Kolkata



Gazette

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TUESDAY, FEBRUARY 11, 2025

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PART I-Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

## GOVERNMENT OF WEST BENGAL

Land & Land Reforms and R.R. & R Department
Land Policy Branch
Nabanna (6th Floor)

325, Sarat Chatterjee Road, P.O.-Shibpur, Howrah-711102

No. 486-LP/3T-14/15 (Pt-1)

Date: 07.02.2025

## **NOTIFICATION**

In exercise of the power conferred by sub-section (2) and sub-section (3) of section 52 of the West Bengal Land Reforms Act, 1955 read with rule 28B of the West Bengal Land Reforms Rules, 1965, and rules 215, 216 and 218 of the West Bengal Land & Land Reforms Manual, 1991, the Governor is pleased hereby to amend Memorandum No. 3816-LP/3T-14/15 (Pt-1) dated 28.11.2019, issued by the Land & Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal (hereinafter referred to as the said Memorandum), in the following manner:—

#### **Amendments**

In the said Memorandum,-

- A. In the clause 1), substitute the figure "15%" with the figure "30%".
- B. In the clause 1), substitute the sub-clause (b) with the following sub-clause:
  - b. The permissible business activities shall include :-
    - Tea Tourism: (i) Tourism Resorts, (ii) Plantation, (iii) Animal Husbandry, (iv) Horticulture,
       (v) Floriculture, (vi) Medicinal Plants, (vii) Cultural/Recreational & Exhibition Centres &
       (viii) Cafe/Restaurants.
    - Clean and Green Business Ventures following Green Technology: (i) Food Processing Units,
       (ii) Storage, Blending, Lab Testing, Sale Counters and Packaging Units for Tea/ Agricultural Products,
       (iii) Pharma Manufacturing including R & D Labs related activities,
       (v) Hydro Power,
       (vi) Agri-based composed Bio Gas Plants,
       (vii) Wind Power,
       (viii) Rain Water Harvesting,
       (ix) Waste Management,
       and
       (x) CNG Stations including Electric Vehicle Charging Stations.

- Social Infrastructure: (i) School/ College/Universities, (ii) Bank, (iii) Post Office.
- Medical Infrastructure: (i) Hospitals, (ii) Medical/Nursing colleges and (iii) Wellness Centres.
- All the projects are to be implemented after following the environmental norms and rules of PCB and other regulations under the Environmentally Sensitive Zone of protected areas of the Forest Department, as and where applicable.
- C. Substitute the sub-clause 'c' of the Clause 3) with the sub-clause "Employment from the new project must be generated in a manner so that out of the total employment, 80% of the employees consists of local people. Preference shall be given to the wards of the workers of the tea garden concerned. This will be examined during the appraisal of a proposal by the screening committee on a case to case basis."
- D. Insert a new sub-clause 'f' under the Clause 3), stipulating that "All the applicable rules from the concerned regulatory authorities including the Airports Authority of India, as may be applicable, are to be followed for building construction and other works."
- E. Insert a new sub-clause '(iii)' under the Clause 4) providing that "Following the approval of the project, the Leasehold Property/Assigned Property may also be allowed to be mortgaged as per the rules and regulations applicable in that respect."
- F. At the end of the First Paragraph under Clause 5 Lease Procedure', insert the sentence, "In the event of inclusion of a JV/SPV in the Agreement after the approval of the project, a revised approval will have to be obtained from the Nodal Department through the Standing Committee of the Cabinet on Industry, Infrastructure and Employment."
- G. Substitute the Clause (6) with the clause "The lessee, either himself or as a Joint Venture Company or SPV, as the case may be, shall apply before the Collector of the district with all the details as per the application as annexed and the requisite documents. The Collector, after the required verification, shall forward the proposal with his specific views/recommendations to the Nodal Department which, upon further verification, will place the proposal for the project to the Screening Committee for their consideration and recommendation and, upon receipt of the opinions of the L & LR and RR & R Department and the Finance Department, place the matter before the Standing Committee of the Cabinet on Industry, Infrastructure and Employment for consideration."

This is issued with the concurrence of the Finance Department vide its U.O. No. Group A-II/2024-2025/0134 Dated 20.01.2025 and the approval of the Cabinet vide the U.O. No. CAB(D)-1181 Dated 04.02.2025 of the Cabinet Secretariat.

By Order of the Governor,

#### VIVEK KUMAR, IAS

Additional Chief Secretary to the Govt. of West Bengal and Land Reforms Commissioner, West Bengal

## COVERNMENT OF WEST BENGAL LAND & LAND REFORMS DEPARTMENT LR. BRANCH

No.4403-LR/3M-135/05 GE(M)

December 28, 2005

### CIRCULAR

In partial modification of this Department Circular No.7907-M&M dated 30.10.2002 and Circular No.8280-M&M dated 22.11.2002, the undersigned is directed to convey that the application fee and processing fee for dealing with conversion cases shall be as prescribed below and the same shall come into effect from 1st january, 2006:-

- The application fee for any conversion petition shall be Rs.5/- only irrespective of the quantum and category of land.
- The processing fee to be charged, for the purpose of necessary administrative actions required under law for disposal of any conversion petition in connection with different categories of land for various types of intended uses, at the variable rates, per decimal of land, as prescribed in three tables given below for land located in Rural, Municipal and KMDA areas:-

Table -1: Conversion Fee of Land in the Rural Areas (per decimal of land)

Current land use	Conversion to activities allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing, housing complex by cooperatives or property developers	Conversion to Industrial and commercial use and activities
Bastu, Paut, danga and any other land not curently in agricultural or other productive use	Rs.10.00	Rs.15.00	Rs. 20.00	Rs. 30.00
Agricultural land	Rs.15.00	Rs.20.00	Rs. 30.00	Rs. 50.00
Ponds, or any water body	Rs.30.00	Rs.40.00	Rs. 60.00	Rs.100.00
Industrial and commercial land unused or underused	Rs.50.00	Rs.75.00	Rs.150,00	Not aplicable

Table-2: Conversion Fee of land in the Municipal Areas excluding KMDA area[per decimal of land)

Current land use	Conversion to Activities allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing. housing complex by cooperatives or property developers	Conversion to Industrial and commercial use and activities
Bastu, Patit, danga and any other land not curently in agricultural or other productive use	Rs. 15.00	Rs. 22.00	Rs. 30.00	Rs. 45.00
Agricultural land	Rs. 22.00	Rs. 30.00	Rs. 45.00	Rs. 75.00
Ponds, or any waterbody If allowed for conversion	Rs. 45.00	Rs. 60.00	Rs. 90.00	Rs.150.00
Industrial and commercial land unused or underused	Rs. 75.00	Rs.110.00	Rs.225.00	Not applicable

Table-3: Conversion Fee of land in the KMDA Areas (per decimal of land)

Current land use	Conversion to activitiers allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing, housing complex by cooperatives or property developers	Gonversion to Industrial and commercial use and activities
Bastu, Patit, danga and any other land not curently in agricultural or other productive use	Rs. 20.00	Rs. 30.00	Rs. 40.00	Rs. 60.00
Agricultural land	Rs. 30.00	Rs. 40.00	Rs. 60.00	Rs.100.00
Ponds, or any waterbody if allowed for conversion	Rs. 60.00	Rs. 80.00	Rs.120.00	Rs.200.00
Industrial and commercial land unused or underused	Rs.100.00	Rs.150.00	Rs.300.00	Not aplicable

The revised charts shall came into effect for those cases which will be submitted on and after 1st January, 2006

Sukumar Das ERC & Pr. Secy. to the Govt. of West Bengal

No.4403/1(42)-LR/3M-135/05GE(M)

December 28, 2005

Copy forwarded for information and necessary action to:

- Director of Land Records and Surveys & Joint Land Reforms Commissioner, West Bengal, 35, Gopalnagar Road, Alipore, Kolkata-700027.
- 2. The Commissioner......Division
- 3. The DM & Collector.....
- 4. The DL & LRO.....

Sukumar Das
Principal Secy.
to the Govt. of West Bengal

GOVERNMENT OF WEST BENGAL LAND & LAND REFORMS DEPTT. IS BRANCH.

No.5714-IS/223/07.

Dated: 30.08.2007.

From : The Asstt. Secy. to the Govt. of W. Bengal

To: The Director of Land Records & Surveys & JL. L.R.C., W.B. 35. Gopal Nagar Road, Kolkata-27.

12/12/2017/08218C

## GOVERNMENT OF WEST BENGAL

DEPARTMENT OF LAND & LAND REFORMS & REFUGEE RELIEF & REHABILITATION

6<sup>th</sup> Floor, NABANNA 325, Sarat Chatterjee Road, Shibpur, Howrah-711102.

Memo No.4183-LL/N/LP/5M-52/2017

From : Sri Pabitra Kumar Mandal, WBCS(Exe.),

Special Secretary to the Govt. of West Bengal,

Department of L.& L.R & R.R.& R., NABANNA, Howrah.

To: The Director of Land Records & Survey, West Benga

35, Gopal Nagar Road,

Alipore, Kolkata - 700 027.

Sub: Mutation and Conversion of land used for the purpose of 'Activities allied to Agriculture'.

Sir,

In connection with this department's circular No.398-LP/5M-33/15, dated 02.02.2017 and No.4403-LR/3M-135/05GE(M), dated December 28, 2005 regarding the processing fees for Mutation and Conversion of land respectively, I am directed to clarify that the rate of land revenue for the 'Activities allied to Agriculture' including Poultry, Duckery etc shall remain Rs.30/- per acre under section 23.1(b) of the WBLR Act, 1955 and processing fees including application fees for Mutation and Conversion of land for the said 'Activities allied to Agriculture' shall be as detailed below:

SI No.	Purpose	Rural area (Per decimal)	Municipal area other than KMDA (Per decimal)	Municipal area within KMDA (Per decimal)
1.	Mutation	Rs.40/-	Rs.60/-	Rs.80/-
2.	Conversion	Rs.15/-	Rs.22/-	Rs.30/-

I am also directed to state that two new code Nos. namely 05 and 06 for the purpose of 'Activities allied to Agriculture' and 'Commercial activity' respectively with required drop menu may be generated in recording the same in the RoR etc. under the said Act and relevant Rules, and required action may be taken up with NIC for the implementation of the same at your end.

18/12/17 18/

Yours faithfully,

Dated:06.1

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06/12/13

(Pabitra Kumar Mandal)
Special Secretary
to the Govt. of West Bengal