

Government of West Bengal
Office of the Revenue Inspector
G.P No-1,Changual



Memo No. 07 /2022

Dated: 21.01.2022

To
The TIL Ltd.
Utpal Chakraborty
Kharagpur(Local)
District-Paschim Medinipur
Pin-721305

Sub: TAGID Notice for Land Revenue and Cess.

With reference to the above noted subject this is informed to you that you have not yet been paid the Land revenue and cess for the year 1426 B.S. to 1428 B.S. So, you are requested to pay the Govt dues (Land Revenue and cess) within 7 days from the date of receipt of this TAGID Notice. The land schedule and approx amount (Rent & Cess) given below Mouza wise. **Please bring last payment of Rent Recipe at the time due paid.**

Sl. No.	Name of the Mouza with J.L. No.	Khatian No.	Area (in Acre)	Rent & Cess due for the year	Approx amount (Rent & Cess)	Remarks
1	Changual 360	1008	111.26	1426 B.S. to 1428 B.S.	13,47,637.00	

22/1/22
Revenue Inspector
Revenue Inspector

G.P No-.....
Under B.L & L.R.O, Kharagpur-II

Memo No. /2022

Dated:-21.01.2022

Copy forwarded to the

1.To the Block Land and Land Reform Officer, Kharagpur for his kind information and necessary actions.

Revenue Inspector



**L & L R
S B P N**

খাজনার দাখিলা এবং বিবিধ তলব 3101017
প্রজার অংশ

১। জেলার নাম	২। থানার নাম ও ভৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ডুমিসহায়কের রসিদ নং
মঃ মেদিনীপুর	মুন্সীগঞ্জ-২	১-২	১৭
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। বর্তমান নং	৮। দাগ নং
চান্দ্রানন্দ ৩১০		১০০৫	
			১১১-২৮ A

Commercial

১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে
ডি.গোহাঁই, গ্রাম হরপাড়া মোক্বেলগাঁও	নিজ

উপরে উক্ত প্রজার উপর আলিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ	অন্যান্য	গ্রামীন কর্মসংস্থান আইনে দেয়	মোট	
১২	১৩	১৪	১৫	১৬	খাস জমি বাবদ লাইসেন্স ফি ১৭ (ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮ (খ)	১৯
২২৫২০	৮৩০০	১৫৫৫২	৫৫১৩০	২২২৫২	—	—	১১৭৫৩	৩৩৬৭৮	৪২২৭৮৬

নামনির্ভর ওয়াশীল

নামনির্ভর ওয়াশীল	প্রথম সনের পূর্বকার ২০	দ্বিতীয় সনের বাকি ২১	তৃতীয় সনের বাকি ২২	চতুর্থ সনের পূর্বকার ২৩	২৪	২৫	২৬
খাজনা					২২৫২০		
সার চার্জ					৮৩০০		
পথ কর					১৫৫৫২		
পূর্ত কর					৫৫১৩০		
শিক্ষা কর					২২২৫২		
খাস জমি বাবদ লাইসেন্স ফি					-		
অন্যান্য					-		
গ্রামীন কর্মসংস্থান আইনে দেয়					-		
(ক) সার চার্জ					১১৭৫৩		
(খ) সেস					৩৩৬৭৮		
মোট					৪২২৭৮৬		
বাদ মিনাফ							

৪২২৭৮৬ মোট বাকী হাজার পাঁচশত ত্রিশ ওয়াশীল

*যে সনের বাবদ ওয়াশীল তাহা লিখুন।

দ্রষ্টব্য : চেবের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

SBP, Kolkata-700 015

RR-NO 3080416 636536 in favour of SBP-II date 08/03/17 at Madpur

আদায়কারী বাস্তবায়ন সহি

11/04/18



Government of West Bengal
Office of the Block Land & Land Reforms Officer
Kharagpur-II

At-Madpur, P.O.- Madpur, Dist-Paschim Medinipur, PIN- 721149

Email ID :- bllrokgpli@gmail.com

Memo No. /KGP-II/2020

Dated: 12.06.2020

To
The Secretary T.I.L
(Debasish Nag)
Changul, Kharagpur(L)

Sub: TAGID Notice for Land Revenue and Cess.

With reference to the above noted subject it is informed you that Land Revenue and Cess for the year 1426 B. S has not been paid yet. So, you are requested to pay the all Govt dues (Land Revenue and cess) within 7 days from the date of receipt of this TAGID Notice. The land schedule and approx amount (Rent & Cess) given below Mouza wise.

Land Schedule (used for Commercial purpose):-

Name of the Mouza with J.L. No.	Khatian No.	Area (in Acre)	Rent & Cess due for the year	Approx amount (Rent & Cess)	Remarks
Changul J.L No-360	1008	111.26	1426 B.S	449213.00 (approx)	

Block Land & Land Reforms Officer,
Kharagpur-II at Madpur.

Memo No. /KGP-II/2020

Dated: 12.6.2020

Copy forwarded to the
I. Sub-Divisional Land and Land Reform Officer, Kharagpur for his kind information and necessary actions.

Block Land & Land Reforms Officer,
Kharagpur-II at Madpur



MIDNAPORE KHARAGPUR DEVELOPMENT AUTHORITY

(A Statutory Authority of the Government of West Bengal)

Sahid Kshudiram Zilla Parikalpana Bhavan (2nd Floor)

Zilla Parishad Complex, Paschim Medinipur – 721101

Phone No. 03222 – 261739, e-Mail ID : mkdamidnapore@gmail.com



Memo No. 141 / 842/ MKDA / 2017

Dated: 13 / 01 / 2022

To
✓ Mr Sekhar Bhattacharya
Company Secretary,
Tractor India Ltd.
P.O.- Changual, PS- Kharagpur (L)
Dist. – Paschim Medinipur.
Pin No. 721301.

Sub: Payment of development Charge against the permission granted to you vide this office memo no. 1644/842/MKDA/2017, Dt. 03-01-2018

It is to inform you that you were granted Land use Compatibility Certificates for Change of use of land from Agricultural to Industrial use for an area of **297322.54 Sq. Meter** in Mouza – **Changual, JL. No. 360**, of PS- Kharagpur (L), District – Paschim Medinipur vide this office Memo no. 1644/842/MKDA/2017, Dt. 03-01-2018 for which an amount of ₹ **1,93,55,697/-** (Rupees One crore Ninety three Lacs fifty five thousand six hundred ninety seven) only was due to be paid by you to this Development Authority as development charge for such change of use of land. Out of this amount you have paid ₹ **58,55,697/-** only and the rest amount of development charge of ₹ **1,35,00,000** laying outstanding as yet which is earning penal interest @ 6% per anum and this penal interest has come to ₹ **24,62,000/-** up to March 2021 as assessed by the Account General, West Bengal who have requested us for early realization of these outstanding development charge including penal interest from this company. A copy of relevant part of audit objection issued by the Accountant General, West Bengal is enclosed for your ready reference.

Under the circumstances you are hereby directed to pay the aforesaid principal amount and penal interest as assessed by the AG West Bengal immediately to solve the problem early.

This may be treated as extremely urgent.

Enclos: As above.


11/01/22
E.O, MKDA &
ADM, Paschim Medinipur

Thus due to non-observance of necessary measures as per IRC guidelines quality of road construction could not be ensured and the road became damaged even before the completion of defect liability period. Moreover the road design life over a long period of 10 years as recommended by IRC guidelines for flexible village road is found doubtful. This resulted in unfruitful expenditure of ₹ 1.09 (₹ 125.19 lakh-₹ 15.83 lakh) crore.

PART-II B

1. Non-realisation of Development Charges—₹ 185.75 lakh

As per provisions contained U/s 102 of the West Bengal Town and Country (Planning & Development) Act 1979 and Gazette notification No 798-T&CP/ C-2/IT-3/2004 dt. 30 March 17, the Executive Officer MKDA was to receive the arrear dues on account of 'Development charges' for change of agricultural land to industrial use at the rate of Rs. 60/- per Sq. metre within jurisdiction of MKDA. Development charges are collected by the MKDA against the permission given for change of use of land by issuing 'Land use compatibility certificate'

Provisional land use compatibility certificate was issued to Tractor India Limited (TIL) against an area of 2,97,322.54 sq. metre at mouza Changual, JL No. 360, P. S.-Kharagpur, District- Paschim Medinipur for which development charges of ₹193.56 lakh was assessed at the rate of ₹60/- per sq. metre out of which, ₹43.56 lakh was paid (28 December 2017) by the said company as first installment. The balance amount of ₹150.00 lakh was scheduled to be paid through five installments with subsequent due date in March of every year starting from March 2018 and upto March 2022 at the rate of ₹30 lakh per year. In case of failure to pay the principal amount on due date, a penal interest at the rate of six per cent would be levied on the outstanding amount.

Serutiny of records revealed that Tractors India Limited (TIL) paid (March 2019) only ₹ 15.00 lakh and penal interest accrued on principal amount remained unpaid till date (March 2021). On earlier occasion, the Provisional land use compatibility certificate was issued to "SAI Fertiliser Pvt. Ltd and "Rashmi Metaliks Pvt. Ltd." without obtaining full principal amount. It was seen that the agencies "Rashmi Metaliks Pvt. Ltd" and "SAI Fertiliser paid their outstanding principal amount, but total penal interest of ₹26.12 lakh accrued during the period 2007-20 remained unpaid till date of audit against which no action have been taken from the authority. Moreover, the principal amount of ₹135.00 lakh as well as penal interest ₹24.62 lakh accrued to TIL was

found unpaid till date (March 2021). This has resulted in non-realization of ₹ 185.75 lakh (Principal- ₹ 135.00 lakh and Penal interest- ₹ 50.75 lakh) (Annexure-II).

2. Idle lying of ₹ 8.00 crore with District Magistrate, Paschim Midnapore over a long period resulted in avoidable interest liability to the tune of ₹11.78 crore

The Authority decided (Dec 2007) for taking up a project 'City Centre' to create social infrastructure facilities and for up gradation of public amenities in the district in between Kharagpur and Midnapore Town on the alignment of NH6 and nearby 160 acres of land in mouza Ruisanda, JL No. 211, Jharia JL No. 208 and Dimang Chank JL No. 209, PS- Kharagpur as most suitable site for the proposed project for which Urban Development Department, GoWB accorded (July 2008) administrative approval towards acquiring of Land for setting up City Centre, Kharagpur.

Urban Development Department, GoWB sanctions loans for implementation of different projects/schemes with interest at the rate of 13 per cent per annum subject to rebate of 2.5 per cent per annum for timely repayment of loan and interest thereon. MKDA took loans of ₹ 9.93 crore during the period from October 2005 to March 2009 for implementation of different development schemes in the district, out of which, ₹ 8.00 crore was disbursed as first installment in favour of Collector, Paschim Medinipur (Cheque No 020192 dated 15 October 2008) for acquisition of 112.00 acres of Land² in against the estimated total cost of ₹ 15.74 crore for setting up City Centre at the above mentioned site.

Audit noticed that DM, Paschim Midnapore failed to acquire the land. Consequently MKDA decided (June 2018) to abandon the project and refunded (28 February 2020) the loan amount of ₹ eight crore to Government. It was also noticed that Pr. Accountant General (A&E) West Bengal, Kolkata had also informed (December 2020) to deposit Principal amount of loan along with the accrued interest.

Scrutiny revealed that non-execution of the project was due to not having any Cabinet approval for acquisition of land issued from Government of West Bengal and also non-availability of land with MKDA for execution of the Project as stated by MKDA (February 2021). Audit observed

² mouza Ruisanda JL No. 211, Jharia JL No 208 and DimangChank JL No. 209, PS Kharagpur