

Government of West Bengal
Land & Land Reforms Department
Land Acquisition Wing

ORDER

G.O. No.1707-LA-3M/07-06

Date : 6th June, 2006

Whereas, it is necessary and expedient to bring greater speed with transparency and accuracy, disposal of all Land Acquisition cases or public purpose in the public interest, the Governor is hereby pleased to direct that all Land Acquisition Wing of all the Collectorates shall adopt modern management in through computerised processing of the Land Acquisition cases from the beginning to the end.

The Governor is further pleased to order that following immediate actions should be accomplished without any delay :-

(1) The Land Acquisition Wing of each Collectorate of the district of South(24) Pgs. , North (24) Pgs., Howrah, Hooghly, Purba Medinipur and Burdwan shall install 3 Pentium PC with highest processing power available in the market fitted with DVD, RW drive, internal media with 100 hours BSNL connectivity and all necessary peripherals including at least 2 printers, one of each is 32P line printer and another is Lesser Jet printer with 20 minutes UPS support and the remaining district shall install 2 Pentium PC having aforesaid facilities and 2 printers of the aforesaid type and necessary peripherals and consumable to ensure, taking up of all fresh land acquisition proceedings from the very beginning through the digital proceedings of all data for preparation of various notification, notice, publication of award, automatic printing of award, cheques, writ of possession with full land schedule. A similar computer unit with 5 pentium PC and at least 3 printers be installed in the State Secretariat administering the Land Acquisition Act for receiving land acquisition proposal in soft copy and handling declaration u/s 6, approval of estimates, approval of award etc. through digital processing, checking , issuance of communication directions, approval and concurrence, as are required from time to time.

(2) To ensure compatibility of all the system and platform, format and software used by LR Wing in the district and block offices for maintenance of land records and cadastral maps in the digitised form by utilisation of CLR programme and e-Governance programme, shall be defectively used by the LA Collectors in dealing with all new LA proposals with effect from 6th June, 2006.

(3) The NIC shall be entrusted to supply necessary softwares developed by them so far in the matter of acquisition of land, upgrade the said softwares appropriately, install the same in all the LA Wings of all collectors and State Headquarter and organised necessary training of the relevant officers who will be entrusted to only the computerised processing of LA cases in the district and Secretariat.

(4) The NIC shall provide all necessary assistance at the field level so that all the BLLRO Office may, on getting advance intimation if LA acquisition proposal in any Mouza prepare the land schedule for each Mouza in the form shall contain the following information, **(a)** plot No. **(b)** classification of land **(c)** khatian No. **(d)** details of raiyat including name of father/husband, address of each raiyat lessee Bargadar, Collector (where land is in the Collectors Khatian) **(e)** area of the plot **(f)** share of the raiyat **(g)** share of the raiyat in area. Such formatted information, which is readable only can be sold to requiring body or any persons interested on payment of such fee as prescribed. The software provided in LA wing of the Collectors shall be capable to read as well as edit the aforesaid LR text data as may be required on receiving latest mutation certificates, ROR land revenue, payment receipt etc. from the raiyat/ bargadar.

(5) The LA Collectors may send the list of mouza to DLRS, Survey Building, Alipur, with request to supply LA map in hard copy as well as scanned have to cadastral map of each mouza, which will be necessary for identification of plot seeing direct road connection of each plot and the DLRS will on getting and such advance intimation will prepare such scanned cadastral maps and supply the same to the LAC as well as requiring body on payment of requisite charges fixed by the Government. In case the requiring body or LAC wants digitised cadastral map, they are required to pay the cost of digitisation and the same will be supplied within a fortnight on payment of cost in advance. The use of digitised cadastral land records in text data and digitised cadastral map data, having the

ready software for integration of both through different plot no. is going to bring absolute transparency and changes in handing LA cases relating to each and every individual plot. Once WBSWN come into place, the digital data transfer from block to district in between departments will bring a virtual e-Governance both in land resources management as well as in administration of LA Act, for each all necessary preparation should be completed through the current financial year.

(6) All Government circulars issued in the current financial year and to be issued henceforth for introduction of a modern and efficient “new approach” in compulsory acquisition of land should be preserved in the computers for instant ready reference. All the new prescribed forms for application to secure consent award by the raiyet separately of rural and urban land by bargadar by the DLLRO shall be preserved in the computer for ready reference. The notification u/s 4 and the declaration u/s 6 has to be now published in a totally changed format, copy of which shall be kept in all computers so that drafting of those notification etc. do not take any time.

(7) All the public notification should be bilingual, English and Bengali and notification u/s 4 and declaration u/s 6 and publication of the declaration etc. shall be made both in Bengali and English and the land schedule containing plot no. khatian No., ownership details, classification, area etc. shall be printed in the Bengali version.

(8) All the aforesaid notification, in addition to publication in official gazette, two daily newspapers, shall also be published with full details of land related information in the departmental website, separately dedicated for land acquisition, which is all Collectors are requested to see that all their notifications/notices, publication of awards, copy of writ of possession etc. are hosted in the departmental aforesaid website mentioned above special dedicated for land acquisition.

(9) Collection of soft copy containing mouzawise sale data of land from the office of the sub-register district register shall be made where such offices have been computerised and in other cases the land-sale-data of each mouza shall be collected physically in the prescribed form computerised processing to fix up average price or exert maiden price by use of sigma as computer can easily make such calculation and processing out market value of land. The NIC may look into the latest intention and guidelines of

the Government to have 7 sets of land price for each mouza to be developed out of average sale price of the identified 7 type-class of land in rural areas, and 5 type-class of land in the urban areas. NIC may also notice without percentage addition to the average value of each plot has been allowed if any side of the plot is directly connected to different type-class of roads both in rural areas and urban areas. The percentage additional starts from 2.5% to end up to 10%. NIC may develop a software in which calculation of various type-class of land and adding additional value by given percentage on account of its road connectivity can be handle through appropriate computer software as manual calculation bring arithmetical error.

(10) The State Secretariat in the land & Land Reforms Dept. desires to get only computer generated awards from the districts for consideration and vetting w.e.f. 6th June, 2006.

(11) Requiring body have been made responsibility to submit LA proposal both in soft copy and hard copy with detail land schedule and cadastral map sheet, with scanned map, it is expected that the office of LAC will do not require much manual work in data entry in preparation in any proposed notification and processing the case subsequently and hence, software compatibility issue should only be looked into by the requiring body, LAC and NIC.

It is expected that this digital processing of LA case from the beginning to the end and data transferability through electronic media are going to bring radically changes in administration of LA proceedings leading towards early implementation of e-Governance in the sector.

This order shall come into effect from this 6th June and shall remain enforce only further orders.

By order of the Governor

(Sukumar Das)
Principal Secretary

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Copy for warded to all concerned

