

F.R. Case No.-20/2018

Enquiry report in regarding to the re-assessment and fresh assessment of a fair & reasonable rent in respect of hired accommodation of SDPO, Rampurhat, Dist.-Birbhum.

Ref:- Memo No.-1540/E Date:- 09.03.2021 of Office of the Superintendent of Police, Birbhum.

As per letter vide memo no. -1540/E Date:- 09.03.2021 of Office of the Superintendent of Police, Birbhum, the two storied building situated over the plot No-646 under Mouza-Bogtui, JL. No – 109 was allotted to SDPO, Rampurhat for the purpose of using it as office cum residence on and from **24.04.2000**, which is in **good condition** and well-maintained and the Building was **last re-assessed** on **17/04/2007** by this department (Memo No. 540/L.A. Dated:-17/04/2007) and fixing a monthly rent by this office @ ₹ 6,746/- w.e.f 01/03/2007.

Now in accordance with this office order, vide memo no.958(II)/L.A. ,Dated, Suri, the 23.12.15 read with G.O.No.-2126(80) – LL/N/1R-49-2012 dated 29.04.2013, of Government of West Bengal, Land & Land Reforms Department , Requisition Branch, Writers' Buildings, Kolkata-700001, the house owner of the building will get **upto 20%** over all enhancement of the existing rent.

In view of above, enhancement of rent will be

- 1) **20%** of ₹ 6,746/- and come to ₹ {6,746/- +(20% of ₹ 6,746/-)} = ₹ 6,746/- + ₹ 1,349.20/-
i.e. ₹ 8,095.20 i.e. ₹ 8,095.00 per month w.e.f. 01.03.2012 (upto Five years).
- 2) **20%** of ₹ 8,095/- and come to ₹ {8,095/- +(20% of ₹ 8,095/-)} = ₹ 8,095/- + ₹ 1,619/-
i.e. ₹ 9,714.00 per month w.e.f. 01.03.2017 (upto Three years).

The enhancement of rent may be made three times consecutively and then the rent shall be **afresh** after 9 yrs. (three consecutive terms) if the same hiring department continues occupying the same premises .

For the afresh assessment the said premises inspected and measurement taken in presence of staff of SDPO, Rampurhat and the representative of the house owner on 07.06.2021 and they also identify the building and rooms .

As per that measurement ,enquiry report is furnished in details as following :-

The said building is a pucca – building, situated under **Boroshal Gram Panchyet.**

Amenities :- i) Electrification, ii) Tap water ,iii) Sanitary Latrine & iv) Ceramic tiles floor

In view of the nature of Construction ,situational position and amenities provided there in, the rate of monthly rent of the available floor space of the room may be fixed @ ₹ 6.02 per sq ft, covered latrine-bathroom, Covered Verandah & Covered Stair @ ₹ 3.01 per sq. ft and un-covered verandah @ ₹ 1.505 per sq. ft ,as per this office order, vide memo no.958(II)/L.A. Dated, Suri, the 23.12.15 read with G.O.No.-2126(80) – LL/N/1R-49-2012 dated 29.04.2013 of Land & Land Reforms Department (Requisition Branch),Writer's Buildings,Kolkata-700001.

Accordingly the calculation is tabulated hereunder :-

Ground Floor :-

Sl No	Particulars	Dimension	Area (Sq. ft)	Rate/Sq.ft	Amount (₹)
1	Verandah	12.465'x9.330'	116.298	₹ 3.01	350.06
2	Room-1	14.740' x 15.040'	221.69	₹ 6.02	1,334.57
3	Room-2	13.945 x 9.570'	133.45	₹ 6.02	803.37
4	Passage	17.515' x 3.745'	65.59	₹ 3.01	197.43
5	Stair	10.825' x 11.14'	120.59	₹ 3.01	362.98
6	Room-3	13.945' x 16.450'	229.40	₹ 6.02	1,380.99
7	Bathroom	5.485' x 6.140'	33.68	₹ 3.01	101.38
8	Kitchen	13.960' x 6.215'	86.76	₹ 6.02	522.30
9	Bathroom	6.125' x 4.890'	29.95	₹ 3.01	90.15
				Total	5,143.23

Frist Floor :-

Sl No	Particulars	Dimension	Area (Sq. ft)	Rate/Sq.ft	Amount (₹)	Amount (₹) after adding 5 % to the rent assessed For Colour floor /Ceramic tiles floor.
1	Room-1	14.905'x15.155'	225.89	₹ 6.02	1359.86	1,427.85
2	Bathroom	7.64' x 3.58'	27.35	₹ 3.01	82.32	86.44
3	Room-3	(18.365' x 10.960')+(11.890' x 10.615')	327.49	₹ 6.02	1971.49	2,070.06
4	Kitchen	(10.345' x 6.960')+(3.870' x 4.005')	87.50	₹ 6.02	526.75	553.09
5	Room-2	15.470' x 13.365'	206.76	₹ 6.02	1244.70	1,306.93
6	Bathroom	(5.775' x 11.135')+(6.680' x 3.670')	88.82	₹ 3.01	267.35	280.72
7	Open verandah	12.40' x 9.210'	114.204	₹1.505	171.88	171.88 (R.C.C)
					Total	5,896.97

Thus a sum of (₹ 5,143.23 + ₹ 5,896.97)= ₹ 11,040.20 or say ₹ 11,040.00 (Rupees Eleven thousand Forty) only including of all local taxes & cost of normal repair w.e.f. **01.03.2020**.

Synopsis:-

Sl. No.	Previous rent assessed from this office	Revision of rent as per rules	Rent after revision	For the period	Remarks
1	₹ 6,746/- w.e.f 01/03/2007 (T. O. Memo No. 540/L.A. Dated:-17/04/2007)	20%	₹ 8,095.00 (including of all local taxes & cost of normal repair)	01.03.2012 to 28.02.2017	In accordance with this office order, vide memo no.958(II)/L.A., Dated, Suri, the 23.12.15 read with G.O.No.-2126(80) dated LL/N/1R-49-2012 dated 29.04.2013, of Government of West Bengal, Land & Land Reforms Department, Requisition Branch, Writers' Buildings, Kolkata-700001.
2	₹ 8,095/- w.e.f., 01.03.2012	20%	₹ 9,714.00 (including of all local taxes & cost of normal repair)	01.03.2017 to 29.02.2020	
3	₹ 9,714.00 w.e.f., 01.03.2017	afresh	₹ 11,040.00 (including of all local taxes & cost of normal repair)	01.03.2020 to 28.02.2023	

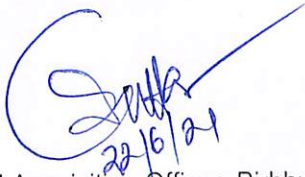
A Fair & Reasonable rent certificate may be issued accordingly ,if it seems to be fair and reasonable, & approved.

Submitted

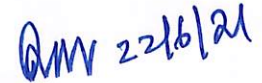

21/06/21

(R.K.Roy)

L. A. Surveyor


22/6/21

Additional Land Acquisition Officer, Birbhum
Suri, Birbhum


22/6/21

Special Land Acquisition Officer, Birbhum
Suri, Birbhum

Fair Rent for hired accommodation of SDPO, Rampurhat, Birbhum

{ Ref :- Memo No.-1540 E Date:- 09.03.2021, Office of the Superintendent of Police, Birbhum. }

Measurement Sheet

Ground floor

$$\text{Ver} = (12.465 \text{ ft} \times 9.330 \text{ ft})$$

$$\text{Room 1} = (14.740 \text{ ft} \times 15.040 \text{ ft})$$

$$\text{Room 2} = (13.945 \text{ ft} \times 9.570 \text{ ft})$$

$$\text{Passage} = (17.515 \text{ ft} \times 3.745 \text{ ft})$$

$$\text{Stair} = (10.825 \text{ ft} \times 11.14 \text{ ft})$$

$$\text{Room 3} = (13.945 \text{ ft} \times 16.450 \text{ ft})$$

$$\text{Bathroom} = (5.485 \text{ ft} \times 6.140 \text{ ft})$$

$$\text{Kitchen} = (13.960 \text{ ft} \times 6.215 \text{ ft})$$

$$\text{Bathroom} = (6.125 \text{ ft} \times 4.890 \text{ ft})$$

1st floor

$$\text{Room 1} = 14.905 \text{ ft} \times 15.155 \text{ ft}$$

$$\text{Bathroom} = 7.64 \text{ ft} \times 3.58 \text{ ft}$$

$$\text{Room 3} = (18.365 \text{ ft} \times 10.960 \text{ ft}) + (11.890 \text{ ft} \times 10.615 \text{ ft})$$

$$\text{Kitchen} = (10.345 \text{ ft} \times 6.960 \text{ ft}) + (3.870 \text{ ft} \times 4.005 \text{ ft})$$

$$\text{Room 2} = (15.470 \text{ ft} \times 13.365 \text{ ft})$$

$$\text{Bathroom} = (5.775 \text{ ft} \times 11.135 \text{ ft}) + (6.680 \text{ ft} \times 3.670 \text{ ft})$$


$$\text{open Ver} = (12.40 \text{ ft} \times 9.210 \text{ ft})$$

- Amenities :-
- ① Pucca Building
 - ② Running tap water
 - ③ Electrification

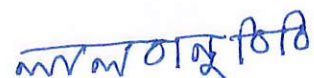
Under Boroshal Gram Panchayat. (Boroshal)


7/6/21

Surveyor
and Acquisition Department
Birbhum

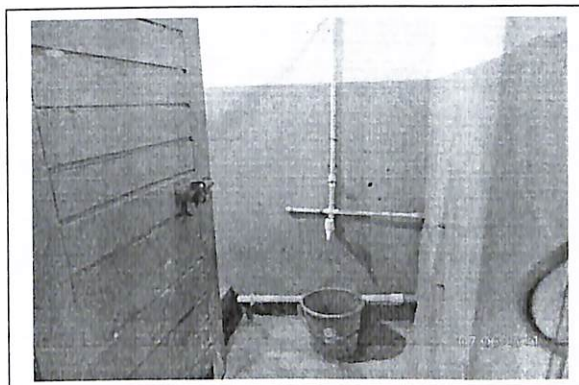
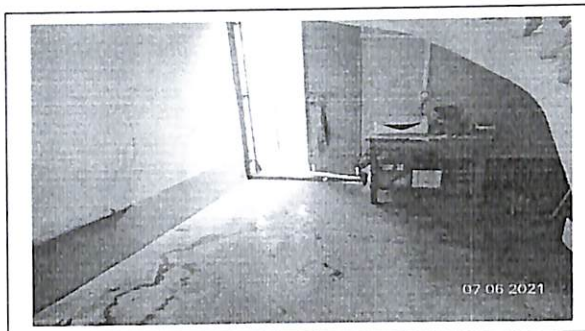
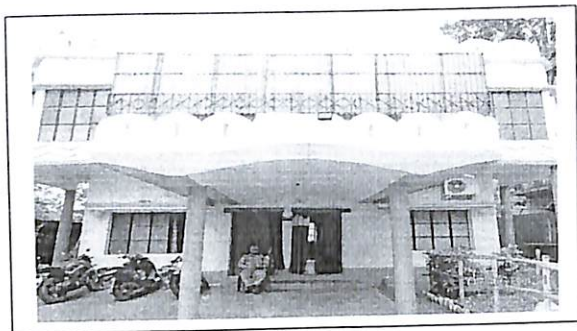

07.06.2021.
Sub-Divisional Police Officer
Rampurhat * Birbhum


Addl. Sdpo


House owner

Fair Rent for hired accommodation of SDPO, Rampurhat, Birbhum

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Ground Floor



Frist Floor


07/06/21

Surveyor
Land Acquisition Department
Birbhum


Addl. Land Acquisition Officer
Birbhum


Special Land Acquisition Officer
Birbhum