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R-777/L.A.  
at 18/8/14  
91-33-22144783  
JT. SECY L&LR

CA to ADM (LR) / SP, L.A.  
14/8/14  
PAGE 01

All officers  
and all staff.

Add LAO G. Ghoshy  
Xerox copy to Add LAO (all)  
Asst LAO (all); Surveyor (all)  
GND File / Cancelled  
SPLAO



Government of West Bengal  
**Department of Land & Land Reforms**  
Nabanna, Howrah- 711106

To follow the  
instruction properly  
Comdtee  
18/8/14  
SPLAO  
Tannu

Memo No. LRC/135/2014

Date: 11.08.2014

From: A. K. Singh, OSD & E.O. ACS & LRC

TO: 1-18) DM & Collectors... *Purba Medinipur*

Guideline-2 (30/2013)

Subject: Guidelines on determination of Mouza wise Factors under Act 30 of 2013

Sir,

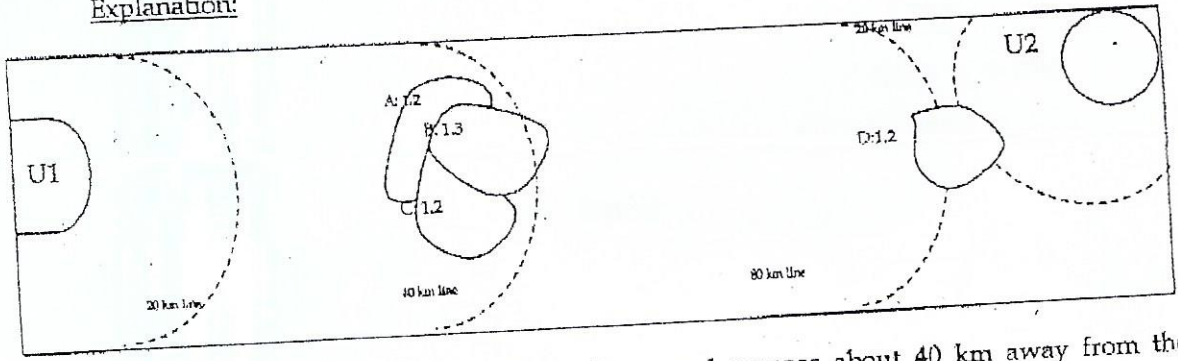
You are aware that 'factor' by which market value of land is to be multiplied for determination of compensation under First Schedule to 'The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' has been notified by the State Government vide Notification No.2083 - LA/3M - 49/14 dated: 30.07.2014.

Based on the conditions of the notification, each and every District is now required to determine applicable factor for each of its mouza falling in rural area.

Now, I request you to please note the following relevant points for appropriate actions at district level:

1. While the 'Factor' by which 'market value' (determined under section 26(1) of the 2013 Act) is to be multiplied in the case of acquisition of land in urban areas has been declared as 1 (One) in the Act itself, a sliding scale of 'Factor' (from 1.10 to 2.00) based on aerial distance of any plot of land in rural area from the boundary of the nearest urban area has been notified by the State Government.
2. 'Factor' for all plots in a mouza has to be same and equivalent to the factor applicable to the plot of that rural mouza which is furthest from the nearest Urban Area (which may or may not be within the district).

Explanation:



In the given example, A, B & C are three rural mouzas about 40 km away from the boundary of nearest Urban Centre (U1). Since mouza A & C are located wholly between

Add LAO (S. Das)  
Please put up  
no discussion. 20/8/14.

Comdtee  
18/8/14

the 20km and 40km line, market value determined under section 26(1) would be multiplied by factor '1.2'. But since the furthest point of mouza 'B' is beyond 40km line from U1, multiplying factor for any parcel of land within that mouza would be '1.3'. As the furthest point of Mouza 'D' is beyond 80km from U1, factor for 'D', when considered on the basis of distance from U1, is supposed to be 1.5. But since 'D' is located just above 20km away from U2, another Urban Area, and aerial distance from the nearest Urban Area would have to be considered for determination of 'factor' of any mouza, multiplying factor for 'D' mouza would be 1.3 (and not 1.5).

3. In certain rare cases, a mouza may be found to have a spread in an urban as well as neighbouring rural area. Since the multiplying factor for urban area has been declared to be 'one' in the Act itself, and since State Government has notified that factor for all plots in a mouza would be same and equivalent, multiplying factor for any mouza which falls within an urban area would be 01 (one) even if a portion thereof may spread to neighbouring rural area.
4. Aerial distance of each mouza from nearest urban boundary may be determined by the District Collector. For this purpose, help of District NRDMS Cell may be taken.
5. In case it is found that the nearest distance urban centre falls in the neighbouring district(s), help of concerned District Magistrate.
6. After determination of relevant distance for each mouza of the district, multiplying factors should be assigned to each of the rural mouzas. This work should be completed within 24<sup>th</sup> August 2014 and copy of all relevant papers should be sent to this department for final approval.
7. For the purpose of faster completion of the work it is requested that any correspondence with the Department should be made through email ( [lrcwestbengal@gmail.com](mailto:lrcwestbengal@gmail.com) ) and telephone as may be required.
8. As per decision of the Cabinet, all the DM & Collectors would have to publish the block-wise mouza-wise block wise list within 30<sup>th</sup> August 2014. You are requested to attach appropriate priority to the matter in this regards.

Yours faithfully,

Sd/-

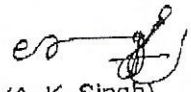
(A. K. Singh)

Date: 11.08.2014

Memo No.LRC/135/1(18)/2014

Copy forwarded for information to:

1-18) ADM (LA), ..... District.

  
(A. K. Singh)  
11.8.14