

# LAND AND LAND REFORMS SET UP

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## Brief History of Land & Land Reforms

### ➤ The Board of Revenue

The Board of Revenue was established during the British Rule to monitor the Zamindar System as per provision of Permanent Settlement in 1793 A.D.

### ➤ Directorate of Land Records & Surveys:

The Directorate of Land Records & Surveys was created in 1884 keeping an eye to the promulgation of Bengal Tenancy Act in 1885.

### ➤ C.S. Operation:

The first major Settlement operation under the command and supervision of the Director of Land Records & Surveys was the District Settlement for preparation of Cadastral Maps as well as Record of Rights under the provision of Bengal Tenancy Act, 1885.

### ➤ R.S. Operation:

The Second large scale settlement operation was started under the command, control and supervision of the D.L.R.& S West Bengal under the provision of W.B.E.A. Act, 1953, two main objects of which were to abolish all intermediary rights on payment of compensation and to effect equitable distribution of lands by imposing ceilings on holdings to be retained by individual intermediary / raiyat.

For the facility of administration, Settlement operations were created on zonal basis taking one or more districts together under the control of a Settlement Officer.

The District of Burdwan and Bankura formed one zone with operational head quarters at the Rajbati, Burdwan and was named as Burdwan-Bankura Revisional Settlement Operation.

### ➤ L.R. Operation:

The West Bengal Land Reforms Act was passed in 1955 and one of the main features of this Act is the imposition of family ceiling. It was thought that it would not be possible to implement the provisions of the said Act to a significant extent until and unless the existing R.O.R.s. prepared under W.B.E.A. Act. were revised. One notification was published on 12. 11. 73

directing such revision of R.O.R. and preparation of one man khatian for every raiyat in a mouza.

The work started in this R.S.O. in full swing from Jan' 1973 in Bankura District and from April' 1974 in Burdwan District and is still in continuance. L.R. Set-up of the Burdwan District started functioning after introduction of the Integrated Set-up of Land Reforms Administration in Feb' 1989. Mouza records of almost all the mouzas of Burdwan District have been finally published. If any change of R.O.R is required on the said record, the interested person may apply for necessary correction u/s 50(1) of W.B.L.R. Act, 1955 and the correction of R.O.R. may be done by the empowered Revenue Officer as per provision of law giving an opportunity of being heard to the interested persons.

### ➤ **Integrated Set Up:**

The scheme of Integrated Set up of Land Reforms Administration was introduced vide Notification No. 727L Ref. Dt. 21-7-1988 and thereby the erstwhile Land Management and Settlement wings of the District came under one umbrella under the District Land & Land Reforms Officer.

## **L.R. Administration Set-up of the Burdwan District.**

The District Land & Land Reforms Officer is the Head of the Land Reforms Set-up in the District. District Head quarter of Burdwan is located at Burdwan Rajbati.

There are six Offices of the Sub-Divisional Land & Land Reforms Officer in the Sub-divisions at Burdwan Sadar (North), Burdwan Sadar (South), Kalna, Katwa, Asansol and Durgapur. Sub- Divisional Office is headed by one Sub-Divisional Land & Land Reforms Officer in each. At the Block Level there is Block Land & Land Reforms Officer, There are 33 B.L.& L.R.O. Office in this District.

At the Gram Panchayet Level there is Revenue Inspector's Office headed by a Revenue Inspector. There are 277 R.I. Offices in this District.

## **Activities of the District Land Reforms**

### ➤ **Administration.**

At present the District Land Reforms Administration is entrusted with the following main tasks.-

1. Maintenance of Records of Rights under Section 51 & 50 of the said Act.
2. Resource Mobilisation under the provision of chapter-IV of W.B.L.R. Act, 55 and W.B. Minor Mineral Rules 2002.
3. Vesting of ceiling surplus land under W..B.E.A. Act, 53 on scrutiny of left out cases if there be any and under the provision of Chapter IIB of the W.B.L.R. Act, 55.
4. Distribution of vested land to the landless cultivators u/s 49 of W.B.L.R. Act, 55.
5. Settlement of Non-agricultural land on Long-term basis.
6. Implementation of the provisions of Chapter III of the said Act. to safe-guard the interest of Bargadar.
7. Computerisation of Land Records and issue of Certified copy of R.O.R. and information on demand by the raiyats.
8. Conversion of land u/s 4c of the said act for various purposes.
9. Recording of names of the beneficiaries under W.B. Acquisition of Homestead land for Agricultural Labourers, Artisans and Fisherman Act, 1975.
10. Purchase and distribution of land under Chas-O-Basobaser-Janya Bhumi-dan Prokalpa.
11. Dealing with different court cases to protect the interest of the Govt.
12. Crop Survey and other miscellaneous works as and when entrusted by the authority.

## ➤ **Mutation.**

Mutation means substitution of the names of a person by the another in the R.O.R. which may be done by the Revenue Officer u/s 50 of W.B.L.R. Act, 55. Mutation is done on the following grounds:-

- I) Transfer by sale of gift.
- II) Exchange
- III) Inheritance.

The transfer is required to be made by Registered Deed.

Application for Mutation require application fee of Rs. 5/- by Court fees, Declaration of the purchaser with Court fees of Rs.10/- and Rent receipt proving the payment of current land revenue.

Mutation fees are as follows.:-

- @ Rs. 1.00 per decimal in Rural areas for agricultural land.
- @ Rs. 10.00 per decimal in Rural area for Non-agricultural land.
- @ Rs. 20.00 per decimal in Rural area for commercial / Industrial purpose of land.
- @ Rs. 1.00 per decimal in Municipal area for agricultural land.
- @ Rs 20.00 per decimal in Municipal area for Non-agricultural land.
- @ Rs. 30.00 per decimal in Municipal area for commercial / Industrial purpose of land.

Application for Mutation to be submitted to the respective B.L.&L.R.O. Office. After enquiry and hearing, the empowered R.O. allows the mutation in appropriate cases and makes correction of R.O.R.

## ➤ **Conversion of Land u/s 4C**

Change of land use is regulated by section 4C of W.B.L.R. Act, 55. A raiyat may seek permission for change of character and use of any land u/s 4C of the said Act before the S.D.L.& L.R.O. for land upto 0.10 acres and to the D.L.& L.R.O. for land exceeding 0.10 acre.

The intending raiyat is to apply for conversion along with Application fee for Rs. 5/- and process fees as per rate in court fees along with the following documents.:-

- i) Declaration in the form of Affidavit.
- ii) Copy of Mutation Certificate.
- iii) Copy of R.O.R.
- iv) Copy of Rent receipt.
- v) Certificate of D.I.C./ Industry Deptt. / and Pollution certificate for industrial purpose.
- vi) Vetted project report for industry.
- vii) No objection certificate from Panchayet/Municipality concerned.
- viii) Sketch Map showing the location of proposed area for conversion.
- ix) No objection from co-sharer / contiguous plot owners.

On receipt of the conversion application and after field enquiry and hearing of the applicant and others interested persons, the S.D.L.& L.R.O. / D.L.& L.R.O. as the case may be, passes appropriate order allowing conversion, if deems fit.

Section 4D of the W.B.L.R. Act provides for prosecution and punishment for causing change in use and character of any land without permission of the Collector.

## ➤ **Bargadar.**

Bargadar is a person who cultivates the land of another person on condition delivering the share of produce or taking share of the produce from the land owner.

Name of bargadar may be recorded in the R.O.R. u/s 21D of the W.B.L.R. Act read with section 50/51 of the said Act.

The right of Bargadar for cultivation of land is hereditary and not transferable.

The bargadar for recording his name in the R.O.R. is to apply to the B.L.& L.R.O./ R.I. of the area along with schedule of land he cultivates.

A field enquiry and hearing are made by the empowered R.O. with due notice to the Bargadar and the owner of the land and if the claim of the bargadar is found genuine, he may be recorded as Bargadar in the R.O.R.

Various disputes regarding barga cultivators are dealt with u/s 17 to 21 of the W.B.L.R. Act, 55 by the empowered R.O. as per provision of law.

### ➤ **Vesting of Ceiling Surplus Land and distribution of the Vested land.**

As per provision of W.B.E.A. Act, 53 no raiyet can hold land beyond the ceiling limit while as per W.B.L.R. Act, 55 ceiling is imposed upon the family - unit of the Raiyat.

A raiyat's family consisting of single member can hold land upto 2.50 standard Hectare, a raiyat's family consisting of 2 -5 members can hold 5.00 standard hectare of land. For more than 5 members , 0.50 standard hectare per member is allowed with a maximum limit of 7.00 standard hectare per family.

[ 1 standard Hectare = 1 hectare in case of irrigated land & 1.40 hectare in case of non-irrigated land as well as other land]

The ceiling surplus lands are to be vested to the State by drawing up proceeding as per provision of law.

As per provision of Section 49 of W.B.L.R. Act, 55, the Vested Agricultural lands are distributed to the landless cultivators who along with their family members hold no land or hold below 1 acre of land for agricultural purpose.

On receipt of application from the cultivators, Ban-O-Bhumi-Sanskar-Sthayee Samity of the concerned Panchayet Samity ascertains the eligibility of the cultivators after the field survey, takes resolution for distribution. The B.L.& L.R.O. concerned with due approval of the appropriate authority prepares pattas and distributes them to the eligible allottees of patta. Patta right is hereditary and not transferable excepting some conditions as let down in Sec 49(1A). The name of the pattadar is featured in the R.O.R. on application from him. At present recording of the name of pattadar in the R.O.R. is being made and copy of the R.O.R. is also being handed over to the Pattadar at the time of patta distribution.

### ➤ **Settlement of Vested Land for Non-agri. purpose**

Vested non-agricultural lands including Khasmahal non-agricultural lands and lands unsuitable for agricultural use at the disposal of the State Govt. are settled with a person, a group of persons, or organisation or a statutory body on Govt. terms and conditions either through Long-Term-Lease or through Short-Term-Lease, if the land is not required for Govt. use.

Application for Settlement of land for non-agricultural purpose are received by the office of the BL&LRO. concerned for processing. Any individual or a body can apply for such a settlement (alongwith four copies of sketch map of the particular land) declaring that he/they would take settlement on Govt. terms and conditions.

In giving Long-Term-Lease ordinarily for 30 years rent is charged at 4% of the market value of the proposed land and at a Salami charged at 10 times of rent for the first year.

Short-Term-Lease is granted for a period not exceeding five years. No salami is charged for grant of Short-Term-Lease. But the rent is payable at 4% of the market value of the land.

Long-Term-Lease can be renewed but renewal of Short-Term-Lease is not generally allowed.

### ➤ **Recording of Homestead Land under W.B.A H.L. Act-1975.**

The West Bengal Acquisition of Homestead Land for Agricultural Labourers, Artisans and Fishermen Act, 1975 came into force on 26 in June 1975.

As per provision of the said Act if an occupier who holds no homestead land of his own, possesses land owned by the other person, not exceeding .0334 hector of land by constructing dwelling house before 26.6.75, shall stand acquired by the State Government and shall there upon stand transferred in favour of such occupation.

On receipt of such application from the occupier, field enquiry and hearing of the interested persons are done by the empowered Revenue Officer and the name of the occupier is recorded in the R.O.R. in appropriate cases.

### ➤ **Collection of Land Revenue**

As per Section 22 of W.B. Land Reforms Act, 55 a raiyat shall be liable to pay revenue for his holding. As amendment of W.B.L.R.Act, 55 in 2002 and 2003 Land Revenue is payable according to use of land. In rural areas a raiyat has been exempted from paying Land Revenue for his area up 4.00 acre land in irrigated area and upto 6.00 acres in non-irrigated area. But he will have to pay cess. There is no exemption of Land Revenue for Mill, Factory, land used for commercial purpose and land in urban areas.

The rate of land Revenue for Agricultural purpose, Homestead purpose, Mill Factory, workshop and land for commercial purpose in rural and urban areas has been clearly prescribed and information may be had therefor from the concerned R.I. Office.

Collection of Land Revenue is being done by the Bhumi Sahayaks at the R.I. Offices and by organizing special collection camps both at the rural and urban areas..

### ➤ **Collection of Royalty & Cess on Minor Minerals.**

The West Bengal Minor Minerals Rules, 2003 empowers the State Govt. to regulate and control the Minor Minerals which are the resources of the State Government. The D.L.& L.R.O. of the District and the S.D.L.& L.R.Os of the Sub-divisions use to grant short term quarry permit for the extraction of Minor Minerals like sand, morum, clay, earth, stones and such other minerals on payment of Royalty and Cess. Long term Mining lease is granted by the Commerce and Industries Deptt. by process of application as per law.

In Burdwan District, Sand is available in the rivers like the Damodar, the Barakar, the Ajoy, the Dwarakeswar and the Mundeswari. Morum is available in Fdp-Durgapur, Jamuria, Kanksa, Ausgram-I and Ausgram-II and Bhatar Blocks. Gravel is available in Fdp-Durgapur area.

Some check-posts are running at strategic points like Idilpur, Polempur, Borsul, Palla Road and Chouberia etc. to plug off the pilferage of royalty etc. by way of illegal transportation of Minor Minerals.

## ➤ Extraction of Minor Minerals, Procedure therefor :

Permission of extraction of Minor Minerals is given by the “Mining Authority” either through Long-Term Mining Lease (LTML) or through Quarry Permit(QP)

Application for LTML is required to be filed in form 'A' accompanied by a challan in T.R. form No.7 showing non-refundable deposit of Rs. 500.00 as application fee to the Chief Mining Officer with requisite papers as per Rule 5 of The West Bengal Minor Minerals Rules, 2002.

Quarry Permit for extracting of Minor Minerals is granted by the “District Authority” under Rule 27 of the Minor Minerals Rule,2002.

Application for Quarry Permit shall be submitted to the B.L.& L.R.O. concerned in form 'G' with application fee of Rs. 300.00 with other requisite papers as required under Rule 28 of the W.B.M.M. Rules, 2002 and on advance payment of Royalty and Cess leviable.

Mining operation is prohibited from the agricultural land, orchard and forest area. No mining operation is also allowed within 200 metres from both sides of any river bridge, embankment, structural works and within a distance of 5 kilometers of a barrage axis.

In case of unauthorized extraction, price of mineral will be charged.

### Rate of Royalty and Cess on Minor Minerals.

Name	Rate of Royalty per Cubic Metre	Rate of Cess per 100 cft.	Price of Minerals per 100 cft.
Ordinary Sand	Rs. 22.00	Rs.15.00	Rs.100.00
Ordinary Clay/ Brick Earth.	Rs. 12.00	Rs. 15.00	Rs. 66.00
Morrum	Rs. 15.00	Rs. 15.00	Rs. 75.00
Gravel	Rs. 22.00	Rs. 15.00	Rs. 112.00
Stones	Rs. 22.00	Rs. 15.00	Rs. 112.50

## ➤ Collection of Cess & Surface Rent on Stowing Sand (Major Mineral)

Stowing sand is used as a safeguard measure to fill up the void created by extraction of coal in conventional coal mines. More supervision is required to oversee that the work is done in proper way to avert landslide which is a traumatic incidence experienced at the mining areas in Asansol sub-division.

## ➤ Chas-O-Basabaser-Janya-Bhumidan-Prokalpa.

This project has recently been introduced. The main object of this prokalpa is to provide at least 2.5 katha of Homestead land to houseless agricultural / agricultural Labours families so that they get a minimum share of their mother land. The Agricultural family who does not hold any cultivable land as owner/ as pattaholder or even any barga land and is also homesteadless is entitled to get the opportunity of this project. Families belonging to ST/SC and other communities gets 20%, 40% , 40% priority respectively.

Financial allocation of the State Govt. during 2005-06 was Rs. 20 crores. It has been estimated that at least 10 kathas of land would be purchased at an average cost of Rs. 20,000/- per beneficiary family and 10 thousand families could be benefited under this scheme. But in view of the introduction of the project at the

belated stage of the financial year and involvement of the implementing workforce in the General Assembly Election, 2006, achievement could not be upto the expectation. However, this year full implementation is expected.

The purchase of land is being made from the willful sellers on competitive price through open advertisement. For the purpose of purchase and settlement of land there is a Block Level Land Purchase and Land Distribution Committee at each Block with –

- I) The B.D.O. – Chairman,
- II) The A.D.O. – Member
- III) The B.L.& L.R.O. –Member Secretary.



## **ACHIEVEMENT OF THE DISTRICT.**

### ➤ **SURVEY SETTLEMENT :**

a) No of total Mouzas	: 2826
b) K.B. Completed	: 2824
c) Attestation completed	: 2820
d) Draft Publication completed	: 2820
e) Final Publication completed	: 2817

### ➤ **LAND VESTED TO THE STATE UPTO 15.07.2008 :**

a) Land vested to the State	: 195559.65 Acres.
b) Category of Vested Land	
Agri. Land	: 93309.51 Acres
Non-agri Land	: 33642.65 Acres
Forest	: 65384.51 Acres
Others	: 3222.98 Acres
Total	:195559.65 Acres

### ➤ **DISTRIBUTION OF VESTED LAND**

a) Land eligible for distribution	: 62470.65 Acres
b) Quantum of distributed Land	: 54874.21 Acres
c) Land not eligible for distribution	: 8871.17 Acres
d) Land (eligible for distribution) pending for distribution.	: 4136.78 Acres

### ➤ **PATTA HOLDERS UPTO 15.07.2008 :**

a) No. of Patta holders	: 219486 Numbers
b) Category of patta holders	
<u>As per Caste</u>	<u>Number</u> <u>Quantum of Land</u>
Scheduled Tribe	43815 Nos.      19249.44 Acres
Scheduled Caste	93205 Nos.      20573.31 Acres
Minorities	28134 Nos      5251.04 Acres
Others	54332 Nos.      9800.42 Acres
Total	219486 Nos.      54874.21 Acres
<u>As per Sex</u>	
Joint	42507 Nos      10011.70 Acres
Female	11331 Nos      2780.18 Acres
Others	165648 Nos.      42082.33 Acres
Total	219486 Nos.      54874.21 Acres

### ➤ **BARGADAR:**

a) Total No of Bargadar	134410 Nos.
b) Category(As per caste)	
Scheduled Tribe	17532 Nos.      17621.81 Acres.
Scheduled Caste	45595 Nos      40574.51 Acres
Minorities	20247 Nos      16949.90 Acres
Others	51036 Nos.      41314.55 Acres.
Total	134410 Nos      116460.77 Acres

➤ **W.B.HOMESTEAD ACQUISITION FOR AGRICULTURAL LABOURERS, ARTISANS & FISHERMEN ACT,1975. : upto 15.07.2008.**

a) No of recipients	69702 Nos.	
b) Category ( <u>As per Caste</u> )		
Scheduled Tribe	19269 Nos.	628.29 Acres
Scheduled Caste	34093 Nos	1154.82 Acres
Monorities	4996 Nos	205.34 Acres
<u>Others</u>	<u>11344 Nos</u>	<u>490.03 Acres.</u>
Total	69702 Nos	2478.48 Acres

➤ **COLLECTION :**

**TARGET 2008-2009 UPTO 15.07.2008**

	( In lakhs)	(In lakhs)
a) Land Revenue	Not Fixed	117.41
b) Royalty & Cess	Not Fixed	217.09
c) <u>Others</u>	<u>Not Fixed</u>	<u>54.35</u>
Total	Not fixed	388.85

➤ **LONG-TERM-SETTLEMENT:**

- a) Land settled on Long Term Lease for Industrial Purpose : 339.747 Acres  
b) Land settled on Long Term Lease for Coal Mining Purpose: 559.151 Acres

➤ **CONVERSION FOR NON-AGRI. PURPOSE :**

- Agri – Land so far allowed for Conversion for Non-agri. purpose : 254.94 Acres



## **GRIEVANCES AND SUGGESTIONS**

➤ **Grievances:**

All raiyats or citizens who might have experienced some injustice from anyone in the Land & Land Reforms Set-up may complain in writing to the head of office concerned and/or higher authority. For this purpose the Complaint Box of the respective offices may be taken help of.

Any incidence of unauthorized conversion of land like filling up of a pond, any kind of construction in a land recorded as Krishi, Shali or so without formal conversion of the land and any unauthorized extraction & transport of minerals like sand etc. may readily be brought to the notice of the B.L.&L.R.O., S.D.L.&L.R.O. concerned or D.L.&L.R.O. in writing.

➤ **Suggestions:**

Any tangible suggestions regarding betterment of rendering citizen-centric services or any other Land & Land Reforms works having impact upon the public will be welcome.



## **LAND & LAND REFORMS NEWS HIGHLIGHTS**

➤ **Change in Outlook:**

A change in the outlook of the State Government regarding relation between Land and Development has recently been well spelt out. Amendments in West Bengal Land Reforms Act, 1955, West Bengal Record Manual, 1943 and relevant other acts of the State are under consideration in consonance with the new vision. Rent structure has also been rationalized keeping pace with the time. Exemption of rent to a Raiyat holding up-to 4 acres of irrigated land or up-to 6 acres of non-irrigated land in rural area is going on. The eligible Raiyats, who have not availed themselves of the opportunity, should come forward without further delay to net the benefit extended by the Government. A change in outlook regarding the Citizen-centric Services like issuance of certified copies of records of rights, information slips, mutation & conversion certificates etc. for betterment both in quality and time of delivery is also crystal clear.

➤ **A good news for Burdwan District:**

Burdwan district has been proposed for the Pilot Project for Computerisation of Land Records as a special drive and the fund required therefor is to be afforded by the Central and State Governments jointly. A survey has already been conducted by National Productivity Council, New Delhi. With the completion of the project all the land data of this district will be updated and featured in the records of rights and even the maps will be digitized. Then the Citizen-centric Services will be available on line. Quality of service will be more ensured and simultaneously time will be least. The Raiyats may have a look at their land-data at some monitors earmarked for the purpose.

➤ **Hon'ble M.I.C., Land & Land Reforms reviews progress of works:**

Shri Rezzak Mollah, Hon'ble Minister-in-charge, Land & land Reforms in a meeting held on 8-06-2006 at Survey Building, Alipore, Kolkata, reviewed the progress of Land and Land Reforms works in all the districts in the presence of the Principal Secretary and Joint Secretaries of the Department, Director of Land Records & Surveys and the A.D.M. & D.L.L.R.Os of all districts of the State. He stressed on a malpractice-free and speedy Administration which has feelings to the legitimate requirements of the citizens.

 **SPECIAL PROGRAMME FOR COLLECTION**

➤ **Special Programme for Collection:**

A Special Drive for Collection in the area of Municipalities and Municipal Corporations on each Friday and Sunday at some specific camps will be held. It will help the raiyats to clear their land revenue, both arrears and current, specially in Sunday being the holiday.

The particulars of the Special Collection Camps under Burdwan Municipality area are as follows:

Sl. No of Special Camp	Place of the Camp	Concerned Mouzas
1.	Kanchannagar Rathtala.	Kanchannagar-26, Khargenwar-23
2.	Alai Chanditala, Lakurdihi.	Lakurdihi-20, Katrapata-28, Biritikuri-27,
3.	Rajbati, Burdwan.	Burdwan-30.
4.	Goda Primary School.	Goda-41, Baburbag-40.
5.	Sastitala, Radhanagar.	Radhanagar-39.
6.	Agradut Sangha, Sankaripukur.	Bhatchala-37, Sankaripukur-38.
7.	Milan Sangha, Baralilpur Bazar.	Balidanga-35.
8.	Nutan Colony Adarsa Vidyalaya, Jagatberh	Jagatberh-34, Mirchoba-33.
9.	Kiran Sangha, Ichhalabad No 5.	Ichhalabad-75.
10.	Shibaji Sangha, Badamtala.	Nari-70.
11.	Subrata Smriti Sangha, Subhaspally.	Bahir Sarbamangala-42.
12.	Sadhanpur Primary School, Sadhanpur.	Sadhanpur-69.
13.	Alamganj Primary School, Alamganj.	Alamganj-31, Bongpur-32, Idilpur-24, Khaja Anowar Berh-31, Fakirpur-36.
14.	Belarani Primary School	Gopalnagar-78, Becharhat-75 Kanai-nutshal-76.
15.	Pirtala, Chhotonilpur.	Balidanga-35,
16.	G.N. Mitra Road, Coal Arat.	Sadhanpur-69, Radhanagar-39

## **Rate Chart of land Revenue:**

Where Land not situated within the Municipal Corporation, Municipality and K.M.D.A area.

(Rate =per acre.)

Classification of Land	From 1385 B.S. to 1407 B.S.	From 408 B.S. to 1410 B.S.	From 1410 B.S. to 1412 B.S.	From 1412 B.S.
a) Land used for agriculture.	9.00	20.00	20.00	20.00
b) Land used for activities allied to agriculture like fisheries, poultries, piggeries, gotteries, floriculture, horticulture, sericulture, dairies, livestock breeding and include other land based bio-mass production activities.	9.00	20.00	20.00	30.00
c) Land used for cultivation of Tea.	6.40	30.00	30.00	30.00
d) Land used as Homesteads and non-agricultural purpose other than commercial and industrial activities as mentioned in clause(l) and clause(n).	18.00	20.00	20.00	40.00
e) Land held by any Government undertaking.	18.00	300.00	2000.00	50.00
f) Land used by a company or a body corporate, other than Govt. company as defined in sec.617 of the Companies Act.1956 for the purpose of Agri-allied Activities.	9.00	20.00	20.00	150.00
g) Land used for brackish water fisheries by individual fish farmers or by any co-operative society.	18.00	300.00	2000.00	200.00
h) Land used for brackish water fisheries by a company or any body corporate other than a Govt. Company as defined in Sec. 617 of the Companies Act,1956.	18.00	300.00	2000.00	400.00
i) Land used for any commercial and industrial activities as mentioned in clause(n) without pucca structure.	18.00	300.00	2000.00	500.00
j) Land used under multi-storied building by any co-operative society.	18.00	20.00	20.00	600.00
k) Land used for housing complex developed by any private company or any public company, other than a Govt. Company as defined in sec 617 of Companies Act, 1956.	18.00	20.00	20.00	800.00
l) Land used for any commercial and industrial activities , not specified in clause(n), in any pucca structure.	18.00	300.00	2000.00	1000.00
m) Land used for agro-processing, food-processing, agro-industries, agricultural commodities storage warehouses and godowns, food parks in pucca structure.	18.00	300.00	2000.00	1200.00
n) Land used for commercial and industries activities meaning cold storages, rice mills, general trading warehouses, godowns, automobile garages, repairing shops, business establishments in market place or supermarket, multiplexes, cinema, theatre or video halls, and hotels, restaurants, and hospitals, pathological laboratories, nursing homes, and include other offices and establishments of any company or body corporate other than a Government Company as defined in section 617 of the Companies Act, 1956.	18.00	300.00	2000.00	1500.00
o) Land comprised in and used for mills, factories or workshops other than those commercial and industrial activities specified in clause (l) and clause (n).	18.00	300.00	2000.00	2000.00

## Land in Municipal Corporation, Municipal Area :

Classification of Land	(Not in a K.M.D.A. area) (Rate =per decimal, in Rs./-)			
	From 1385 B.S. to 1407 B.S.	From 1408 B.S. to 1410 B.S.	From 1410 B.S. to 1412 B.S.	From 1412 B.S.
A) <u>Land used for Agricultural and agri-allied purpose.</u>		0.09	0.20	0.20
B) <u>Homestead Land.</u>		A) 2.00 for land beyond ULC area. B) 3.00 for land within ULC area.	35.00	35.00
1) Municipal Corporation Asansol & Durgapur.	0.18			
2) Burdwan and Kulti Municipality.	0.18	-do-	25.00	25.00
3) Jamuria and Raniganj Municipality.	0.18	-do-	15.00	15.00
4) Kalna, Katwa & Memari Municipality.	0.18	-do-	10.00	10.00
5) Guskara, Dainhat Municipality.	0.18	-do-	5.00	5.00
<u>Commercial land.</u>				
1) Municipal Corporation . Asansol & Durgapur.	0.18	4.00	175.00	175.00
2) Burdwan & Kulti Municipality.	0.18	4.00	150.00	150.00
3) Jamuria & Raniganj Municipality.	0.18	4.00	75.00	75.00
4) Kalna, Katwa, Memari Municipality.	0.18	4.00	50.00	50.00
5) Guskara, Dainhat Municipality,	0.18	4.00	25.00	25.00
Non-Commercial Non-Agri. Land.	0.18	4.00	0.20	0.50

## DOs & DON'Ts

### ➤ DOs:

- Check your R.O.R. (Parcha). If it does not reflect the actual position, apply to the BL&LRO concerned with relevant documents for remedial action.
- Transfer your property only by means of registered instruments.
- After transfer of any property in your favour by means of registered instruments, apply to the BL&LRO concerned to get your name mutated in the R.O.R.
- If you are a Bargadar, deliver the due share of the crop to the land-owner only on written receipt.
- If you are a Bargadar, in case of any dispute regarding the Barga-land or share thereof, move the matter before the Bhag-Chash Officer at BL&LRO office in appropriate manner.
- Pay your land revenue and /or cess (as the case may be) in due time every year positively as the rent receipt is a specific and important document of your property.

### ➤ DON'Ts:

- Do not covert your land from the recorded use to other use without valid approval from the SDL&LRO (in case of land up-to 10 decimal) or DL&LRO (in case of land more than 10 decimal).
- Do not use yourself or allow any one to use the sub-soil of your land without appropriate permission from the DL&LRO.
- Do not extract any minerals from any place without valid Quarry Permit / Mining Lease.

- Do not transfer your patta-land to any one as it is not transferable but inheritable.
- Do not keep your agricultural land lying without cultivation. (in case it is kept so for 3 consecutive years, it will be liable to be vested to the State as per law).



## **TELEPHONE NUMBERS**

### ➤ Telephone numbers of offices under Land & Land Reforms Set-up in Burdwan district:

Sl No	Sub-division	Post	Block	STD Code	Telephone
1		ADM & DL&LRO		0342	2533348 2530641
2	Sadar(North)	SDL&LRO		0342	2544119
3		BL&LRO	Ausgram-I	03452	255947
4		BL&LRO	Ausgram-II	03452	245517
5		BL&LRO	Bhatar	0342	2322566
6		BL&LRO	Burdwan-I	0342	2623336
7		BL&LRO	Burdwan-II	0342	2346298
8		BL&LRO	Galsi-II	0342	2450751
9	Sadar(South)	SDL&LRO		0342	2547660
10		BL&LRO	Raina-I	03451	260622
11		BL&LRO	Raina-II	03451	251227
12		BL&LRO	Khandaghosh	03451	253403
13		BL&LRO	Memari-I	0342	2260693
14		BL&LRO	Memari-II	0342	2710032
15		BL&LRO	Jamalpur	03451	288006
16	Durgapur	SDL&LRO		0343	2545634
17		BL&LRO	Faridpur-Durgapur	0343	2547042
18		BL&LRO	Galsi-I	0343	2512499
19		BL&LRO	Kanksa	0343	2525864
20		BL&LRO	Andal	0341	2373179
21		BL&LRO	Pandabeswar	0341	2677418
22	Asansol	SDL&LRO		0341	2202145
23		BL&LRO	Asansol	0341	-----
24		BL&LRO	Baraboni	0341	272516
25		BL&LRO	Salanpur	0341	2531209
26		BL&LRO	Jamuraia	0341	2669047
27		BL&LRO	Raniganj	0341	2449204
28		BL&LRO	Kulti	0341	2517093
29	Kalna	SDL&LRO		03454	255290
30		BL&LRO	Kalna-I	03454	256436
31		BL&LRO	Kalna-II	03454	241539
32		BL&LRO	Purbasthali-I	03454	268300
33		BL&LRO	Purbasthali-II	03454	265305
34		BL&LRO	Monteswar	03454	2750087
35	Katwa	SDL&LRO		03453	255562
36		BL&LRO	Katwa-I	03453	258313
37		BL&LRO	Katwa-II	03453	244539
38		BL&LRO	Ketugram-I	03453	273368
39		BL&LRO	Ketugram-II	03453	270348
40		BL&LRO	Mongalkote	03453	262365

[ e-mail address of ADM & DL&LRO, Burdwan: [dllrobdn@rediffmail.com](mailto:dllrobdn@rediffmail.com) ]

**APPLICATION FOR MUTATION OF LAND**

To  
The Block Land & Land Reforms Officer,

Court fees Rs. 5/-

\_\_\_\_\_

District \_\_\_\_\_

Sir,

I/We like to mutate my name/our names in respect of the land purchased by me/us.

Necessary particulars and documents are furnished below:-

1. Name of the Applicant :
2. Full Address :
3. **Schedule of land:**
  - a) Name of Mouza :
  - b) J.L.No. :
  - c) Khatian No. (R.S. & L.R.) :
  - d) Plot No. (R.S. & L.R.) :
  - e) Record classification :
  - f) Area of land :
  - g) Police Station :
  - h) District :
4. Purchase for which mutation is required :
5. Registered Deed No. & Date :
6. In case of inheritance, No. of succession certificate issued by the competent Authority with date. :
7. Whether the land is in possession of the applicant :
8. **Xerox copies of the documents furnished:**
  - a) Registered Deed of Transfer:
  - b) Chain deeds of transfer :
  - c) In case of inheritance, the Succession certification of Competent Authority:
  - d) Upto date rent receipt showing the payment of land revenue and Cess of the land in question.:
  - e) Declaration as per Annexure – I :
  - f) Sketch Map of the land in question, duly signed.:

Yours faithfully,

Date.....

**Annexure –I**  
**DECLARATION**

Court fees Rs. 10/-

I/We, Sri/Smt. /M/s .....

S/o, D/o, W/o .....-residing at  
..... do hereby solemnly affirm

and declare as follows :-

1. That I/We have purchased / acquired the land having to the following schedule :

Mouza	J.L.No	Khatian NO (RS & LR)	Plot No.	Recorded classification	Area purchased /acquired	P.S.	Dist.
1	2	3	4	5	6	7	8

From Shri/Smt. ....  
S/o, D/o, W/o. .... vide Registered  
Deed No. .... dated ...../ through inheritance  
for ..... purpose, on  
being fully satisfied that the aforesaid transferer had good and transferable title and  
possession over the land in question.

2. I/We further undertake to the effect that in case the mutation is allowed, I/We will have no claim over the said land if in future the land(s) vests in the State in any proceeding under any provision of law.
3. I/We also undertake to the effect that if the land in question is found to be vested. I/We will apply to the State Government for long Term settlement of the same under usual terms and conditions on payment of Rent and Salami etc. as will be determined by the state Government.
4. That in case of my failure to apply for Long Term Settlement within the period of one month. I shall be liable to be evicted from the land as a trespasser and shall also be liable to payment of damage for the use occupation of the said land.
5. That I have taken over possession of the land and the said land is free from encumbrances.
6. That I have submitted chain of successive deeds as proof of title/I declare that have purchased land from vendor being fully satisfied that the latter has good and transferable title over the land.
7. That the statements made above are true to the best of my knowledge and belief.

Signature

Date .....

**Application for Conversion of Land for Homestead Purpose /  
Setting up of Industries / Housing Complex.**

To  
The District Land & Land Reforms Officer,  
-----

Court Fees Rs. 5/-

**Sub.:- Prayer for Conversion of Land.**

Dear Sir,

I/We shall be very much glad if you kindly arrange to convert the following schedule of land to Non-agri. land for setting up of Industries/Housing Complex.

**Schedule of land**

- |    |                           |         |
|----|---------------------------|---------|
| a) | Name of Mouza             | : ----- |
| b) | J.L.No.                   | : ----- |
| c) | Khatial No. (R.S. & L.R.) | : ----- |
| d) | Plot No. (R.S. & L.R.)    | : ----- |
| e) | Recorded classification   | : ----- |
| f) | Area of land              | : ----- |
| g) | Police Station            | : ----- |
| h) | District                  | : ----- |

The following documents are enclosed.

1. Declaration.
2. Copy of Mutation Certificate.
3. Copy of current Record-of-Right.
4. Site Plan in duplicate.
5. Certificate regarding industries issued by the D.I.C. / Dte. of Industries / Deptt. of Industry including Pollution clearance certificate.
6. Copy of the Project report duly vetted by the Competent Authority.
7. No objection certificate from Panchayet/Municipality.
8. No objection from Co-sharers/owners adjacent plots.

I/We further undertake to the effect that I/We have no claim over the said land if in future the land(s) vests in the State in any proceeding under any provision of law.

I/We also undertake to the effect that if the land in question is found to be vested, I/We will apply to the State Govt. for Long-Term Settlement of the same under usual terms and conditions on payment of Rent and Salami etc, as will be determined by the State Govt.

That in case of failure to apply Long-Term Settlement within the period of one month, I shall be liable to be evicted from the land as a trespasser and shall also be liable to payment of damage for the use and occupation of the said land.

That I have taken over possession of the land and the said land is free from encumbrances.

I/We also declare that none of the land is recorded as Tank/Orchard or cultivated by Bargadar.

Yours faithfully,

Date.:-----

[N.B.:- Documents as noted in Sl.No.-5 and 6 are required for setting up of Industry.]

**ANNEXURE –I**  
**Format of Declaration**

I/We, Shri /Smt. /M/s -----  
-----

S/o,D/o, W/o ----- residing at solemnly  
affirm and declare as follows :-

1. That I/We have purchased / acquired the land having the following schedule :

Mouza	JL NO.	Khatian No. (RS & LR)	Plot No. (RS &LR)	Recorded classification	Area purchased acquired	P.S.	District
1	2	3	4	5	6	7	8

from Shri/Smt -----

S/o, D/o, W/o ----- vide Registered Deed  
No. ----- dated -----through inheritance  
for -----purchase, on being  
duly satisfied that the aforesaid transferrer had good and transferable title and possession  
over the land in question.

2. I/We further under to the effect that in case the conversion is allowed, I/We will have no claim over the said land if in future the land(s) vests in the State in any proceeding under any provision of law.
3. I/We also undertake to the effect that if the land in question is found to be vested, I/We will apply to the State Government for Long Term Settlement of the same under usual terms and conditions on payment of Rent and salami etc. as will be determined by the State Government.
4. That in case of my failure to apply for Long Term Settlement within the period of one month, I shall be liable to be evicted from the land as a trespasser and shall also be liable to payment of damage for the use and occupation of the said land.
5. That I have taken over possession of the land and the said land is free from encumbrances.
6. That I have submitted chain of successive deeds as proof of title/I declare that I have purchased land from vendor being fully satisfied that the latter had good and transferable title over the land.
7. That the statements made above are true to the best of my knowledge and belief.

Signature.

Date. -----



## **SPECIAL PROGRAMME FOR COLLECTION**

### ➤ **Special Programme for Collection:**

In view of dislocation of collection in the fag end of the last financial year on account of the General Election to the West Bengal Assembly, 2006 a Special Drive for Collection at least for 2 (two) months in the area of Municipalities and Municipal Corporations from the month of July, 2006 on each Friday and Sunday at some specific camps will be held. It will help the raiyats to clear their land revenue, both arrears and current, specially in Sunday being the holiday.

The particulars of the Special Collection Camps under Burdwan Municipality area are as follows:

Sl. No of Special Camp	Place of the Camp	Concerned Mouzas
1.	Kanchannagar Rathtala.	Kanchannagar-26, Khargenwar-23
2.	Alai Chanditala, Lakurdihi.	Lakurdihi-20, Katrapata-28, Biritikuri-27,
3.	Rajbati, Burdwan.	Burdwan-30.
4.	Goda Primary School.	Goda-41, Baburbag-40.
5.	Sastitala, Radhanagar.	Radhanagar-39.
6.	Agradut Sangha, Sankaripukur.	Bhatchala-37, Sankaripukur-38.
7.	Milan Sangha, Baralilpur Bazar.	Balidanga-35.
8.	Nutan Colony Adarsa Vidyalaya, Jagatberh	Jagatberh-34, Mirchoba-33.
9.	Kiran Sangha, Ichhalabad No 5.	Ichhalabad-75.
10.	Shibaji Sangha, Badamtala.	Nari-70.
11.	Subrata Smriti Sangha, Subhaspally.	Bahir Sarbamangala-42.
12.	Sadhanpur Primary School, Sadhanpur.	Sadhanpur-69.
13.	Alamganj Primary School, Alamganj.	Alamganj-31, Bongpur-32, Idilpur-24, Khaja Anowar Berh-31, Fakirpur-36.
14.	Belarani Primary School	Gopalnagar-78, Becharhat-75 Kanai-nutshal-76.
15.	Pirtala, Chhotonilpur.	Balidanga-35,
16.	G.N. Mitra Road, Coal Arat.	Sadhanpur-69, Radhanagar-39

*Addl. District Magistrate  
and  
District Land & Land Reforms Officer,  
Burdwan.*

Memo No. 14/ / S / 06,

Dated Burdwan, the 28.06.2006.

Copy forwarded to:

The Director of Land Records & Surveys and Joint Land Reforms Commissioner, West Bengal for his kind information. This may be displayed in the Government Website.

*Addl. District Magistrate  
and  
District Land & Land Reforms Officer,  
Burdwan.*