

## FROM THE PRESIDENT'S DESK



Dear Friends,

Greetings.

It's already been three months into the new year! Developers are now quite bullish for the growth ahead and optimistic for an unprecedented recovery. We have also witnessed that the real estate sector has finally started receiving long-awaited Government support. This has certainly bolstered confidence in private real estate players especially after the government's recognition of the importance of our industry as a major employer and contributor to nation-building. But we definitely expect more support during this crucial recovery year.

Assembly Election dates have been announced for West Bengal and they are almost round the corner. The state is abuzz with news of politics, campaigns and new slogans and the whole of India is keenly following our state elections!

Despite the pandemic, we've had to incur multifarious expenses towards fees of consultants, legal experts etc for several initiatives and projects we undertook for the benefit of members and also the industry at large. The primary focus has been to continually interact with the government to pursue pertinent issues. We've also still continued with CSR activities undertaken for the welfare of the construction workers and other social causes, organizing knowledge-sharing events for members and other stakeholders, brand building initiatives such as "Etai Best Time Campaign" and organizing webinars etc. Also, earlier our exhibitions were major revenue earners, however that scenario changed largely in the age of online sales and e-exhibitions. Therefore due to rising costs, we have introduced a slight increase in the Annual Membership Subscription Fees for all categories of membership for the year 2021-22, which was approved by the Managing Committee in January this year.

The revised Annual Membership Subscription Fees for the year 2021-22 stands as follows:

- Patron Members – Rs. 60,000/- (Rupees Sixty thousand only) plus GST @ 18%.
- Ordinary Members – Rs. 48,000/- (Rupees Forty-Eight thousand only) plus GST @ 18%.
- Corporate Associate Members – Rs. 25,000/- (Rupees Twenty five thousand only) plus GST @ 18%.

We have been very successfully organising health check-up camps for our labourers at sites for many years now. For the past 6 months members even sponsored covid-checkups for their labourers. Now we endeavour to re-start registration of workers so that they may benefit from schemes run by the state government. The government website for registering workers has been restored now and recently our Youth Wing members met officials from the Labour Department to discuss how these registrations can be streamlined and made easier. The Department has lauded us for our initiatives and has agreed to be a part of the next few drives. The number of workers screened between June 2020 and February 2021 is 13284.

Best Regards,

Nandu Belani  
President  
CREDAI Bengal

**PORTAL UPDATE**

Dear Member,  
Promote Your Property and give it Maximum Mileage



**Promote Your Property -  
Give it the Maximum  
Mileage!**

Our In-portal Ads is the **best** place to  
advertise your listing!

**WHY?**

- Affordable Rates, Brilliant ROIs, Multiple Ad Types
- Various formats to choose from... and
- Offers that you just cannot resist.



Let the **maximum** number of house-hunters  
see your listings. **Customise** your **ad types**,  
tweak your **ad rates**, get **lucrative deals** from  
an assortment of **ad packages!**

Make our ad space your property's permanent address!

**CREDAI**  
BENGAL HOMES

**Proposal**

**Performance of  
the Portal**

133 Live Projects  
50 Listed Developers  
482,825 Website Traffic  
75,000 Projected Avg. Traffic/Month  
7,38,666 Sessions  
1,548,686 Total Page Views  
12432 Unique Leads Generated

All data presented is of that collected between  
21st Sep, 2019 - 26th February, 2021

**In-Portal Advertisement**

**Ad module**

CREDAI Bengal Homes has introduced the option of advertising your listed property in our portal.

Explore a variety of options with our In-Portal Advertisements to increase visibility of your project which will in-turn fetch leads at affordable rates!

- Grab maximum attention by running display ads on our portal
- A huge range of ad types to select from: Banner, Roadblock, Premium Property Display ads in the Homepage, Top of the search listing, Search Listing Sidebar, In-Between Search Listing ads in the Search Page to name a few.
- The power to select where you want to place your ads what format to use (video or image) and the size of the ad
- Avail what suits you best as different ads have different rates. Introductory offers available as well
- Explore our bouquet filled with lucrative offers to choose what works for you
- We have a dedicated offer page where you can promote your property offers

**Advertisement Types and Rates**

Page	Inventory	Inventory Type	Available In Devices	Available Slots	Minimum Booking Duration	Spot Category	Costing / Placement Per Day
Home Page	Road Block	Image	All Devices	1	15 Days	Premium	₹1,850
	Banner	Image	All Devices	2	15 Days	Premium	₹750
		Video	All Devices	2	15 Days	Premium	₹850
Search Page	Premium Property Display	Property Display Card (360x150)	All Devices	4	15 Days	Premium	₹500
	Top 3 Ranking Paid Listing Advertising	Search Result Display Card (For Any Search Location)	All Devices	3	15 Days	Premium	₹450
	Top Of The Search Listing	Image (Horizontal Ad)	All Devices	1	15 Days	Premium	₹500
	In Between Search Listing	Image (Horizontal Ad)	All Devices	2	15 Days	Normal	₹350

Please Note: This cost excludes GST TSC Applied

**Advertisement Types and Rates**

Page	Inventory	Inventory Type	Available In Devices	Available Slots	Minimum Booking Duration	Spot Category	Costing / Placement Per Day
Search Page	Search Listing Sidebar	Image (Horizontal Sticky Ad)	Only Desktop	1	15 Days	Normal	₹250
		Video (Horizontal Sticky Ad)				Normal	₹350
	Search Listing Sidebar	Image (Vertical Sticky Ad)	Only Desktop	1	15 Days	Normal	₹400
Login Page	Page	Image	All Devices	1	15 Days	Normal	₹250
		Video				Normal	₹350
Other Content Pages	Top Of The Page	Image	All Devices	2	15 Days	Normal	₹200
Total Inventory	10 Ad Placements			18	15 Days		

Please Note: This cost excludes GST TSC Applied

**Offers\***

- Offer**
  - 20% off & free project listing for 1 month on purchase of minimum INR 100000 worth of Normal Ad Inventory for 3 months
  - On booking of Roadblock Ad Inventory, free Login Page Ad Inventory
  - For Paid Listing: Pay for 5 months on booking for 6 months
- Gold Package**
  - 10% off on booking of Roadblock (Image) for 15 days
  - Premium Property Display Card
  - Top 3 Ranking Paid Listing Advertising
  - Top of the Search Listing (Image) for 1 month
- Silver Package**
  - 10% off on booking of Premium Property Display Card
  - Top 3 Ranking Paid Listing Advertising & Top of the Search Listing (Image) for 1 month
- Bronze Package**
  - 10% off on booking of Premium Property Display Card & Top of the Search Listing (Image) for 1 month

**\*Terms & Conditions:**

- Ad Slots are subject to availability
- Only 1 Ad slot per Ad position can be booked at a time, for each project
- Offers, packages & prices may change in future

**Offers\***

- Gold Package**
  - 20% off on booking of Roadblock (Image) for 30 days
  - Premium Property Display Card
  - Top 3 Ranking Paid Listing Advertising
  - Top of the Search Listing (Image) for 3 months
- Silver Package**
  - 15% off on booking of Premium Property Display Card
  - Top 3 Ranking Paid Listing Advertising & Top of the Search Listing Card (Image) for 3 months
- Bronze Package**
  - 12.5% off on booking of Premium Property Display Card & Top of the Search Listing (Image) for 3 months

**\*Terms & Conditions:**

- Ad Slots are subject to availability
- Only 1 Ad slot per Ad position can be booked at a time, for each project
- Offers, packages & prices may change in future



## GOVERNMENT INITIATIVES

### 1. Inspector General Registration (IGR) :

Senior members of CREDAI Bengal recently met the IGR wherein the following pending issues were discussed:

#### i. Reduction of Stamp Duty on Sale Agreement

At present, there is a provision of 2% stamp duty on agreement for sale, as against 1% in most of the other states. In view of the downslide and poor market conditions being faced by the real estate industry, the IGR has been requested to make it 1%, with the balance stamp duty being payable at the time of registration of the Sale Deed. The IGR informed that this would be looked into.

#### ii. Separate window for Registration of Agreement to Lease

Presently, there is no system of registration of Agreement to Lease in the manner we have a system of registration of Agreement for Sale.

- There are various projects which are taken up on land, leased by various Government Departments/Trusts/Wakf Boards. Developers develop such plots and create flats thereon and market them to prospective buyers. In this case developers first enter into lease agreement with lessor and then at the next stage enter into sub-leases with the flat allottee. In some of the registration offices, the sub leases are being treated as 'Transfer/Assignment of lease'. This tantamounts to double charging of stamp duty. Notably full stamp duty upon the market value of the property is required to be paid in case of a freehold property.
- This problem arises because there is no separate window for treating leasehold properties separately.
- The practice of charging 2% of stamp duty for registration of agreement for sale should also be extended to Agreement for sub leases. The IGR took note of it and said that same would be looked into.

#### iii. Rationalization of Stamp Duty on land valuation

Despite some rationalization of land valuation having been done in some areas, it continues to be high in suburban areas sector. As higher valuations of land create problems of Income Tax under section 43CA of the Income Tax Act, the need for reducing land valuations continue to be a crucial issue. Many projects on industrial estates, logistic parks, affordable housing and IT & ITes Parks are not taking off because of this. The IGR assured that this issue will be addressed.

#### iv. Avoidance of double imposition of Stamp Duty linked to WBHIRA

When an apartment is assessed for the purpose of Stamp Duty, the proportionate share of common area including parking area is included in the property valuation. Now, as per Section 17 of West Bengal Housing Industry Regulation Act, 2017 [WB HIRA], the common areas and facilities in a building complex will have to be transferred to the Apartment Owners' Association. If such transfer of common areas and facilities have to be formalized by a registered deed, further imposition of Stamp Duty would tantamount to double incidence of Stamp Duty. It is thus suggested that in fairness of things, for registration of deed of common areas, a minimum token amount of Rs 100 may be charged as Stamp Duty. The IGR informed that the Department is already working on it and a decision of charging a token stamp duty will be taken soon.

#### v. Extension of timeline for registration of Sale Deed

The present rules call for registration of sale deed within a period of 4 years from the date of registration of agreement for sale. It was requested to enhance the time limit from 4years to 5years for all ongoing projects which were incomplete as on 1st March, 2020 in view of COVID 19. The IGR assured that the matter would be considered and notification to the effect may be issued.

#### vi. Capping of Registration fees for Amalgamation of plots

Presently when we amalgamate a plot of land, which has already been purchased by various companies, the stamp duty is capped at Rs 3 lakhs. Since, there is no capping on registration fees, the total registration fees add up to more than the stamp duty in many cases. The IGR was requested to cap the registration charges at Rs 50,000. The IGR informed that this will be looked into.

### 2. Environment Department:

i. It is heartening to note that Ministry of Environment, Forest and Climate Change (MoEF & CC) has opened an Integrated Regional Office (IRO) in Kolkata to facilitate resolution of issues connected with Environmental Clearances and compliances. In this regard an appointment has been sought with Sri Subrat Mohapatra, the Deputy Director General of Forests (Central), Integrated Regional Office, MoEF & CC.

ii. CREDAI Bengal has submitted a letter to Sri Kaliyamurthi Balamurugan the newly appointed Chief Environment Officer, Environment Department in place of Sri Neeraj Singhal, seeking an appointment with him to discuss the major pending issues connected with Environmental Clearance

iii. The recent Office Memorandum of MoEF & CC dated 25th February, 2021 clarifies that for projects of category B2, which are not subjected to public hearing, the prescribed Environment Management Plan (EMP), will have to be carried out by the project proponents.

22-65/2017-IA.III  
Government of India  
Ministry of Environment, Forest and Climate Change  
Impact Assessment Division

Indira Paryavaran Bhawan  
3rd Floor, Vayu Wing, Jor Bagh Road  
Ali Ganj, New Delhi-3

25th February 2021

#### OFFICE MEMORANDUM

**Subject: Obligation of the project proponent to undertake activities committed in the EMP or at any stage of the appraisal of Prior Environment Clearance in lieu of Corporate Environment Responsibility (CER) - Clarification - regarding.**

The Ministry of Environment, Forest and Climate Change vide OM of even number dated 30th September 2020 on the above mentioned subject stated that

"the Expert Appraisal Committee or State Level Expert Appraisal Committee shall deliberate on the commitments made by the project proponent to address the concerns raised during the public consultation and prescribe specific condition(s) in physical terms while recommending the proposal, for grant of prior environment clearance instead of allocation of funds under Corporate Environment Responsibility. Further, it was directed that all the activities proposed by the project proponent or prescribed by the Expert Appraisal Committee or State Level Expert Appraisal Committee, as the case may be, shall be part of the Environment Management Plan."

2. The Ministry is in receipt of representations seeking clarity about the applicability of above concept in cases where Public Hearing is not applicable for example B2 category projects etc.

3. In this regard it is hereby clarified that in such cases also (where public hearing is not involved), the project proponents will be bound to take up all activities proposed by them in the EMP as well as any additional activities that may either be committed by them before the EACs/SEIAAs/SEACs or the same have been prescribed by the EACs/SEIAAs/SEACs.

4. This issues with the approval of the competent Authority.

(A K Agrawal)  
Director  
IA (Policy)

To  
1. Chairperson/Member secretaries of EACs.  
2. Chairperson/Member secretaries of all the SEIAAs/SEACs  
3. All the Officers of IA Division

#### Copy for information to:

1. PPS to AS (RA)
2. PPS to JS (GM)
3. Guard file

(A K Agrawal)  
Director  
IA (Policy)

## Data sought and information sent to members on various issues

Date	Source	Subject	Deadline	Link/Format Attached
27.01.2021	CREDAI Bengal	Information sent by Housing Department, Government of West Bengal   Tender Invitation   Affordable Housing Project		Circular/ Screenshot of E-Tender
12.02.2021	CREDAI Bengal Homes	Circular on property listing renewal		Circular
20.02.2021	CREDAI Bengal / Indian Railways	Grant of Lease for Redevelopment of 2.18 Ha of Boulevard Road Railway Colony, New Delhi for 99 years	25.02.2021	Copy of NIT, Corrigendum No.6 and Brief Site Features
25.02.2021	CREDAI Bengal	Orientation programme of different online citizen centric services of UD & MA Department developed under different reforms points in Ease of Doing Business (EoDB)		Webinar Link/ Circular

## FOCUS ON CREDAI NATIONAL

### Government Meetings & Representations, February 2021

Sl. No.	Dated	Members	Subject
1.	24 February 2021	Shri Hardeep Puri Hon'ble Minister for Housing and Urban Affairs Ministry of Housing and Urban Affairs, Government of India, New Delhi	Extension of Deadline to Avail Benefits of CLSS under PMAY for Middle Income Groups
2.	17 February 2021	Shri Santosh Kumar Gangwar Minister of State for Labour and Employment Ministry of Labour & Employment GOVERNMENT of India, New Delhi	Industry recommendations on revisions of BoCW Act pertaining to Labour Cess
3.	17 February 2021	Office of the Director General, Competition Commission of India, New Delhi Kind Attention: Sri Rahul Arya, Joint Director GEneral	Re: F.NO. DG/CCI/W/1/3/2019, SUMMONS U/S 41(2) RW S.36(2) OF THE COMPETITION ACT, 2002. FOR DATE 27-01-2021

### Environment Expert Committee Constitution

#### ENVIRONMENT-CONSTITUTION OF EXPERT COMMITTEE

Subsequent to CREDAI Delegation meeting with sh. Rameshwar P. Gupta, Secretary, Ministry of Environment forest & Climate change on 7th Jan. 2021, an expert Committee was constituted.

Objective of the Committee was to recommend a Model based outcom regulation for Building construction, and Townships. There is a need to streamline environment Conditions to be synchronised with other statutory requirements under existing regulatory framework & associated processes for grent of Environment Clearance under EIA Notification 2006.

4. A relook is suggested at every aspect of regulatory regime under the said notification including Statutory compliances to other relevant statutes, impacts on Air and WaterEnvironment, Green Cover etc.

Committee while doing the assigned work will also look at directions of Hon'ble Supreme Court, High Court and National Green Tribunal.

Mr. Manish Kaneria, CREDAI Pune member was nominated to represent CREDAI and meetings were held on Feb 5, Feb 15, Feb 22 (with Secretary MoEF&CC and Feb 24, 2021.

Meetings were attended by Mr. Manish Kaneria-CREDAI Pune member and Mr. Reginald J. Sinclair- GM, CREDAI.



## CSR UPDATE

### COVID 19 Worker Health Safety Programme

Camps were conducted in two project sites of Jai Vinayak Group where 144 workers were screened. Details are mentioned below:

Developer Name	Site Name	No of workers screened
Jai Vinayak	Golden Acres	71
	River links	73



#### Update on Labour Registration:

The portal for registration of workers under the State Government's social security scheme i.e. "Bina Mulya Samajik Suaraksha Yojana" (BM-SSY) was under construction for the last few months, because of which online registration of workers under the scheme was on hold. However, the portal is now ready to be used and new applications may be submitted. Workers registered under this scheme are given various free-of-cost benefits, like compensation for accidental death or disability, health facilities, grant for education of children and others.

A meeting was conducted between the CREDAI Bengal Youth Wing members incharge of the labour welfare committee, Mr Barun Kumar Ray, Principal Secretary, Labour Department and other officials of the Labour Department (Government of West Bengal) on 25th February 2021 at the Labour Department chambers. Discussions took place on how to initiate the labour registration drive together at different construction sites of member-developers in West Bengal.

We request all our members to nominate their sites for workers registration.

For more details please contact 7278234876 or Email : [csr@credaibengal.in](mailto:csr@credaibengal.in)



## Construction Worker registration under Bina Mulya Samajik Suraksha Yojana (BM-SSY scheme)

Labour Cess paid can benefit only registered workers.  
Registration is now portal based and free.

Contractor to certify that applicant is a construction worker  
Workers rural address will be verified, no link to work site.

CREDAI Bengal will guide the registration process and a certified Self-employed Labour Organizer will upload the data in the portal free of cost.

### Major Benefits to the workers

- ❖ No cost one-time registration valid lifelong
- ❖ Death & Disability benefits (₹ 50,000 – ₹ 200,000)
- ❖ Pension at age 60 @ ₹ 750 per month.
- ❖ Worker and family can avail Medical treatment of ₹ 20,000 per year & surgical treatment of ₹60,000 per year.
- ❖ Educational Assistance for Children (Class XI to post-graduate).
- ❖ Grant to graduate unmarried daughter ₹ 25,000
- ❖ PROVIDENT FUND – Government will now pay the contribution of beneficiary amounting to ₹ 25 along with matching grant of ₹ 30 against such beneficiary contribution, totaling ₹ 55 per beneficiary per month.

Please extend your full support and kindly register all your workers at sites.

For more details

72782 34876

[csr@credaibengal.in](mailto:csr@credaibengal.in)



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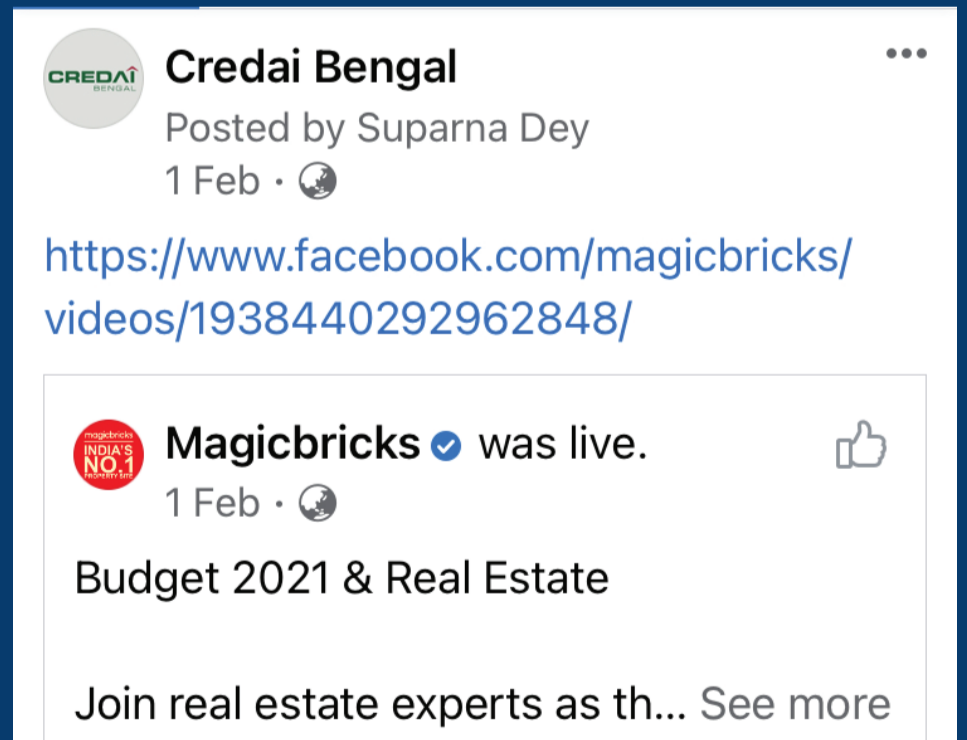
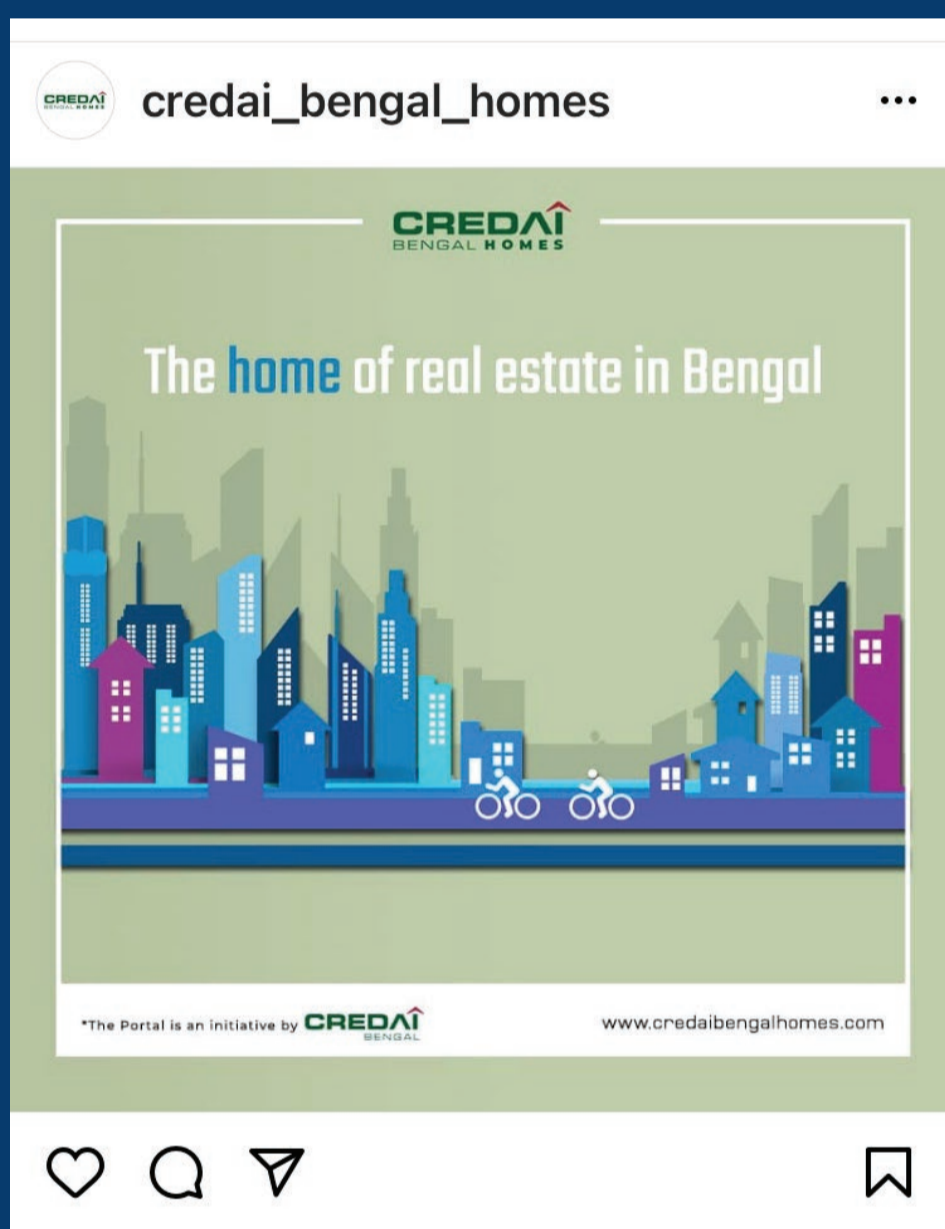


<https://www.linkedin.com/company/credai-bengal-homes/>

We also request you to ask your social media teams to repost / share our work on your brand handles.

*Thanks & Regards,*

CREDAI Bengal Team  
info@credaibengal.in





**EYE ON LOCAL PRESS**

**Tax sops to boost city affordable hsg**

**₹250 Crore Relief For Kol Developers**

**TEAM T01**  
Kolkata: After a 101 in housing launches following the unprecedented disruption in business due to the pandemic, a slew of project announcements are in the offing in the affordable category following the Budget proposals announced on Monday.  
Usually 15,000-16,000 units get launched each year in Kolkata, of which around 70% — or 11,000 units — fall in the affordable category. With high demand for apartments priced at Rs 45 lakh or less, this stock gets sold. Last year though, less than 7,000 units were launched and through the affordable units saw good sales in the second half of the year, the stock was not enough to meet the pent-up demand.  
Now, with eligibility of additional Rs 1.5 lakh loan interest deduction for affordable housing buyers and one-year tax holiday for developers of such projects, Confederation of Real Estate Developers Association of India (CREDAI) expects 12,000-14,000 affordable units to be launched this year. The stock relief to developers in Kolkata is pegged around Rs 250 crore.  
"Many projects were on

**BUDGET IMPACT**

**Proposed | Extension of add'l deduction of interest for loan to purchase affordable house to Mar 31, 2022**  
**Impact | Increased liquidity in the hands of home buyers; tax benefit up to ₹5L on interest and principal loan payment**  
**Proposed | Affordable housing projects can avail tax holiday till March 31, 2022**  
**Impact | Will lead to FDI inflow**  
**Proposed | Developers to get Corporate Tax relief aggregating ₹250 crore**  
**Proposed | Tax exemption for notified affordable rental**  
**Impact | Relief to developers**  
**Pioneer Property managing director, Ujjendra Khaitan is confident of the additional deduction of Rs 1.5 lakh on interest payment against affordable housing loans up to March 31, 2022 will boost consumption. This includes the rebate and tax benefit on home loan (interest and principal component) for affordable housing from Rs 1 lakh to 1.5 lakh.**  
**Eden Realty MD Arun Kumar expects the reduction in import duty for steel to also help the sector.**  
**"The stamp duty cuts announced by Maharashtra government has prompted sales to go up six fold. It is time the Bengal announced similar measures," said Jain Group MD Rishi Jain.**



**PC: Bhaskar Das**  
**Ajanta Chakraborty**  
@timesgroup.com

**Infra Push: Focus On Metro, Road Connectivity To Improve Your Commute**

**10-yr wait ends, first train to chug out of Dakshineswar stn today**

**A NEW BEGINNING**  
2018 Dakshineswar Metro project started  
2019 Last encroachers removed  
2020 Third rail of the section charged  
2020 First trial run along the extended network held  
2021 CRS inspected section  
2021 CRS cleared sections  
2021 Initial cost ₹463cr | Enhanced cost ₹628.5cr  
32km Distance between Kavi Subhas and Dakshineswar  
₹25 | Cost of end-to-end journey  
62 mins End-to-end travel time  
50,000 | Projected footfall (non-Covid times)  
The third line between Kalakunda and Jangram, doubling of the Adimgang-Khangraghat Road section, the fourth line between Dankuni and Barruipara of the Howrah-Burdwan chord line and the third line between Rasulpur and Magra of the Howrah-Burdwan main line. Railway minister Piyush Goyal, governor Jagdeep Dhankhar and Union minister of state for environment, forest and climate change Babul Supriyo and dignitaries like Metro Railway general manager Manoj Joshi were present on the dais.  
The entire 32km Dakshineswar-Kavi Subhas stretch, Modi said, can now be covered in just an hour's time. "Several commuters will benefit from the Metro. Apart from Kolkata, people of Hooghly, Howrah and North 24 Parganas will also be getting the Metro facility. Commute time will be reduced from 90 minutes to 25 minutes," he said. "The new Metro will not just help people reach ISI in Baranagar. It will help devotees reach out to Daksh-

**Kisan Special trains in state**  
Platoes from Tarakeswar are now being transported by rail on a weekly basis to Dinapur and other locations in the northeastern parts of India. These Kisan Rail Special Trains are also picking up other produce midway. On Monday, during the inauguration of several projects by PM Narendra Modi, railway minister Piyush Goyal said that 68 Kisan Specials have already run in the state. The first one brought in fruits and other produce from Maharashtra to Shimla.  
"Newswar and Kalghat easily as well," the PM said.  
"Be it Metro or railway system, whatever is being constructed in India now, the impact in India is clearly visible," Modi said, adding, "All these networks are connecting Bengal to regions that have coal, steel and fertilizer industries and agricultural heartlands. The connectivity will not just ease living but also provide opportunity for trade and investment. Bengal has huge trade potentials with the neighbouring countries. Keeping this in mind, serious efforts have been made in the past few years to strengthen the rail network."



**PC: Subhojit Kar**  
**Ajanta Chakraborty**  
@timesgroup.com

**Solar panel to make Sec V cycle stand smarter**

**Suman Chakraborty**  
@timesgroup.com

**Kolkata:** The Nabadiganta Industrial Township Authority (NDITA) is planning to install a kWp grid-connected solar photovoltaic power plant on the roof of the proposed smart cycle stand on Ring Road in Sector V. NDITA has initiated the process of engaging agencies to set up bicycle stands in three important places in Sector V — in front of Webl Bhavan, near Godrej Waterside and opposite Wipro gate. The cycle stand near Godrej Waterside has been chosen for the installation of the solar plant as the other two locations are not suitable for ha-

**STEP TOWARDS A GREEN CITY**

**What |** A grid-connected solar photovoltaic power plant on the rooftop of a proposed cycle stand  
**Where |** Near Godrej Waterside on Sector V Ring Road  
**Capacity |** 1 kWp  
**Purpose |** To light up the cycle stand at night  
ing by the banks, delivering a large project on time requires a bandwidth which many would not have," Mohta argued.  
Merlin is working on multiple projects, some of which will be launched later this year.  
Consumers' preference to buy into projects nearing completion is encouraging the shift towards big branded players.  
"Buyers are not willing to book a project which would be delivered in 3-4 years unless they are sure about the credentials of the developer," Mohta observed.  
This would mean that many developers would have to complete the project first to entice buyers, enabling large scale mobilization of funds. Previously during the boom period, they had the luxury to build using advances from the buyers.  
Sushil Mohta, chairman of Confederation of Real Estate Developers Association of India, said, "Launches have really come out of the ground. With a realty regulator in place and strict monitoring



**Mayukh Sengupta**  
The spot on Ring Road where the cycle stand will come up  
plants for use of renewable energy in the IT hub," said a NDITA official.  
Two streets in Sector V will be developed as smart streets and another street — connecting RDB Boulevard with Infinity Benchmark —

**We are exploring other places and building structures across Sector V for installing rooftop solar plants for use of renewable energy in the IT hub**  
**NDITA official**  
will be developed into a pedestrian plaza where solar panels are likely to be installed.  
In New Town, New Town Kolkata Development Authority (NKDA) has been installing more and more rooftop solar panels and solar-powered streetlights to optimize the use of renewable energy in the township. Benches with solar panels on its sheds have been set up on the smart street in front of New Town mela ground. It was in 2013 that NKDA had made it mandatory for all residential and commercial highrises in New Town to install solar rooftop panels that would meet at least 2% of the building's power requirement.

**Realty sales pick up in city**

**SAMBETSAHA**  
Calcutta: The sales of residential property appear to be gaining momentum in Kolkata, with big brands entering a larger share of the pie in a market where launches continue to remain tepid.  
Brokers, developers and people associated with the trade say bookings and transactions have picked up from January for established players, rivaling the situation before Covid-19 sent the economy to deep freeze.  
Consumer preference towards big brands having the right expertise to deliver good projects in a time-bound manner is also leading towards consolidation in the marketplace.  
"There has been a pick-up in demand from October onwards. Well-known builders are getting good traction," Harish Varshney Neotia, chairman of Ambuja Realty, said.  
Neotia has recently launched an affordable housing project at Maheshbala on the southern fringes of the city. The owner of the land, Highland Group, entered into a development management contract with Ambuja to develop two 10-acre land parcels each, signalling consolidation in the industry.  
Sushil Mohta, chairman of Merlin Projects, concurred that reputable developers are getting traction. "Weak hands are slowly exiting the market. With a realty regulator in place and strict monitoring

**BOOKINGS RISE**

Sept 2019	186	August	266
October	90	September	295
November	87	October	260
December	235	November	271
Jan 2020	184	December	307
February	81	Jan 2021	322

Source: NK Realtors

rather than taking up new ones. Since supply has become tight, old inventories are being cleared, which is a good thing," Jitendra Khaitan, chairman of Pioneer Property Management, said. He has projected better tidings for the industry in a year.  
Numbers divided by brokerage firm NK Realtors showed a gradual rise in bookings from August onwards with January being the busiest. "Our performance has so far been better compared with the months leading up to the lockdown. Bookings are happening in all projects, top grade or otherwise. This is a sign of buoyancy," Biplob Kumar, vice-president of NK Realtors, noted.  
While the Calcutta market is on a comeback trail, other cities have bounced back sharply. Sishha, which has multiple projects in Mumbai and in Calcutta, says pick-up is the slowest here compared with other cities.  
"Even though we are selling 30 per cent more than pre-Covid levels, it is not yet comparable to other cities like Mumbai. I expect demand coming back stronger and election as many buyers are holding back decisions," Sanjay Jain, managing director of Sishha, said. It has a portfolio of 7,000 units under construction in six projects across four locations in Calcutta.  
With home loan rates at a historic low and prices yet to bottom out, consumers have realised that it could be the opportune time to buy a home, Jain added.

**New Town residents get pay-and-use toilets made of recycled cargo containers**

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**AN ENVIRONMENT-FRIENDLY SOLUTION**  
Toilets made out of recycled cargo containers. NKDA has set up such pay-and-use toilets at nine places across New Town.  
**Where are they located |**  
New Town Smart Plaza, inside NKDA bus terminus near Pride Hotel, inside PHE tank No. 1, opposite Sonar Kella park, opposite Chittaranjan Cancer Hospital, behind Central Mall, in front of Candor Tech Space, near NBCC Complex and near Restello Building  
Chittaranjan Cancer Hospital, behind Central Mall, in front of Candor Tech Space, near NBCC Complex and near Restello Building  
Chittaranjan Cancer Hospital, behind Central Mall, in front of Candor Tech Space, near NBCC Complex and near Restello Building

The New Town residents said that such pay-and-use toilets were much needed in the area. "These would be very useful keeping in mind that there were not many such facilities in the township. Moreover, the solar panels would help in developing renewable energy which would be environment-friendly," said Kausay Das, a local resident.  
NKDA has also been working to recycle and reuse waste and discarded items as part of its waste disposal system. The authorities have already set up a big gas generation plant which is expected to start working from mid-March onwards.  
Also, the authorities have set up the zero-waste shop where old discarded clothes and other wastes could be handed over for recycling into useful products.  
Earlier, PHE also recycled abandoned pier cap pillars into architectural installations with the help of artist Rupchand Kundu.

**Larger apartment, study: WFH impact on home space requirement**

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**Kolkata:** Post lockdown, home buyers are looking for larger apartments and are willing to shell out more for the additional space.  
"Buyers are seeking larger living rooms and balconies, and an additional study if budget permits. They are willing to spend 10%-15% more for a house that fits their specifications," said Binati group managing director Nandini Belani, who is also chairman of the Bengal chapter of Confederation of Real Estate Developers Association of India.  
A study by Anarock Property Consultants, a real estate services company, revealed that the average home size had increased from 1,000sqft in 2019 to 1,100sqft in 2020. Anarock chairman Anuj Puri said, "The two main reasons for apartment sizes reducing in previous years were affordability and millennials' preference for low-maintenance homes. Keen to generate more buyer interest with smaller price tags, developers whittled down their flat sizes. Last year saw an almost immediate reversal of buyer preferences. With the ac-

**SIZE FACTOR**

Cities	Avg apt size in 2019	Avg apt size in 2020	Change
Kolkata	1,000sqft	1,100sqft	10%
Mumbai	773sqft	932sqft	21%
Delhi NCR	1,250sqft	1,290sqft	3%
Mangalore	1,280sqft	1,320sqft	3%
Pune	878sqft	986sqft	12%
Hyderabad	1,700sqft	1,750sqft	3%
Chennai	1,100sqft	1,200sqft	9%

**Budget segment**  
Living room | Up from 250sqft-300sqft to 350sqft-400sqft  
Balcony | Up from 12sqft-15sqft to 24sqft  
Add room | 60sqft to 80sqft to serve as study/guestroom  
**Luxury segment**  
Living room | Up from 600sqft-800sqft to 800sqft-1,000sqft  
Balcony | Up from 40sqft to 60sqft  
Add room and washroom | To serve as office

coment suddenly being on accommodating the work-from-home (WFH) and learn-from-home (LFH) culture, flat sizes began increasing for the first time in four years.  
Merlin group managing director Sushil Mohta said the demand for a larger apartment size had been witnessed across categories. "Those looking for budget apartments want a slightly larger living space to get a corner for a table to do office work. Those with a slightly bigger budget want an additional room to convert into a study," said Mohta, who is also the chairman of the West Bengal chapter of Credai.  
The demand for additional workspace, realtors said, is a reflection of the experience people had during the lockdown when they realized the true worth of a home. Even after lockdown, IT professionals, teachers, students and many more continue to work, teach or study from home.  
NK Realtors had, in June-July, discovered that 30% of

**HIDCO to engage consultants to develop affordable housing in Kolkata's New Town, January 24, 2021, ET Realty (online)**

"The plan is to provide EWS and LIG housing in large numbers to become inclusive, vibrant and affordable to a large section of people for which an area has been earmarked in Action Area- IIC," said an official.  
The Housing Infrastructure Development Corporation (Hidco) plans to engage a consultant to prepare architectural design along with detailed estimate and bid documents to set up affordable housing of LIG and EWS category on about 7.6 acres in New Town.  
Officials said that the authorities have been taking up work of various types of construction in New Town under the Smart City Mission project and that developing housing schemes is one of the features of a Smart City to cater to the need of affordable housing.  
"The plan is to provide EWS and LIG housing in large numbers to become inclusive, vibrant and affordable to a large section of people for which an area has been earmarked in Action Area- IIC," said an official.

<https://realty.economictimes.indiatimes.com/news/residential/hidco-to-engage-consultants-to-develop-affordable-housing-in-kolkatas-new-town/80431451>

**Kolkata: Bird shelters may become must for upcoming New Town buildings, February 03, 2021, The Times of India (online)**

The New Town Kolkata Development Authority (NKDA) is planning to come up with a mandate that all upcoming buildings in the township will have to set up bird-friendly small box like structures on roofs.  
The Housing Infrastructure Development Corporation (Hidco) organized recently an interactive session where bird expert and Secretary of Nature Environment and Wildlife Society (NEWS), Biswajit Roy Chowdhury, delivered a talk on birds of Kolkata. It was discussed during the talk that modern buildings lack the old time architectural features like 'ghulguli' that would help birds build small nests and that trees for social forestry should be chosen carefully to attract birds to build their nests.  
According to estimates, around 133 species of birds have been spotted in New Town's Pakhikhat and its surrounding areas. Of these species, about 99 are migratory birds while the other 34 birds are found throughout the year. Among the rare species of birds that have been spotted in the township are yellow bittner, Taiga flycatcher, Siberian rubythroat, greater coucal, plumheaded parakeet, common snipe and several others.  
"The idea of setting up bird-friendly structures on the roofs of upcoming buildings is in an initial stage and we will discuss the matter again," said an official.  
Hidco, in consultation with experts, will also finalise a list of trees that can be planted on the median dividers in New Town. This will be suitable with the township's soil and can attract birds.  
Officials said Roy Chowdhury would be included in the committee to finalise the species of trees that would be planted in New Town. Horticulture experts have already shared their suggestions in this regard, keeping in mind Cyclone Amphan that had damaged thousands of trees. Roy Chowdhury said the trees like banyan, guava, neem, mango and other small fruit trees, which attract birds, should be considered for plantation.  
After Amphan tore through Bengal, damaging a large number of trees, Hidco and NKDA took up a plantation drive on vacant plots. Several trees have already been planted in many parts of the township. The authorities have come up with a list of over 100 varieties of trees for further plantation.

<https://content.magicbricks.com/property-news/kolkata-real-estate-news/kolkata-bird-shelter-s-may-become-must-for-upcoming-new-town-buildings/118971.html>



## West Bengal CM allots over 4,600 houses to tea garden' workers, February 03, 2021, ET Realty (online)

The 12 tea gardens where workers got the allotment are Mujnai, Rahimpur, Lankapara, Dheklapara, Red Bank, Torsa, Dharanipur, Manabari, Sukna, Gayaganga, Grassmore and Atal.

Chief minister Mamata Banerjee on Tuesday issued 4,611 house allotment orders to workers spread across 12 tea gardens in Alipurduar, Jalpaiguri and Darjeeling, living up to a promise she made last year to those who didn't have dwelling units.

In a region where Trinamool Congress suffered a rout in the 2019 Lok Sabha polls, Banerjee also announced her government's decision to bring Falakata and Mainaguri under municipalities.

The CM reached out to Falakata — having a heavy presence of Adivasi tea garden workers and Rajbanshis — a day after Union finance minister Nirmala Sitharaman proposed a Rs 1,000 crore welfare fund for tea garden workers in Bengal and Assam. She also attended a mass marriage ceremony of 450 Adivasi couples as part of a community policing programme.

"Many have made promises about tea gardens. We are not like others. We keep the promise we make. I had kept Rs 500 crore for setting up dwelling units for tea garden workers. Today, I am giving you the housing allotment orders," she said.

The 12 tea gardens where workers got the allotment are Mujnai, Rahimpur, Lankapara, Dheklapara, Red Bank, Torsa, Dharanipur, Manabari, Sukna, Gayaganga, Grassmore and Atal.

Addressing the gathering at Falakata, Banerjee said: "There are many BJP MPs in north Bengal. Have they done anything for you? BJP leaders had promised to open seven closed tea gardens ahead of the 2019 Lok Sabha polls. They disappeared after the elections were over. On the contrary, we have opened nine tea gardens."

The CM then narrated her government's achievements for north Bengal, including setting up of state secretariat Uttarkanya and the Rajbanshi Development Board.

"We have banned transfer of Adivasi land. This government is the government of Adivasis, Scheduled Castes, Scheduled Tribes and poor tea garden workers. We have written to the Centre for recognition of Sarna religion of the Adivasis. Wages of tea garden workers have increased from Rs 67 to Rs 200 during our tenure," she added.

Banerjee iterated her government's decision to announce state holidays on the birthdays of Adivasi icons Birsa Munda and Raghunath Murmu, Rajbanshi icon Panchanan Barma and Matua guru Harichand Thakur. "We have named the second campus of Cooch Behar University after Panchanan Barma. The government has also introduced a certificate course on Rajbanshi language. As many as 52,000 students are pursuing the course."

She also told the gathering how her government has arranged for free rations under Khadya Sathi and free treatment up to Rs 5 lakh annually under Swasthya Sathi. After her speech, the chief minister danced with a group of Adivasi women to the beatings of dhamsa.

<https://realty.economictimes.indiatimes.com/news/residential/west-bengal-cm-allots-over-4600-houses-to-tea-garden-workers/80670404>

## West Bengal will soon streamline its land policy for industry, February 09, 2021, The Times of India (online)

More than 6,000 acres in West Bengal will now be a click away for potential investors.

All land parcels under different industry development bodies — West Bengal Industrial Development Corporation (WBIDC), West Bengal Industrial Infrastructure Development Corporation (WBIIDC), and West Bengal Small Industries Development Corporation (WBSIDC) — would be brought under a common allotment method and have the same regulation and utilisation policy.

This was disclosed by WBIDC Chairman Rajiva Sinha at Business Conclave and Synergie, organised in association with Ficci, on February 8. Sinha pointed out that all land parcels for industry would now be called industrial parks. "Now, under WBIDC, it is an industrial park but under WBIIDC it is a growth centre while under WBSIDC, it is called industrial estate," he said.

According to Sinha, lease conditions and product line change would all become uniform. "Land availability will be in one click, including the rate," he said.

He also pointed out that rate valuation was going on in some parks. He admitted a backlog as far as land was concerned and said it would work on that. "There is delay in mutation and land conversion, which we shall now take care of," he said.

Sinha further told industrialists present at the meeting about regularizing units in vested land. Incidentally, the industry development bodies have land in Purulia, Bankura, Burdwan, East and West Midnapore, North and South 24 Parganas, Nadia and Kolkata, and North Bengal. The biggest chunk of land is in Raghunathpur, Purulia of about 3,100 acres.

The state budget presented by CM Mamata Banerjee earlier this week unveiled special industrial corridors being planned from Dankuni to Asansol via Burdwan-Durgapur on one side, and Barjora-Bankura to Raghunathpur in Purulia district on the other side.

The first industrial township in the state would be built on 2,483 acres of WBIDC land in Raghunathpur.

Sinha also assured industry about online trade licence. "It is already available. Only in gram panchayat, there is a problem. But we have already introduced this in 100-150 gram panchayats. Others too will be trained for this," he said.

Besides Sinha, MSME Secretary Rajesh Pandey, Industry Secretary Vandana Yadav and Ficci eastern region Chairman Rudra Chatterjee were present at the meeting. Pandey said the Bengal incentive scheme had been extended for another five years and 66 services had been brought under Shilpa Saathi.

<https://content.magicbricks.com/property-news/kolkata-real-estate-news/west-bengal-will-soon-streamline-its-land-policy-for-industry/119090.html>