

Land & Land Reforms



There has been a major breakthrough in the department of Land & Land Reforms within this one year period. The department has achieved some major achievements, which will be far-reaching in the use of land in the state.

1. Land Bank

This Government has decided to form a Land Bank to identify Block-wise, Mouza-wise and Plot-wise vacant land, land under encroachment, land under litigation under Govt. of West Bengal in all the districts of West Bengal. The basic concept of this Land Bank is to ensure better utilization of the land in the greater interest of the State. The work of land Bank is in progress. This exercise is laborious and will take some more time to complete the work. The respective Departments are on the job and are trying to complete the work at the earliest. However, the District Magistrates & Collectors have completed their work relating to land of Land & Land Reforms Deptt. which are entered in Collector's Khatian No. 1. Further, field verification and updation work comprising validation and ground level inspection are also in progress in respect of land of other Departments.

2. Nijo Griha Nijo Bhumi Prakalpa

The State Government has introduced a Scheme named as "Nijo Griha Nijo Bhumi Prakalpa" which is aimed at providing all landless and homeless families with 3 Cottahs of land per family through purchase from the open market so that by 2015-16 there would be no landless and homeless family in rural Bengal.

Several such families would be given land in one single cluster plot to facilitate provisioning of other infrastructures like drinking water, road, electricity etc. This scheme envisages active linkage and convergence with important and popular developmental schemes of the State and Central

Sl. No.	Name of the District	Collector (in Acres)
1	Darjeeling	16947.93
2	Jalpaiguri	1994.47
3	Cooch Behar	56.01
4	Uttar Dinajpur	620.20
5	Dakshin Dinajpur	419.04
6	Malda	470.79
7	Murshidabad	54.99
8	Nadia	19.76
9	North 24 Parganas	54.91
10	South 24 Parganas	47.12
11	Howrah	51.32
12	Hugli	2875.07
13	Burdwan	5589.57
14	Birbhum	2788.89
15	Bankura	15013.30
16	Purba Medinipur	1780.81
17	Paschim Medinipur	1763.55
18	Purulia	9238.17
	Total	59785.90

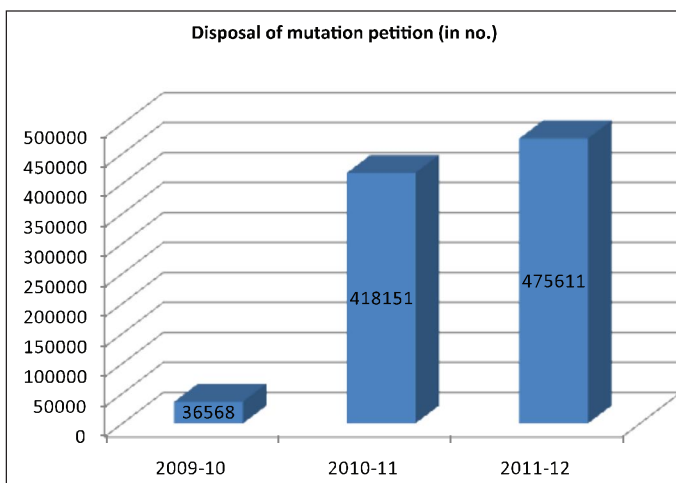
Government meant for rural households. This includes Indra Abas Yojana (IAY), Total Sanitation Campaign (TSC), Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS), Rajiv Gandhi Vidutayan Yojana (RGVY), National Horticulture Mission and various other flagship developmental schemes under the Panchayats & Rural Development Department, Agriculture Department, Backward Classes Welfare Department, Minority Welfare & Development & Madrasa Department, Housing

Department, Self Help Group & Self Employment Department of the State Government.

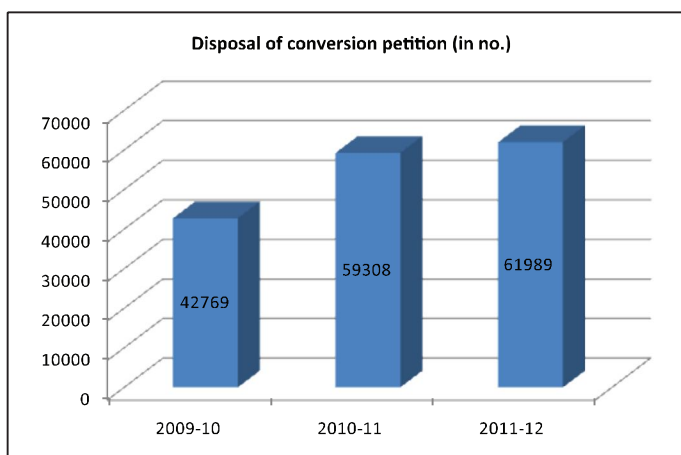
The District Magistrate & Collector will ensure the participation of Line Departments and Bankers including National Bank for Agriculture & Rural Development (NABARD) for necessary convergence. The scheme is likely to be completed with the 12th Five year Plan period. A sum of Rs. 30 crore has also been provided in the Plan Budget provision by the State Govt. for the financial year 2011- 2012. So far as beneficiaries under the scheme are concerned, about 1031 families have been allotted household land totalling to 112.34 acres out of which 26.04 acres were purchased up to 31st March, 2012.

3. Citizen Centric Services

- a. Disposal of mutation petition has shown an increase by about 60,000 as compared to the last year as a result of intensified effort by the department.



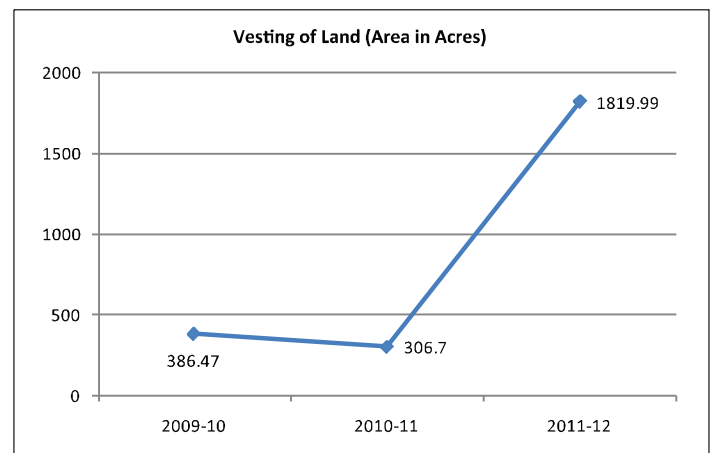
- b. Greater number of long pending petitions of conversion of land were disposed of on the basis of merits of the application.



- c. During 2011-12, number of petitions of correction of records of ROR disposed of were more by about 80,000 in comparison to the preceding year.

4. Vesting and distribution of land and Barga Recording :

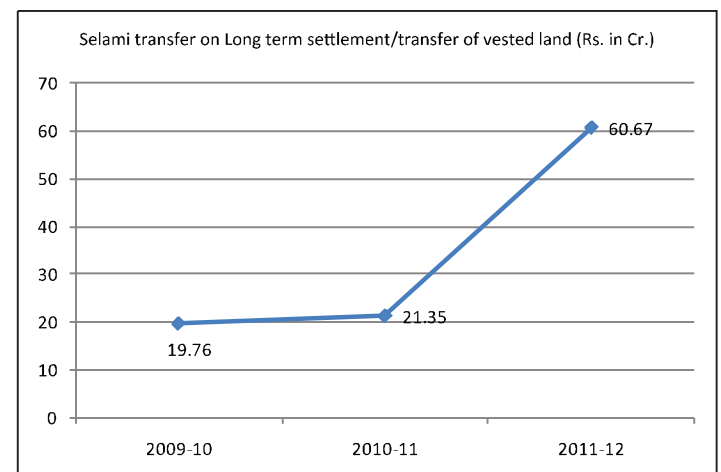
During 2011-2012, about 1819.99 acres of ceiling surplus agricultural land have been vested. During the said year 2331.664 acres of vested agricultural land has been distributed amongst 7912 beneficiaries. Among the beneficiaries, 2061 families belong to SC and 554 families belong to ST category.



During 2011-2012, names of 3195 bargadars have been recorded over 966 acres of land.

5. Long Term Settlement / Transfer of vested land

The Deptt. has sanctioned Long Term Settlement, Inter Departmental Transfer and Transfer of land to Govt. of India to the tune of 268 acres of Govt. vested land upto 29th February, 2012 involving a sum of Rs. 60.67 crores.



6. Land Acquisition

It is the decision of the Government not to acquire any land forcibly. Land will be acquired only in a humane, participatory, informed, consultative and transparent manner.

The Government has also decided that no land shall be acquire for the use of private companies.

Suitable legislation to address all such matters pertaining to acquisition of land will be introduced in West Bengal Legislative Assembly soon.

In pursuance of the decision taken in the first Cabinet Meeting, this Government has already enacted **Singur Land Rehabilitation & Development Act, 2011** and subsequently **Singur Land Rehabilitation & Development Rules, 2011** have been framed and notified. This Government has already surveyed the entire land and record have been prepared accordingly for handing over the same to the unwilling owners. The Government is awaiting the verdict of the Hon'ble High Court on this issue.

7. Changes in Land Laws

As per decision taken by the State Government, necessary amendments in the West Bengal Land Reforms Act, 1955 have already been made so as to make it more responsive to the changing needs of the present era and facilitate the setting up of different industries, service sector units and infrastructure.

Amendment of Section 14Y has been made so that if a person requires land in excess of the ceiling limit for the purpose of industrial park, industrial hub, industrial estate, financial hub, agro industry, bio-tech park, food park, ICT & ICT allied industries etc., then the same may be purchased by the company with the previous permission of the State Government. Each case will be examined on merit to ensure that such permission is given only in absolutely deserving cases.

Section 14Z has been amended so as to restrict transfer of industrial land for its use for the purpose of real estate or any activity involving commercial exploitation of land.

Section 4C has been amended so that any plot of

land, other than water-body of any description or size, which has already been converted by a raiyat without prior permission, may be regularized subject to onetime payment of such fee and in such manner as the State Government may, by rules, prescribe.

Section 4(4) has been amended to enable a raiyat to lease out the whole or any part of his plot of land for industrial purpose including setting up of an industrial park or industrial estate etc. as per project report duly examined, vetted and approved by the State Government.

Section 14R has been amended so that the ceiling provision under section 14M is not attracted to any land owned as a raiyat by any wholly Government Company.

8. Land Use Maps

The State Land Use Board has now decided to prepare Land Use Maps of seven districts in the Second Phase, namely, Howrah, Hooghly, Nadia, Murshidabad, Purba Medinipur, South 24 Parganas & North 24 Parganas. A new concept has been introduced this time which is Zoning in the Block-wise Maps of the districts. Zoning, however, does not feature in the Land Use Maps of remaining five districts of South Bengal, namely, Bankura, Burdwan, Birbhum, Purulia and Paschim Medinipur which were published before the introduction of the said concept.

The concept of Zoning is to identify Agricultural Zone, Industrial Zone, Area under Township declared by the Urban Development Department and Area under Wetland Act administered by the Environment Department. The basic idea is that the future industrial projects and other big projects of the State Govt. and the Govt. of India will be located in the appropriate Zone without endangering the Food Security of the State.

Block-wise Maps show Single Crop Land, Double/Multi-crop land, Dry/Barren land, Forest land, Metal roads, National Highway/State Highway, Railway Network, Water Bodies etc. This will help the entrepreneurs intending to set up industry to visualize the actual infrastructure that will be available at the proposed site. Simultaneously, the Food Security of the State will be guaranteed. It will also help to develop Service sector Industries including Tourism in the State.

The preparation of land Use Maps will commence in all the districts of North Bengal i.e., Malda, Uttar Dinajpur, Dakshin Dinajpur, Cooch Behar, Jalpaiguri and Darjeeling in the next financial year 2012-13. For this purpose, a sum of Rs. 3,63,000/- has been allotted during 2012-13 in favour of West Bengal State Council of Science & Technology under the Science & Technology Deptt. by this Department.

9. Special Cell for setting up of Industries and settlement of land problem :

Special Cells have been set up at the Secretariat Level and District Level for industries. These Cells look after matters pertaining to settlement of Government land and grant of permission for ceiling surplus land under section 14Y of the West Bengal Land Reforms Act, 1955. It also ensures that safeguards are taken to (i) avoid misuse of the land (ii) prevention of coercive measures in the matter of procurement of land and (iii) payment of fair and reasonable price for the land.

In order to facilitate the setting up of industries in the State, Government through a standing committee of the cabinet on Industry, Infrastructure and Employment has sorted out the problems of different investors in the matter of procurement of land after examination of each case on merit. Some of the big industries have already been permitted to acquire and hold land in excess of the prescribed ceiling limit under section 14Y of the West Bengal Land Reforms Act, 1955. Few more such cases are under the active consideration of the State Government.

10. State Land Use Board

The State Land Use Board has been transferred from Development & Planning Department to this Department in pursuance of a decision taken by the Cabinet on 21.05.2009. The Board was reconstituted on 29th June, 2011. The important functions of State Land Use Board are to prepare Block-wise Land Use Maps and to form Land Bank.

11. Strengthening of Citizen Centric Services

Land Records (Record of Right) and mouza maps are to be preserved diligently and citizens should have easy access to information relating to such

records. Since the registration offices are not part of the Land Reforms Department, it is often seen that people after registration of their property do not approach the Offices of Land & Land Reforms for mutation and get the updated land records. As a result, the land records often do not reflect the ground reality.

To overcome this problem and keep the land records in an updated status, a scheme for integration of the offices of Land Reforms & Registration on pilot basis has been introduced in Howrah district. In this Pilot Project, Panchla and Sankrail BL&LRO's Office, Howrah DL&LRO's Office, DLR&S Office at Alipore have been connected with Addl. District Sub-Registry Office at Ranihati by West Bengal State Wide Area Network (WBSWAN). The result of the Pilot Project is encouraging. The system will be replicated throughout the state. Once this system is implemented, the citizens will be able to approach the land Reforms Office on-line for service.

Director of Land Records & Surveys, W.B. is the custodian of Land Records & Mouza maps. **Digitized Land Records have been integrated with digitized mouza maps by BHUCHITRA software, development by NIC, to provide citizen centric services, like mutation, conversion plot maps with measurement of this sides of the plots, adjoining plots etc. by click of the mouse.** So far BHUCHITRA service has been implemented in 226 Block Land and Land Reforms offices. Rest of the BL&LRO offices will be covered by the financial year 2012-2013.

Construction of village level & district level Record Rooms, purchase of survey equipments, furniture etc. for newly constructed offices including separate computer rooms with facilities of Server Connectivity under LR set-up is in progress for preservation of Land Records. The scheme is required to be continued in the next five year plan.

E-governance scheme of this department is aimed at providing various information relating to this Department. All such information will be made available in this department's website, developed by NIC, W.B. unit, which will be launched soon.

12. Land Records Management System

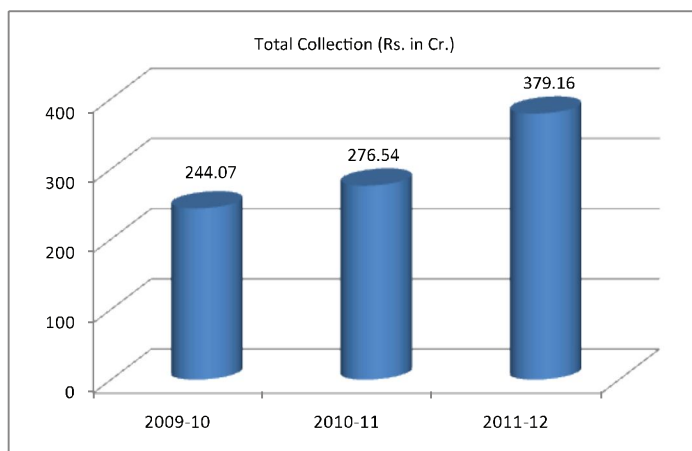
In line with the objective of National Land Records Modernization Programme (NLRMP), centrally

sponsored scheme, it is envisaged to develop a modern comprehensive Land Records Management System.

The main objective of the NLRMP is to develop a modern, comprehensive and transparent land record management system in the country with the aim to implement conclusive land titling system with title guarantee. The programme covers all the nineteen (19) districts of this state for Computerization of Land Records including inter connectivity among revenue offices (100% central share), Survey / Resurvey and Modern Record Room (50:50 between centre and state) and Computerization of Registration process / offices (25:75 between centre and state).

13. Revenue Collection

Drives for collection of revenue to augment the poor financial state of the govt. was intensified and as a result the collection of revenue was increased by more than 100 crore to reach Rs 379.79 crore in 2011-12 compared to 276.54 crore in 2010-11.



14. Survey-Settlement

Out of the total 42,042 mouzas, the work of Khanapuri-Bujharat (K.B.) has been completed in respect of 41,215 mouzas. Attestation work has been completed in respect of 40,685 mouzas. Draft Publication (D.P.) in respect of 40,673 mouzas and final publication in respect of 40,426 mouzas have been completed.

