

GOVERNMENT OF WEST BENGAL
Land and Land Reforms Department
Urban Land Ceiling Branch
12B, Russel Street, Calcutta- 71

MEMORANDUM

No. 3085- UL/6M-66/80(Pt.)

Dated Calcutta, the 13th July, 1982

Sub:- Principles governing allotment and fixation of price of land vested in the State under the Urban Land (Ceiling & Regulation) Act, 1976.

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The undersigned is directed to say that a sizeable area of land has vested in the State under the Urban Land (Ceiling and Regulation) Act, 1976, within the Calcutta, Durgapur and Asansol Urban Agglomerations. Such lands are ready for allotment to the requiring bodies.

2. Section 23 (4) of the said Act provides that disposal of excess vacant land will be made by the State Government to subserve the "common good". Keeping in view the said provision, the Government have since decided as follows: -

(A) MODE OF ALLOTMENT

The priority in the matter of allotment of the vested excess vacant land is mentioned below: -

- (i) Construction of building to accommodate offices of Government / Govt. Corporation / Local Authorities / Institutions.
- (ii) Construction of buildings for housing of people of Low Income Group including Weaker Sections of the Society through Housing Co-operative Societies or Housing Board.
- (iii) Social housing through Housing Co-operative Societies and / or Housing Board.
- (iv) Providing basic amenities like parks and gardens etc., for the benefit of the public.
- (v) Allotment of land to suitable educational / cultural / charitable institutions.
- (vi) Housing for industrial workers.
- (vii) Allotment for industries including any business, profession, trade or calling.

While allotting lands to the Housing Co-operative Societies preference will be given to such Co-operative Societies as are formed by the members belonging to scheduled castes / Tribes. It has also been decided that while allotting land to other Depts., Organizations and Local Authorities like Corporation of Calcutta, financial resources of the allottee-authority are to be taken into account so that the allotted land is quickly and properly utilized. Regarding allotment vested land to Co-operative Societies, Institutions, Organizations, etc it has been decided that such bodies should apply for allotment to the concerned administrative Department which may make recommendations in cases which are found suitable after proper enquiry, to this Government for taking necessary action.

The State-Level Urban Land (Disposal & Use) Advisory Committee has been constituted for making recommendations to Government before final allotment of land.

(B) MODE OF SETTLEMENT;

In the case of Central Government / Central Government Undertaking and Departments of the State Government, the land will be settled through outright transfer. In the case of all other categories including Commercial Undertaking of the State Govt., land will be settled through long term lease for a period of 30 years with rent at 4% of the cost-price of the land, or usual market price, depending on the merit of the allottee as discussed hereinafter, and ten times the rent as salami.

(C) PRICING OF VESTED VACANT LAND;

(1) Transfer of land to the Central Government and Central Government Undertakings will be made at market price. This will be in consonance with the Land Transfer Rules which provides for transfer at market value with capitalised value of land revenue, if any, assessable thereon.

(2) For the Departments of the State Government the land will be allotted free of charge.

(3) For Commercial Undertakings of the State Government, land will be allotted at market price.

(4) For civic amenities like parks, gardens, etc., the land will be given free of charge to the Corporation / Municipality provided the Local Government and Urban Development Department is prepared to ensure that the land allotted to the local authorities for civic amenities is used for the stated public purpose and the local authority does not convert the land into Co-operative Housing Estates.

(5) Land will be offered to suitable Educational Institutions, Cultural Institutions and Charitable Institutions at the concessional price, depending on their financial strength. Assessment of financial strength of such institutions will be made in the Land and Land Reforms Department.

(6) For special schemes for housing economically weaker sections, land will be allotted at concessional price.

(7) Allotment of land to the Housing Board and Housing Co-operative Societies as also all other categories included in the list of priorities decided upon will be made on the basis of market price.

The concessional price referred to above will be cost of acquisition of the land and administrative, management and law charges at 100% of the cost of acquisition. 4% of this cost price would be the annual rent and ten times the rent would be salami.

As regards settlement on the basis of market price, except through outright transfer, 4% of the market price will be charged annually as rent and ten times the rent as salami.

List of the lands available for allotment can be had from the concerned Competent Authorities.

Sd/-
D. Chakraborty
13.7.82
Deputy Secretary to the Government
of West Bengal