

**Government of West Bengal
Land & Land Reforms Department
Land Policy Branch
NABANNA (6th Floor)
325, Sarat Chatterjee Road
P.S. Shibpur, Howrah - 711 102.**

MEMORANDUM

No.3145-LP/1A-03/14

Date: 24/11/2014

It has been observed that often important infrastructure projects like food godowns, roads, bridges etc. are not fully commissioned for want of small parcels of land. To ensure the optimal utilisation of public funds and early implementation of such projects, direct land purchase from land owners may become necessary.

2. The state government has considered the immediate need of land for such projects.

3. Now, therefore, the Governor is hereby pleased to allow the various departments to go in for the direct purchase of land for public purpose mainly involving the early commissioning of infrastructure projects like roads, bridges, food godowns, drinking water, flood protection and other similar projects in rural and/or urban areas through Zilla Parishad/Municipality/Municipal Corporation/other Govt. bodies and parastatals, as the case may be, by adopting the following procedures:

- (i) The administrative department(s) will take concurrence of the Standing Committee on Industry, Infrastructure & Employment before going ahead with the purchase of land indicating its tentative location and quantum.
- (ii) A 15-day local notice mentioning preference and details of land intended for purchase shall be given in the public offices and local newspaper(s) informing the prospective land owners and

requesting them to submit application in plain paper indicating their intention to sell their lands.

- (iii) The department concerned will select the appropriate plot(s) of the land to be purchased as per suitability and other considerations from among the applications/offers received on the basis of the notice.
- (iv) The relevant administrative department will undertake land searching through the panel advocate(s) at the respective sub-registry office to guard against fraudulent transfer. Besides, the BL & LRO will verify the right and title of the selected lands within 14 days and shall furnish report in the enclosed format to the purchase committee.
- (v) Land would be purchased through the Zilla Parishad/Municipality/Municipal Corporation/Parastatal as may be decided by the administrative department(s).
- (vi) Funds will be allotted to the Zilla Parishad/Municipality/Municipal Corporation/Parastatal by the administrative department for payment to land owners and payment will be made to their bank accounts. An appropriate administrative cost will be given to Zilla Parishad/Corporation by the administrative department.
- (vii) A committee of the following officials will finalise the price of land for the purchasing department:
 - (a) Nominee of the government - Chairperson
 - (b) DL & LRO - Member
 - (c) Special LAO - Member
 - (d) Two members from the concerned Panchayat Samity to be nominated by the Chairperson - Members
 - (e) FC & CAO, Zilla Parishad - Member

- (f) Representative of administrative department - Member
- (g) District Registrar - Member
- (h) Secretary Zilla Parishad - Member Secretary

In case of purchase of land for Municipal areas, the Chairman of Municipality will also be a Member of the Committee in place of the members of Panchayat Samities in Si. (d).

- (viii) For areas under Municipal Corporations the Purchase Committee will be as follows:

- (i) State Government nominee - Chairperson
- (ii) Mayor - Member
- (iii) Municipal Commissioner/CEO, Corporation - Member
- (iv) DL & LRO/1st LA Collector - Member
- (v) District Registrar - Member
- (vi) Special LAO - Member
- (vii) Two members from Ward Councillors to be nominated by the Chairperson - Members
- (viii) Chief Municipal Auditor, Corporation - Member
- (ix) Secretary, Corporation - Member Secretary

- (ix) Value of buildings/structures, would be assessed by the Executive Engineer, PWD/Municipal Engineering Directorate/District Engineer/Executive Engineer, Zilla Parishad or by such agency as the administrative department may decide.

- (x) The base price of the land will be determined taking into account the assessed value of land or set forth value of land whichever is higher. Incentive on the price of land finally determined will be given to the land owner if land registration is done: (a) within 30 days - 50% (b) within 31 - 60 days - 10%, from the date of publication/communication of land price to the

landowners. For this purpose, individual land owner will be informed of the price of land in writing by the Member-Secretary of the Land Purchase Committee, for registration of sale deed.

- (xi) After the purchase of land from the land owners, land will be registered in the name of Zilla Parishad/ Municipality/Municipal Corporation/Parastatal. Thereafter, Zilla Parishad/Municipality/Municipal Corporation/Parastatal, as the case may be, could formally transfer the land in favour of administrative department(s).
- (xii) Care would be taken by the Zilla Parishad/ Municipality/Municipal Corporation/Parastatal to ensure that the entire transaction is fair and transparent and it is based on mutual consent. There shall be no element of coercion.
- (xiii) Stamp duty shall be exempted for such purchase of land by Zilla Parishad/Municipality/Municipal Corporation/Parastatal and also for subsequent transfer to administrative department(s).
- (xiv) The Panchayat and Rural Development Department will issue direction upon all the Zilla Parishads concerned to purchase land for other department(s) u/s. 212 of the West Bengal Panchayat Act, 1973.
- (xv) The Municipal Affairs Department will issue direction upon all the Urban Local Bodies to purchase land for other department(s) u/s. 429B of the West Bengal Municipal Act, 1993.
- (xvi) In case, the aforesaid Purchase Committee fails to perform its functions within a reasonable time the administrative department would be free to use any Corporation /Parastatal /

Authority under its control to purchase the land on the same terms & conditions as prescribed above.

(xvii) This has the concurrence of the Finance Department vide U.O. No. Group T/2014-2015/0784 dated 14/11/2014.

By order of the Governor,
Sd/- A.K. Singh
OSD & EO ACS & LRC

Date: 24/11/2014

No. 3145-1/130-LP

Copy forwarded for information and necessary action to the:

1. Additional Chief Secretary/ Principal Secretary/ Secretary to the Government of West Bengal, ^{Public Works} Department.

2. Inspector General of Registration and Stamp Revenue, West Bengal.

3. Director of Local Bodies, Mayukh Bhawan, Salt Lake City.
He is requested to arrange serve the memorandum upon all municipalities.

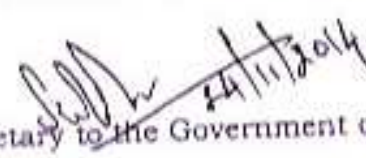
4. District Magistrate & Collector, P.O. & Distt.....

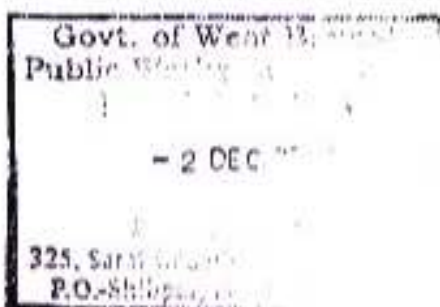
5. Commissioner, Howrah Municipal Corporation.

6. Chief Executive Officer, Chandanagar/Asansol/Durgapur/Siliguri Municipal Corporation.

7. D.L.&L.R.O. P.O. Distt.....

8. Additional Executive officer, Zila Parishad. P.O. & Distt.....


Additional Secretary to the Government of West Bengal.



FORMAT

District	Block		
Name of Gram Panchayat	Mouza		Plot No.
Mention the total area of land			
Documents to be examined	Deed	ROR	If ROR is not available, Chain Deed to be examined
Distance from the nearest approach road to the plot of land			
Distance of the source of water from the proposed land (KM/Meter)			
How far is the proposed land from main road (KM/Meter)			
Whether the land gets water logged in the rainy season			Yes/No
Do the land gets flooded during rainy season ?			Yes/No
Mention the type of land according to the slope up land/medium land/low land			
Whether title is clean and land is free from encumbrance			

(Representative of Administrative
Department)

(BL & LRO)