

GOVERNMENT OF WEST BENGAL
L&LR and RR&R Department
GE(M) Branch, NABANNA, 6th Floor
325, Sarat Chatterjee Road, P.O-Shibpur, Howrah-711102

No. 36-GE(M)/1F-04/2025

Date- 05/01/2026

ORDER

Whereas for the purpose of improving pisciculture in the State through adoption of modern fishery practices, Government water bodies measuring more than 5 acres are to be settled through auction as per provision of Rule 266A of the West Bengal Land & Land Reforms Manual,1991;

And whereas the Department of Fisheries, Aquaculture, Aquatic Resources and Fishing Harbour, Government of West Bengal, has developed a centralized “Water Body Lease Management Portal” (WBLMP) for management of such Government water bodies, to be settled through e-auction;

And whereas the State Government has considered it necessary to issue guidelines through a special order to regulate the settlement of such water bodies through e-auction;

Now, in exercise of power conferred by rule 266A of the WBL&LR Manual, 1991, the Governor, after careful consideration of the matter, has been pleased to lay down the following principles and procedures for settlement of Government water bodies measuring more than 5 acres.

1. Composition of Committee

1.1 A District Level Committee(DLC) consisting of the following officers shall deal with settlement of such water bodies:

- i. The Collector of the district (Chairman)
- ii. The District Land and Land Reforms Officer (Convener)
- iii. The Superintendent Engineer/Executive Engineer of WRIDD
- iv. The Sub-Divisional Officer of the Sub-division concerned
- v. The Deputy Registrar of Cooperative Society or Assistant Registrar of Cooperative Societies of the concerned zone or region
- vi. The Assistant Director of Fisheries of the district

1.2 If a water body is owned or managed by any other Department or a parastatal organisation other than L&LR and RR&R Department, a representative of the said Department or parastatal shall be included in the DLC.

2. Identification of Vested water bodies and management of WBLM Portal

2.1 The District Land & Land Reforms Officer (hereinafter referred to as DL&LRO) shall, at the commencement of each year, provide the list of all kinds of fisheries/tanks/ tank fisheries and the like to the DLC for the purpose of settlement through e-Auction.

- 2.2 Fully vested water bodies measuring more than 5 acres shall be included in the list.
- 2.3 No part-vested water bodies shall be taken up for enlistment and settlement under this guideline.
- 2.4 Water bodies of Government Departments or parastatal organisations other than the L&LR&RR&R Department can be taken up for settlement through e-Auction, after prior consultation with them.
- 2.5 The BL&LRO/SDL&LRO shall enter the details in the WBLM Portal of water bodies available in the computerized land records maintained in e-Bhuchitra and elsewhere. Where necessary, the Assistant Director of Fisheries (ADF) too shall update the database with inputs from his end.
- 2.6 Before their inclusion in the data base of WBLM Portal, the DL&LRO shall ensure removal of any inconsistency in the record of rights of such water bodies.
- 2.7 User shall be created in the name of members of the DLC with roll based on access control of the WBLM Portal.
- 2.8 The DLC shall form field-level teams for joint inspection of the listed water bodies through mobile App developed for the purpose or otherwise. The data captured at the time of joint field inspection will be updated in the WBLM portal.
- 2.9 The DLC shall monitor the entire process of database creation and its continuous updation.
- 2.10 The ADF shall assess the economic lease rent, with supporting calculation sheet (which shall be treated as the basis for calculation of Reserve Price for e-Auction) for each water body and submit the same to the DLC, for consideration and approval.
- 2.11 The Department of Fisheries, Aquaculture, Aquatic Resources and Fishing Harbour shall maintain and manage all aspects of the WBLM Portal, including improvements to be undertaken from time to time.

3. Platform for e-Auction

- 3.1 The Department of Fisheries, Aquaculture, Aquatic Resources and Fishing Harbour shall facilitate identification of the functional Primary Fishermen's Cooperative Societies / Fish Production Groups / Self-Help Groups and publish the same, for general information, following the explanation of Rule 272 of the WBL&LR Manual, 1991.
- 3.2 Upon the recommendation of the DLC, vested water bodies as well as those owned by other Government Departments or their parastatals after being agreed upon by them and listed in the Portal and found fulfilling all parameters & conditions, shall be settled through e-Auction.

- 3.3 e-Auction shall be conducted through the online central auction platform meant for the purpose.
- 3.4 The e-auction shall be an ascending forward online auction under the supervision of the DLC.
- 3.5 The Chairman of the DLC shall nominate one Nodal Officer (preferably the DL&LRO) for management and conduct of the e-Auction Portal and create necessary login credentials in the e-Auction Portal in the name of such Nodal Officer.

4. Eligibility of Bidders

- 4.1 For the purpose of participating in e-Auction for settlement of such water bodies, an applicant shall have to meet the requirements of the provisions of the WBLR Act, 1955, the WBLR Rules, 1965, the WBL&LR Manual, 1991, relevant Orders and the Instrument of Lease provided in those Rules as well as specific terms outlined in the Bid Document published for the purpose.
- 4.2 Functional Primary Fishermen's Co-operative Societies, Fish Production Groups, Self- Help Groups, individuals, entrepreneurs and Government Undertakings of Fisheries Department, to be identified as per explanation to the Rule 272 of the WBLR Manual, 1991, shall be allowed to participate in the e-Auction process.
- 4.3 The DLC shall ensure that the participating bidders are technically, financially and otherwise qualified to participate in the e-Auction.

5. Bidding Parameters

- 5.1 A Bid Document shall be prepared by the DLC, which may contain brief particulars of the water areas under e-auction, other revenue survey details, auction parameters & conditions, Floor Price/Earnest Money Deposit (EMD) and such other fees, manner of deposition of bid amount /Annual rent etc, important dates regarding the auction process, financial/technical qualifications required, penal provisions for violation of auction process and any other parameters/conditions as laid down in the Acts and Rules including the provisions laid down in the lease instrument and guidelines/order issued by the L&LR and RR&R Department and the Fisheries, Aquaculture, Aquatic Resources and Fishing Harbour Department.
- 5.2 The economic lease rent (as calculated by the ADF) shall be fixed as Floor Price for bidding.
- 5.3 The DLC, based on the economic lease rent shall determine the "Reserve Price" for e-Auction of each water body, on a case to case basis.
- 5.4 After determination of the Reserve Price, it shall be kept confidential with the Nodal Officer or any other officer as decided by the DLC.
- 5.5 If the H1 bid falls below the Reserve Price, the bid process shall be rejected, and it shall be initiated afresh. In the event of fresh initiation, the Reserve Price may be refixed by the DLC, if deemed necessary.

5.6 The Reserve Price for each water body shall be determined as a percentage not exceeding 125% (one hundred twenty five percent) of the economic lease rent. It shall not be fixed at an amount lower than the economic lease rent.

5.7 All eligible bidders shall be required to quote a price above the Reserve Price in multiples of Rs.500.00 (Rupees five hundred).

5.8 All eligible bidders shall submit 10% (ten per cent) of the Floor Price as EMD through the WBLM Portal to a dedicated Bank Account opened for this purpose.

5.9 After declaration of the successful Bidder by the DLC, the EMD shall be refunded online to all participating Bidders except the H1 and H2 bidders. EMD of the H2 Bidder shall be refunded after execution of the Lease Deed with the H1 Bidder.

5.10 The DLC shall declare the successful Bidder.

5.11 The Successful Bidder shall deposit 25% (twenty five percent) of the Bid Amount within a period of 30(thirty) days from the declaration.

5.12 The successful Bidder shall have to deposit the remaining 75% (seventy five percent) of the bid amount within the next 90 (ninety) days from the date of settlement of the water areas, in a single installment.

5.13 The EMD amount of the successful Bidder shall be adjusted with the above mentioned 75% of the bid amount.

5.14 The Successful Bidder shall also provide a Performance Security Deposit in the form of a Bank Guarantee for an amount of 25 % (twenty five percent) of the bid amount, before execution of the Lease Deed.

5.15 For any breach of the agreement or violation of conditions as laid down in the Lease Deed, Act/Rules or relevant Orders, the Performance Security Deposit shall be forfeited. Upon successful completion of the lease period, the Performance Security Deposit shall be refunded to the lessee.

5.16 All arrears of rent shall carry interest at the rate of 18% (eighteen per cent) per annum and shall be realizable through the procedure prescribed under the law for recovery of the public demand.

6. Grant of Lease & Payment of Annual Rent

6.1 The lease instrument shall be executed after payment of 25% (twenty five per cent) of the bid amount by the successful bidder and after submission of all statutory clearances.

6.2 The lease period shall commence on the date of execution of the lease instrument. The Lease Deed should be registered preferably within 4 (four) weeks from the date of its execution.

6.3 Possession of the leased water body shall be handed over to the Lessee on and from the date of execution of the Lease Deed.

- 6.4 The Annual Rent, commencing with the Bid Amount offered by the Lessee for the first year, shall be increased by 5% (five per cent) every year, payable in full before the start of each respective year.
- 6.5 All the amounts in connection with the settlement of vested water bodies, other than those belonging to other Departments, through e-auction shall be credited to the designated Head of Accounts (HoA) of the L&LR and RR&R Department. The HoA is – “0029-Land Revenue-00-101-Land Revenue/Tax-002-Collection from Estate Leased to Farmers-30-Lease Rent/Salami” [0029-00-101-002-30].

7. Lapse of Lease

- 7.1 If pisciculture is not initiated within a period of 12 (twelve) months from the date of execution of the lease, the DLC may, after serving notice to the lessee and giving him an opportunity of being heard, by an order, declare the settlement of the water body as lapsed and communicate the said order to all concerned. In this case, a fresh e-auction shall be initiated.
- 7.2 If the successful bidder fails to deposit 25% (twenty five per cent) of the bid amount within the stipulated time, his successful bidder status shall be cancelled forthwith and his entire EMD amount shall be forfeited.
- 7.3 In such case, the settlement of the water body may be made with the second highest bidder(H2), based on the bid amount offered by the highest bidder, failing which a fresh e-auction shall be initiated. In case the water body is settled with the H2 bidder, other conditions as applicable to the successful bidder shall be followed.
- 7.4 If the Annual Rent is not deposited within the stipulated time period, the lease shall be liable to be cancelled.

8. Transfer and Determination of Lease

- 8.1 If during the lease period, it is found that the Pisciculture right of the water body has been transferred to any individual or other entity, directly or indirectly, the lease shall be liable to be cancelled.

9. Concessions

- 9.1 A 20% (twenty per cent) price preference in the bidding process shall be given to Primary Fishermen’s Cooperative Societies, Fish Production Groups and Self-Help Groups.
- 9.2 If 70% (seventy per cent) or more members of such cooperative/society/group belong to SC/ST community, a 5% (five per cent) additional preference in the bidding process shall be given.

- 9.3 A 50% (fifty per cent) discount in the Earnest Money Deposit shall be given to Primary Fishermen's Cooperative Societies, Fish Production Groups and Self-Help Groups to incentivize these societies/ groups.
- 9.4 The Performance Security Deposit applicable to Primary Fishermen's Cooperative Societies, Fish Production Groups, and Self-Help Groups shall be 10% (ten percent) of the Bid amount instead of the usual 25%.
- 9.5 Registration charges of the Lease Deed shall be waived in respect of Primary Fishermen's Cooperative Societies, Fish Production Groups and Self-Help Groups.

10. Miscellaneous

- 10.1 Any matter not specifically addressed in this Order, shall be governed by the rules laid down under Chapter XVII of the WBL&LR Manual, 1991.

This has got concurrence of the Finance Department vide UO No. Group A-II/2025-2026/0234 dated 02.01.2026.

This will come into force immediately.

By Order of the Governor,

Sd/-
(Subhendu Basu)
 Additional Secretary
 to the Government of West Bengal

No. 36/1(7)-GE(M)/1F-04/2025

Date- 05/01/2026

Copy forwarded for information and necessary action to :

- ✓ 1. The Additional Chief Secretary/ Principal Secretary/ Secretary to the Government of West Bengal,Department (All)
- 2. The Commissioner,Division(All)
- 3. The Director of Land Records & Surveys and Jt. Land Reforms Commissioner, W.B.
- 4. The District Magistrate & Collector,District(All).
- 5. The District Land & Land Reforms Officer,District(All).
- 6. The P.S. to the Chief Secretary to the Government of West Bengal.
- 7. The P.S. to the LRC and Addl. Chief Secretary, L&LR and RR&R Deptt., W.B.


 Deputy Secretary
 to the Government of West Bengal