

**Government of West Bengal
Land & Land Reforms Department
Land Acquisition Branch**

O R D E R

G.O. No.1511-LR/3M-39/04-GE[M

Dated the 6th June, 2006

Whereas, a close deed and constant coordination between the Integrated LR set up of the district and the LA wing of the district Collectorates has become urgently necessary for systematic, time-bound and efficient disposal of land acquisition cases and post-activities, the Governor is hereby pleased to order as follows :-

[1] The Land Acquisition Collector shall send advance intimation to the DL&LRO giving the name of mouzas in any block of the district where land acquisition proposals are going or likely to be taken up by the Government within a foreseeable time with request that the concerned DL&LRO offices take special drive for updation of land records in the concerned mouzas, prepare the LR text data in such format as are useable by LA wing for LA proceedings from the beginning to end. The format of such text data shall include the following information:- viz (a) Plot number, [b] classification of land, [c] khatian number, [d] name and address of the raiyat/lessee/Collector/bargader, as the case may be, [e] total area of land, [f] share of each raiyat and share in area of each raiyat. The BL&LRO may also keep LR map, sheet-wise ready for those villages. The advance preparation of the BL&LRO will help the requiring body to collect land data and cadastral map for preparation of their proper LA proposal and the LAC will also get the benefit of procuring such data from the BL&LRO office through CD/floppy/certified copies of RORs while preparing various notifications, notices, etc. for the purpose of land acquisition.

[2] The Land Acquisition Collector may also send an advance list of mouzas in each block of a district to the Director, Land Records & Surveys with request to prepare scanned copy of latest cadastral maps of all the sheets of the concerned mouzas proposed to be acquired, with request to supply the same to the RB as well as representative of the LA Collectors as and when they contact the office of DLR&S and

take delivery of the same on payment of appropriate price prescribed by the Government.

[3] The Land Acquisition Collector shall give a copy of notification u/s 4 of the LA Act including the detailed land schedule to the DL&LRO and concerned BL&LRO, so that the DL&LRO can submit application for consent award to receive market value of Government land as an awardee on behalf of the Governor of West Bengal. With approval of the State Cabinet, appropriate Government orders have been already issued to the effect that, henceforth all Government land including vested land will come under the purview of LA Act and the DL&LRO will submit for compensation for the Government land to be acquired for the public purpose and in such circulars it has been specified that after acquisition, all land will be settled with RB on free-hold basis, except to private companies which is barred u/s 44A of the Land Acquisition Act, 1894.

[4] The DL&LRO of the concerned district shall apply to the concerned LA Collector in the form prescribed for this purpose to seek consent award from the Collector as regards to khasmahal land and vested land not assigned, allotted or settled with anybody [100% LA cost admissible], Government land settled on long-term lease [with apportionment with the lessee as is prescribed in concerned Government orders], vested land retained by the industrial estates u/s 6[3] of WBEA Act, 1953 [apportionment of the LA compensation will be as decided by the Court of law] all Government land held by the various departments on behalf of the Governor of West Bengal [100% of the market value of land], public utility land, community-used land, common property resources, char land, usable old embankments, river beds, or any other land in Collectors' khatian [compensation may be claimed as per rational of each case and situation]. The DL&LRO shall send his competent representative at the time of hearing the concerned award applications in the matter of such Government lands.

[5] The Land Acquisition Collector may request DL&LRO to depute competent field officer from the office of the BL&LRO to remain present during hearing of consent award applications of the citizens for concerned mouzas falling within such BL&LRO offices, so that land related information can be verified from such field level officers of the LR set up. Similarly, the La Collector may seek such assistance from the field level officers of the ADO office while hearing and disposal of consent award applications of

the bargaders, where ascertaining the gross product and productivity of various crops in the case land taking observations and inputs from such field level officers/staff/Agriculture Department.

[6] The Land Acquisition Collector may seek necessary cooperation and assistance from the DL&LRO in connection with opening of local camp office in the premises of BL&LRO or RI office, as the case may be, for receiving objections, consent award petitions and disposal of the same through open public hearing from such field level offices by deputing land acquisition officers of the LA wing for the convenience of the people in general particularly small and marginal farmers and bargaders.

[7] The Land Acquisition Collector may give such financial incentive, tiffin allowance or honorarium for securing the services of the field level officers of the BL&LRO office or ADO office in the matters as mentioned above and such expenditure may be incurred out of the administrative cost levied @ 10% on and over the LA cost. The cost setting the local camp offices in the villages, cost of publicity and advertisement in this connection will also be borne out of the administrative cost fund.

[8] The Land Acquisition Collector shall install all necessary software in their computer unit of the LA wing so that CD/floppy received from BL&LRO office can be easily read and edited by the LA wing, ensure compatibility of both the systems of NIC should be taken as and when necessary.

[9] The Land Acquisition Collector shall send to DL&LRO and concerned BL&LRO a copy of the declaration u/s 6 after publication and a copy of the substance of the said declaration to the aforesaid offices so that during the period from the date of notification u/s 4 and within 15 days from the declaration u/s 6 of the Act, the BL&LRO offices may organize special camps in various villages to accomplish a special drive for mutation which are yet pending, collection of land revenue which are pending so that, and such corrected and updated variation of land records can be submitted [so mutation certificate, land revenue receipts etc.] by the landowners and persons having interest in land like bargader [who may submit barga recording certificate] while they submit consent award applications and also appear for hearing of notice u/s 9 of the Act, as the case may be or at the time of hearing for disposal of consent award applications. This interaction, programming, mutual help of the two wings of land

administration shall go a long way to help the right people to get right compensation without delay and confusion, which will reduce court cases and thus serve public interests from all angles; and hence this matter should be taken up earnestly, seriously and accomplished in a time-bound manner.

[10] After handing possession of the acquired land to the RB through "writ of possession", the Land Acquisition Collector has send a letter enclosing such writ of possession giving the detailed land schedule mouza-wise for information of the DL&LRO and with direction to the RB to immediately apply for mutation of the acquired land, and the BL&LRO shall, on receipt of the application of the RB along with requisite fees shall allow early mutation. The RB shall apply for mutation within 15 days from taking delivery of the acquired land from the LA Collector.

[11] Similarly, the RB shall apply to the BL&LRO with copy to DL&LRO for appropriate conversion of the land for the purpose for which it has been acquired and the DL&LRO, as Collector in this regard shall arrange early conversion of the land so that public purpose projects can be taken up without any delay for such technical reasons of mutation and conversion. The LAC may, if necessary seek all reasonable assistance from the integrated LR wing in the matter of physical resettlement of the evicted families in accordance with the guidelines issued under G.O No.1706-3M/06-07 dated 6th June, 2006.

This order shall come into effect from 6th June, 2006 and shall remain in force until further order.

By the order of the Governor

[Sukumar Das]
Land Reforms Commissioner
&
Principal Secretary
Land & Land Reforms Department

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