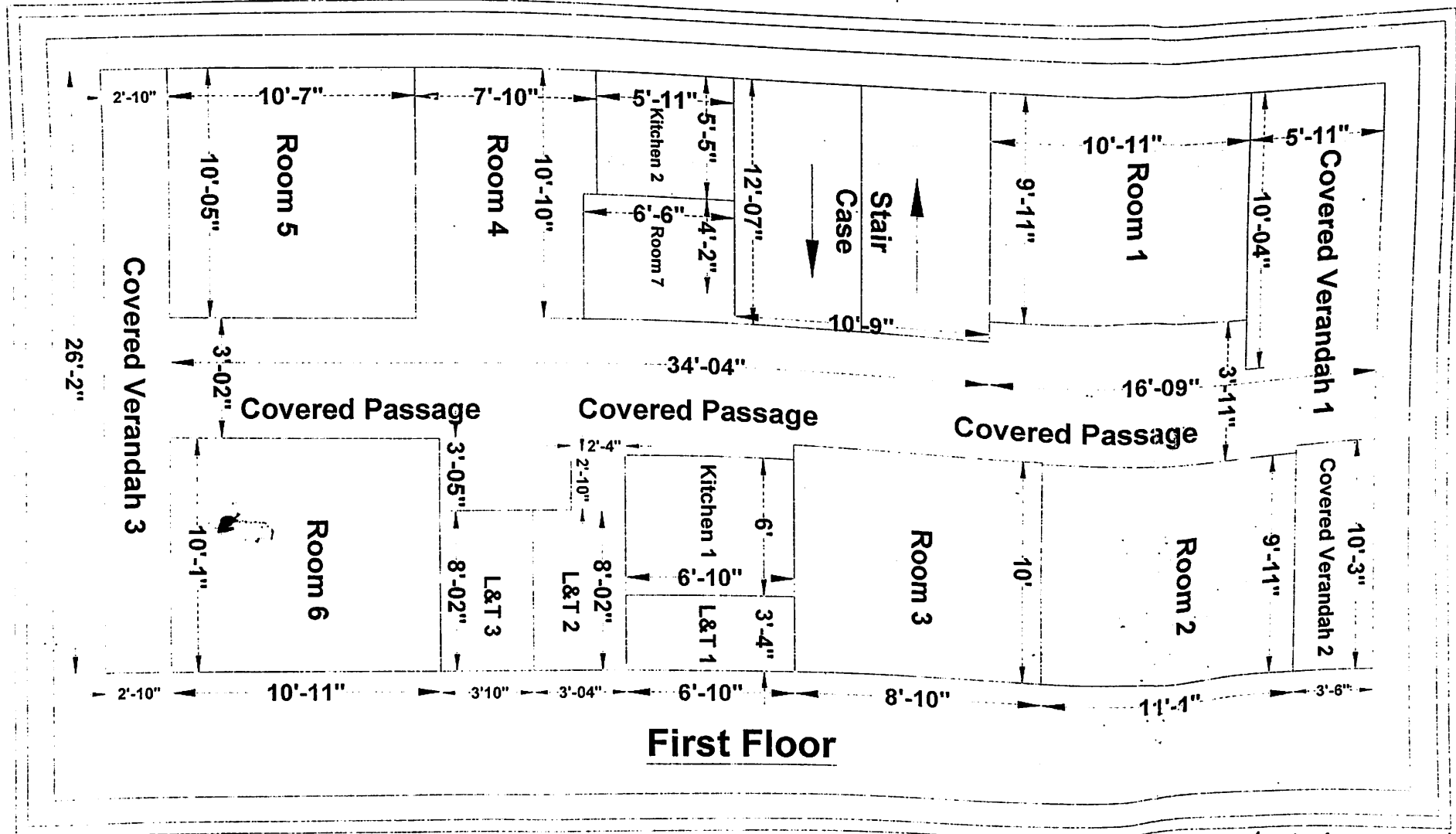
So, rent comes to **Rs. 6226.00** per month (Rupees Six thousand Two hundred Twenty six) only.

Under the circumstances stated above the rent of the premises in question assessed @ **Rs. 6226.00** (Rupees Six thousand Two hundred Twenty six) only per month inclusive of all taxes and normal repairs with effect from the date of taking over of possession seems to be fair and reasonable and accordingly a rent certificate may be issued, if approved.

Submitted

Sarbani Chakrabortty (sil)
(Sarbani Chakrabortty (Sil)) 20.03.17
L.A. Surveyor

Office of the Officer- in - Charge of Excise
Margram Circle Office-cum-Barrack
Mouza: Tarapur, J.L.No.: 123,
P.S.: Tarapith, Birbhum.



Sarbanī Chatterjee (S.I.)
 1. A. CHATTERJEE