

## 45. CHASH-O-BASOBASER BHUMI-DAN PRAKALPA

**Government of West Bengal  
Department of Land & Land Reforms  
10<sup>th</sup> January, 2006**

**Chash-O-Basobaser Bhumi-dan Prakalpa**  
(Also known as Homestead-cum-Kitchen garden Scheme)

### **Land-Purchase for free Allotments to Landless & Homesteadless Rural Families**

**State-Sector Project of the Government of West Bengal to provide agricultural land to the landless agricultural families with topmost priority to such family which does not have a homestead also.**

### **GUIDELINES OF THE SCHEME** **[ Including the Salient features of land purchase scheme ]**

#### **1. Basic objective of the scheme :**

The core mandate of the Land Reform Programmes in Indian states including the State of West Bengal, so far has been abolition of intermediaries, vesting of ceiling surplus land and acquisition of homestead for landless agricultural labourers, artisans and fishermen to ensure (a) "Land to the tillers" and (b) "providing homestead to houseless families belonging to any vocation".

Despite most stringent implementation of land reforms scheme the State of West Bengal could so far provide 10 lakh acres of agricultural land to 28 lakh land-poor families and homestead plots of different sizes only to 5.5 lakh families. Now, as far Census Report - 2001, in the State of West Bengal we have more than 73 lakh landless agricultural labourer. If 4.5 persons on an average from family, 16.2 lakh families seems to be landless agricultural families in the State. It appears that out of 16 lakh landless agricultural families more than 10 lakhs do not have homestead also. This presumption is based on the report of NSSO-1992 which states that in West Bengal there are 10.64 lakh houseless families in the rural areas only.

The Department of Land & Land Reforms is concerned with its fundamental commitment to provide at least 2.5 cotta of homestead land to all houseless families so that they get a minimum share on the land of their mother land, the dwell on their own soil and gets a postal address of their own. Over and above, all families who are agricultural families, and who have not been able so far to shift in any other vocation, than selling of agricultural labour and live in BPL condition, shall be allotted at least 10 cottas (16 decimals) cultivable land, which they may use as homestead at the corner and in the remaining portion, they can use the idle family labour and thus generate an additional income, increase family consumption/calorie level by consuming crops, vegetables, fruits and eggs for family as well as earn money by selling in excess in the market.

#### **2. Official name of the Land-Purchase scheme :**

The scheme can be termed in Bengali as "Chash-O-Basobaser Bhumi- dan Prakalpa" i.e. "CBBP" and in English it may be termed as "Cultivation And Dwelling Plot Allotment Scheme" i.e. CADPAS.

#### **3. A State Sector Project to be implemented under State Plan - till converted into a Central Sector Project:**

In the common minimum programme of the UPA Government, under "Social Justice" head it has been declared that "landless families will be endowed with some land through proper implementation of land ceiling and land distribution legislation"

**4.** The L & LR Department of the Govt. of West Bengal prepared the draft of a Centrally Sponsored Scheme on the subject, with 100% central assistance, to meet the cost of land purchase for economic rehabilitation of the landless and homesteadless agricultural families of India, where 180 lakh families are landless agricultural labourers. In the last conference of the Revenue Minister, in 2004 the MIC, L & LR, Govt. of West Bengal raised the issue and also submitted through his D.O. letter, a draft of the proposed Centrally Sponsored Scheme to the Union Minister in the Ministry of Rural Development, but so far no tangible result has come out.

In the meantime, during the budget speech of MIC, Finance, Govt. of West Bengal, it has been declared that the State Government shall allocate Rs.20 crore during 2005-06 to implement the aforesaid scheme as a State sector project without waiting for the Central Govt. to respond. Accordingly this project profile is prepared as state sector project on the aforesaid subject with operational details narrated in the following sub-titles and paragraphs.

**5. Financial allocation during the current year & proposed number of beneficiaries coverage :-**

The financial allocation of the State Government during the year 2005-06 is Rs.20.00 crores. It is estimated that at least 10 cottas of land (16 decimals) will be purchased at an average cost of Rs.20,000 per beneficiary family. Hence with the allotted funds, estimated number of 10 thousand families can be made benefited under the scheme. All efforts shall be taken to provide maximum quantum of agricultural land as available within Rs.20,000 but the minimum land must not be less than 16 Decimal without having any upper ceiling.

The Finance Department may allot the fund to the Department through the appropriate Head of Account (i.e. "5475-00-800-SP-002-Purchase of land under Homestead-cum-Kitchen Garden Scheme-75-Land Purchase") under Demand No. 36, so that the money can be sub-allotted to all the BLLROs and they may proceed immediately to implement the scheme.

**6. Estimated Total Project Cost:**

If we go by the available information to provide land to all such families numbering 10.60 lakhs and spending Rs. 20,000 per family, the total fund requirement is estimated to be Rs. 2120 crores. The estimate can be duly revised on the basis of practical experience received through implementation of the scheme during the current financial year. Number of actual beneficiaries are to be finally determined on the basis of criteria prescribed in this guideline, which will take reasonable time.

**7. Possible Sources of Funding the Scheme :-**

i) The fund required for the aforesaid project can be generated by settling vested non-agricultural land, khasmahal land, wasteland, unused departmental land, land retained by such industrial estates which existed before 14.4.1955 specially if such industries are now closed, and/or a portion of the retained land is not required by such industries. The generation of funds for furtherance of land reforms providing productive assets to the rural poor, can be substantially increased if the settlement of Govt. land is given through open auction of vested non-agricultural land held by the Government, if possible along with charging the capitalized value of land to give rayatari settlement and, to the extent possible, avoid to give land on long-term lease on reserve price or on concessional salami or rent. Such a cross-subsidization to generate funds from the urban holdings, where the buyers/LT settlers are ready to pay the market price or more than the market price through biddings, may easily fulfill the unfinished task of the land reforms.

ii) If substantial economic and social returns are seem to be generated through implementation of the scheme, if there be any need, the State Government may like to mobilize the budgetary allocation under planned head to support the scheme under the State sector.

iii) In case the Central Government Assistance is also available as a special scheme or under the common umbrella of "Bharat Nirman Project", such fund may also be added to the State Sector budgetary allocation to enhance the activities.

iv) Since the scheme generation is directly and positively contributing to sustainable livelihood, self-employment and financial prosperity of the rural poor, the Panchayat and Rural Development Department may find logic in financing the scheme under one or many of their on going projects.

v) In addition to land purchase, for construction of ordinary rural cottage, the Panchayat and Rural Development Department may employ at least two rural labours for five to six days under Employment Guarantee Scheme to help the recipient of the land purchase scheme construct their minimum dwelling unit with wood, bamboo and thatches. The labour engagement shall be needed for earth work for plinth, construction of mud wall, service of a Gharami for making thatches roofs of each house and two or three mandays may be required for curring and fittings of wood, and bamboo to raise the structures. Each poor family will be benefited if cost of 12 to 15 mandays of various rural workers is borne by Panchayat and Rural Development Department.

## **8. Antyodaya approach in selecting the beneficiaries :**

It is proposed that the scheme will be implemented under the principle of “Antyodaya” that means to address the case of such family which is poorest of the poor in a locality, the most vulnerable and terminally poor than the other landless, houseless agricultural labourers family of the same village or same area. This is necessary because in the past, through the existing land reforms act we did not have enough freedom to provide vested land to the totally landless families in many/most cases, because if a family was otherwise eligible u/s 49 and vested land is under such families' control, law did not prescribe any Revenue Officer to allot vested land to any other family who were admittedly more land poor or totally landless not having any other alternative source of income than to sell his labour in the agricultural market. The existing principles for distribution of vested land u/s 49 of the LR Act the Department mostly regularize the eligible persons, owning not more than 0.4047 hectares of land (i.e. one acre of land) his additional holding on vested land by issuing land-patta over the same. The present scheme has brought fullest opportunity to address the actual have-nots, family not having homestead or agricultural land and again selecting poorest among this category on comparative analysis to make priority allotment though the ultimate objective is to cover all such landless, houseless agricultural labourers families over a reasonable period.

## **9. Project Implementation Mechanism :**

(i) The scheme will be executed directly by the official machinery of the State Government. Out of the proposed amount of 20 crore, on 10 thousand families can be benefited in the State i.e. about 28 families per block buying on an average 7 acres of agricultural land. Such a small programme can be easily handled by Revenue Officials of the integrated LR set up in the blocks, subdivision and district level as this set up has already allotted 5.5 lakh of homesteads and 28 lakh of land patta over the years.

(ii) The purchase will be from a willful seller on competitive price laid through most transparent manner seeking people's offer through open advertisement (As detailed under sub-title 8 below).

(iii) Selection for houseless and landless agricultural family will be also made in the manner prescribed in this guideline (as detailed under sub-title 8 below).

(iv) The programme may be launched right now, so that it will be possible to implement the entire scheme throughout the State within the allotted amount by middle of January 2006, immediately after the main crop of agricultural land is harvested.. Efforts may be, however, taken if the money is available immediately to get some land purchased and allotted in the month of July and August 2005 so that the beneficiaries can grow one main crop in the current financial year itself.

(v) The scheme needs to be urgently implemented at certain pockets of the State where terminally poor people are living and regular intake major meals have become difficult for certain classes of meals particularly the SC & ST families living in disconnected area, wherefrom market linkage for selling of labour in the informal sector is difficult or impossible.

## **10. Prioritisation of Eligible Beneficiaries During the Current Year :**

(i) Since there are more than 73 lakh landless agricultural labourers and there are 10.64 lakhs houseless families in West Bengal, and since we cannot settle all of them with homestead-cum-productive arable land, the selection process shall be primarily targeted to help the “poorest of the poor”, “houseless and homesteadless family” particularly belonging to “SC/ST communities” though equally poor other houseless and homesteadless family shall not be bye-passed if located near to the available project land.

(ii) To be selected, therefore, as a beneficiary family under this scheme, a rural household has to qualify the following criteria :-

(a) The family shall belong to a traditionally agricultural family, knowing and practicing farming as main vocation, but presently do not hold any cultivable land as owner, a patta holder or even any barga land, and mainly survives on selling of agricultural labour, or working as menial worker or food-gatherer from any forest or common property resources.

(b) Out of the aforesaid categories of families, a family which is also homesteadless i.e. a family which is dwelling on a plot of land/under Antyodaya concept premises/house/shed not belonging to that family will get higher priority;

[ Explanation If such family is not an agricultural family,

may be artisan or having other vocations than agriculture, they shall not be covered under the scheme as their need is only to get a homestead land. But the L & LR Department is planning to take up a separate project to provide land to this class of non-farming communities. Presently, land will be allocated to them out of the vested agricultural land non-agricultural and until such group is also incorporated by a separate land purchase scheme for purchasing on an average 2/3 cottah of land for settlement of homestead artisan and non-agricultural power families. ]

- (c) Families belonging to SC/ST communities and economically placed within BPL categories shall get further sympathetic considerations. Out of the total beneficiaries, at the State-level calculation, 20% should be the tribal families, 40% should be Sc families & remaining 40% should be ideally from other landless agricultural families.
- (d) Whatever may be the State-level targeted quota for those communities, the same shall not be practiced in the village or even in block-level. In tribal village or tribal predominant village, it needed 100% may be tribal beneficiaries, and having tribal population, their beneficiaries may constitute not less than the percent of tribal population of that Block. Similar approach should also be adopted in SC dominated village and Block having high S.C. population figure. Again, while doing so, i.e. giving preference to SC/ST families, one thing must not be over-looked that any non-SC/ST landless houseless agricultural labourer family, in more economic distress than the enlisted SC/ST beneficiaries, should not be by-passed as “economic marginalization factors of the landless houseless agricultural families of other communities, even if that lead us to exceed or fail us to achieve the notionally fixed macro level target of 20% 40% & 40% ST, SC and other families respectively.”
- (e) As all families qualifies under (a) , (b) & (c) can not provided with land under the schemes in this first year, (2005-06) only terminally poor families, having no alternative source of employment, self-employment, earning from informal sector or earning from any other source, and hence mainly dependant on selling of labour in the agricultural land in such underdeveloped areas where demand of agricultural labour is comparatively less, availability of wage employment is highly uncertain and erratic and the family income is not only at below poverty line but the poor calorie consumption level and poverty of the family members will establish their selection on priority basis over other families in the same locality.
- (f) There must be at least one adult working member in the family, capable for cultivation of land and selling the same in the market; as the beneficiary of the land purchase scheme shall not be allowed to use outside labour or share cropper to cultivate the allotted land.
- (g) For selection of the beneficiary on comparative disadvantage and serious lack of productive assets including land, hence, per capita income status of the family, determine by official inspection and assessment, will be dominant factor for selection of families qualifying under (a), & (b), and (c) provided, however, that such selected families are willing to accept the allotted land for the purpose of cultivation and constructing a katcha dwelling house in the plot itself.
- (h) The list of beneficiaries in every Gram Panchayet may be prepared but coverage of the beneficiaries will depend on the availability of required land from willful sellers of agriculture land in each Gram Panchayet, so that the selected beneficiaries can be covered under the scheme as soon as additional financial resource could be mobilized to each Block during the current year or during the forthcoming years.

**11. Cluster approach shall be given priority, as far as practicable :**

- (i) To make the scheme of economic settlement of terminally poor family more perceivable serviceable and successful, it is required that bigger chunk of land, if available, should be selected for purchase and settlement of targeted families in a cluster be ensured so that necessary infrastructural and productive support services and extension services can be meaningfully provided to them for enhancing greater returns from the allotted land resource.
- (ii) If many families can be settled in a compact area, a Government irrigation structure can be installed to provide irrigation water to the land of the beneficiaries.
- (iii) In addition the extension services by the Agriculture Department can be effectively provided to teach the 10 cottah-holder to produce such fruits and vegetables in each of the six seasons of Bengali year and marketing of their products can be well organized, making their products directly reachable to the consumers.

(iv) This will also enable other line Department specially BCW, ARD, Cooperation, P&RD so provide their departmental schematic benefits.

(v) The initial purchase, therefore may be taken up in such areas wherefrom in market place is daily accessible by walking or by public transport. Though this is stated as general formula, but for those families who are terminally poor particularly in laterite zone of West Bengal, in coastal belts of South Bengal and Terai zone of North Bengal should be given special priority because of their living in disadvantageous areas. Such families may not get advantage of direct marketing of their products to towns or urban consumer but they may require to still produce for their own consumption as well as sale in the prevailing market condition, with lesser profit, just for survival in the disadvantageous area of the backward regions and poverty-entrapped pockets of various districts.

(vi) If necessary cluster approach may also be forgotten for the terminally poor families of such disadvantageous pockets where objective to make those families survive on the allocated land will be dominantly the major objective of the Scheme. Hence, cluster approach and selection of zones having connectivity to urban markets or growth centers shall be treated as an additional points of economic advantage to the beneficiary but shall not act as an essential pre-condition in grounding the Scheme in various districts.

(vii) Moreover, it is quite clear that the selection of project area and number of beneficiaries will be instantly governed or influenced by the availability of land from willful sellers at the Government dictated price.

**12. Approach to trace the willful sellers, selection of offered land and fixation of appropriate price of land :**

(i) For the purpose of bringing unbiased transparency, openness and equality to all prospective sellers the state Govt. in the L & LR Department shall publish centrally some advertisement in most widely circulated Bengali dailies reg. the sale of land, it will always be the first approach to ask to invite through newspaper advertisement asking the willful sellers to offer the details of a land proposed to be sold and quote the minimum price for each category of the agricultural land.

(ii) The applicant will require to enclose a computer generated ROR to prove his ownership of land, failing which the purchase deed with application for mutation in his name giving the details of schedule of land, identifying irrigation status and crops statistics of the concerned land and claim minimum price per acre for different classes of agricultural land based on the irrigation status and crop productivity as well as locational advantage.

(iii) No offer for less than 10 cottah in a plot will be considered in any case and offer for big chunk of land in a composite area for settlement of people in cluster will be more welcomed. Inspection and verification of land status will precede all selection process. The lowest offers will be considered first and the Land Purchase Selection Committee will interview the prospective sellers to settle the purchase price over the table-bid for hard bargain on behalf of the poor.

(iv) No land shall be purchased which may not find a taker from amongst the local houseless and landless agricultural labourer families, on the ground of unaccessibility, poor productivity or any such other reason.

**13. The constitution of Project Implementation Committee:**

(i) The pilot project of land purchase and settlement for economic settlement of homeless and land-less agricultural labourer families shall be implemented by a Block Level Land Purchase & Land Distribution Committee to be constituted with the following officials :-

I.	The Block Development Officers	-	Chairman
II.	The Agricultural Development Officer	-	Member
III.	The BLLRO	-	Member-Secretary

(ii) The terms of reference of the aforesaid committee shall include the following :

(a) This Committee shall act as Land Purchase Committee, and discharge the following duties:

(i) On getting the list of willful sellers of land, along with their land schedule inspection report, official suggested price as well as quoted price by the proposed seller to select a case on comparative merit, for which the committee shall take interview of such number of prospective sellers as may be necessary to procure the required quantum of cultivable land. (This

year it will be not more than 10 to 12 acres in a block to settle only 28 to 30 number of landless and houseless agricultural families.)

(ii) During the hearing, the members of the committee, may further bargain across the table to reduce the price so that the beneficiary families can get greater quantum of land within monetary ceiling of Rs. 20,000 per family.

(iii) While bargaining with the prospective sellers they are to take inputs from the inspection reports as well as verbal submission of the inspection team(s) to know the locational advantage/disadvantage, irrigation status, crops status, soil quality, present land use/productivity to finalise selection of appropriate land at appropriate price. Increasing the land quantum will be the guiding principle but it should be ensured that land asset to be provided shall be cultivable and underground water level is not in very bad shape and prospect of getting water supply from Government irrigation structures or other source is bright.

(iv) The committee shall make written recommendation under their signatures giving the list of selected sellers, amount of land and price thereof and send the same through BLLRO to DLLRO.

(v) The DLLRO on getting such recommendation shall issue such number of cheques in favour of the prospective sellers and send the same to BLLRO sufficiently in advance i.e. at least 10 days ahead of proposed date of registration.

(vi) The BLLRO will communicate the land seller the date of registration and he shall personally remain present in the office of Sub-Registrar the purchase deed on behalf of Governor and hand over the cheques to the land sellers taking receipt thereof.

(vii) The Sub-Registrar will register the Deed without charging any stamp duty, however, the registration fee and the non-judicial stamp paper for typing the deed and the cost of typing of the Deed will be borne by the land seller.

(viii) Within 15 days from the date of purchase of the land, the BLLRO shall place a prospective list of beneficiary families giving their economic status, caste vocation, annual income and other information in prescribed format supplied by the Government and arrange on the basis of priority list and the committee shall after due examination approve the list with or without modification. The decision of the committee shall be on record in the form of minutes.

(ix) On the basis of the recommendation of the committee, the selected beneficiaries shall be provided with land- patta, first name being the name of the wife and second will be the name of her husband. This land-patta will be supplied by the DLLRO where the standard language will be used all over the State and the BLLRO shall be the authorized person to sign the land patta on behalf of the Governor.

(x) This Committee which will remain jointly responsible to ensure supply of necessary infrastructural support, extension service support and welfare measures as well as monitoring economic progress of the beneficiaries.

(xi) The Committee shall see that the Minor Irrigation (WID) do install irrigation structures as may be suitable in the particular locality to provide irrigation water to the beneficiaries of this scheme as far as possible.

(xii) The officers of the Agricultural Department will supply mini-kits, other technical support, extension services for adoption of appropriate crop/vegetable cultivation with such most profitable scheme and supply information for profitable marketing of surplus produce.

(xiii) The BDO will take effort to converse the available rural development packages to economically benefit the land recipient, for example they may be provided with Indira Abasik Scheme, allotment of IRDP funds for taking up poultry, piggery, gottery, milching cow for generation of additional income.

(xiv) The officers of the ARD Department may provide them the technical support for poultry farming, gottery, piggery etc.

(xv) The new recipient of Government plot should be compulsory made a new member in the Primary Agricultural Credit Society and provide them productive activities on the allotted land.

#### **14. Proposed system of fund flow, land purchase and land settlement :-**

(i) In the Land Revenue Department, the lowest functionary allowed to disburse cash in implementation of development project or a Land Reforms Scheme is the Sub-Divisional Land & Land Reforms Officer. It is therefore, proposed that funds may be allotted to the SDLLRO for issuing cheques in favour of the land seller for the amount as decided by the land Purchase Committee.

(ii) The DLRS will devise a standard format for purchase deeds of land by the Government as well as a standard format for "conditional allotment of purchase land" to the beneficiary families so that the formats are used for implementation of the scheme.

(iii) The system will work as below: On receipt of sale offer submitted by citizens to the BLLRO office, the BLLRO will get the land ownership status, irrigation status of the land, the crops status of the land verified through official inspection by him or officers posted under him.

(iv) He will, in consultation with BDO, convene the meeting of Land Purchase Committee on a fixed date with advance notice to the proposed land sellers who have quoted comparatively lower prices to appear before the Land Purchase Committee for settling the bargain price across the table and sign a Baynanama with selected sellers against identified land mentioning the total payable amount and the date of registration of the sale deed which shall be fixed at least 15 days thereafter.

(v) A list of such sellers and amount to be paid to them shall be communicated to SDLLRO for issuance of account payee cheque in the name of selected seller for the amount as prescribed by the Land Purchase Committee and such cheque should be collected by BLLRO before the date of registration as prescribed in the Bainanama.

(vi) On the date of registration the BLLRO will fill up the purchase deed incorporating the cheque no. and date, get the seller signing the document and BLLRO has to be authorized to buy the land on behalf of the Governor of West Bengal. The purchased land should be mutated in favour of the Collector after correction of the Land Records appropriately.

(vii) The BLLRO will sign the land purchase deed and a receipt on payment of the cheque to the concerned seller along with photo copy of the cheque and maintain a registration for such land purchase.

(viii) "Conditional land allotment patta" : Inspector of BCW Department will be supplied with list of beneficiary and he should ensure along with revenue officials early settlement of the beneficiary families in the allotted land. The PEC shall ensure that the beneficiaries receive necessary support and assistance to bring the land to appropriate use within reasonable time.

(ix) In case a beneficiary under the scheme does not like to fails to the allotted land within prescribed time and fails to bring the land to provide use within the prescribed time, the conditional land allotment patta may be cancelled, in the manner as may be prescribed and the same land may be allotted again under conditional allotment patta to a suitable beneficiary from within the list of eligible beneficiaries under the Antyoday approach.

#### **B. Economic Returns of the Scheme :**

Though productivity of soil and market price of agricultural produces will vary from area to area, district to district, year to year and season to season but some assessment was made taking inputs from the field level experiences and analysis of the agronomists, it came to surface that multiple composite, agricultural allied activities, if taken up with appropriate manner an average plot of 25 decimal can create 180 mandays, official cost of which is Rs. 100 x 180=Rs.18,000

On the other hand, if vegetable production are taken up by making 10 to 12 sub-plots, and hence four seasons, a family can get 40 to 48 type of vegetables produced and after reducing cost of production there shall be an additional economic income worth Rs. 16,000 per annum. In addition, there can be permanent fruit bearing trees at the boundaries of the plot and there can be some poultry/piggery/duckery activities to generate constant and daily income.

All these additional incomes can be generated only by deploying ideal family labour including the wife, the children and the dependent parents and releasing the main adult workforce to earn from daily wages as agricultural labourer or other labourer. Such additional production of vegetables, animal proteins and fruits are definitely going to help the increase in calorie consumption nutritious food for rural poor families as well as bring extra monetary income to meet up other necessities of life.

To maximize the return from the allotted agricultural land the support services and extension services of Agriculture Department, Animal Resource Development Department, Panchayat & Rural Development Department, Minor Irrigation Department, Cooperation Department will be necessary though the bottom level of the agricultural land within Rs.20,000 has been fixed only for 16 decimal, feedback has been received from

different parts of the States that if ordinary agricultural land are purchased, a beneficiary family can be provided with 25 to 50 decimal of land with the given budgetary allocation per family.

If necessary support services of the line Departments are available particularly the Minor Irrigation facilities are provided, all the beneficiary families are likely to have a permanent subsistence economy on the allotted assistance with one time investment of Rs.20,000 only, which is a far better approach for poverty alleviation than spending of Rs. 200 for providing employment to adult members per family for 100 days per year.

In the initial years, when more absentee landlords will be in an urgent need to get rid of agricultural holding and the target of the State is to buy only 2000 acres or less in 341 blocks, through competitive bidding, the price is supposed to go substantially low and the Department though its revenue officials is confident to provide on an average 20 to 25 decimal of land if not more than the bottom limit as decided to be 16 decimal.

From the above analysis, it is quite clear that land purchase scheme will be substantially benefiting the landless farmers, perpetually subsisting their family income and livelihood, effectively engaging family's idle labour, and surely increase the quality of life of the rural poor.

The field level officials of all concerned Departments shall join their efforts to maximize the return from the land to the beneficiary families under this special scheme.

#### 15. Internal appraisal and assessment of the impact of the project on the rural poor :

The Department will publish an annual appraisal and assessment report to depict and quantify the impact of implementation of this project in different areas of the State, in the matter of financial returns, change in income and consumption level in the beneficiary families and the rural economy in particular. Necessary changes in the scheme can be brought into, if needed, on the basis of the internal assessment, appraisal and evaluation report.

#### ANNEXURE - 1

1. A preliminary survey in WB shows that it is possible to buy 30 to 50 decimal of agri- land at Rs.25,000  
Standard Average price of Agricultural land in W. Bengal (in Rs.)

Name of the Districts	Prime /irrigated agricultural Land (triple cropped)	Mediocre agricultural land (double cropped)	Dry/rainfed agricultural land (single cropped)
Coochbehar	75,250.00	59,550.00	40,750.00
Jalpaiguri	71,960.00	55,500.00	36,250.00
Daijeeling	68,750.00	47,670.00	30,900.00
U. Dinajpur	72,250.00	56,250.00	34,770.00
D. Dinajpur	71,540.00	55,760.00	34,870.00
Malda	72,750.00	56,750.00	33,760.00
Murshidabad	73,750.00	53,860.00	34,650.00
Birbhum	72,500.00	57,400.00	36,700.00
Bankura	65,000.00	52,000.00	32,500.00
Purulia	55,700.00	43,200.00	23,750.00
Burdwan (West)	65,750.00	52,800.00	33,700.00
Burdwan (East)	1,02,750.00	81,750.00	65,800.00
Hooghly	1,03,800.00	82,250.00	66,750.00
Howrah	91,850.00	75,850.00	56,250.00
W. Medinipur	65,800.00	52,750.00	33,500.00
E. Medinipur	84,250.00	68,750.00	48,540.00
South 24-Parganas	85,870.00	67,980.00	49,760.00
North 24-Parganas	93,750.00	72,800.00	53,860.00
Nadia	94,550.00	74,850.00	54,740.00
Standard average price of agri-land in WB	16,05,920.00 divided by 19 = Rs. 84,522/acre	11,67,720.00 divided by 19 =Rs. 61,459/acre	4,20,050.00 divided by 19 Rs. 22,108/acre
Cost of 30 or 33 or 50 Decimal land+ to make needed addl. investment	Rs. 25,356.00 for 30 Decimal + beneficiary to set up his own hut at his cost	Rs. 20,486.00 for 33Decimal + Rs. 5000 as cost to make a pond+ hut at own labour	Rs. 11,054.00 for 50 decimal + Rs. 10,000.00 for pond and+ Rs.4,000.00 for house cost at own labour



2. Economics of crop production for 2.5 decimal of cropped area :

Name of crop	Expenditure[Rs.]	Sale price Rs.	Profit (in Rs.)
1. Brinjal	300.00	1250.00	950.00
2. Tomato	350.00	1200.00	850.00
3. Chilli (green)	300.00	1200.00	900.00
4. Potato	300.00	875.00	575.00
5. Ladies finger	250.00	800.00	550.00
6. Bottle gourd	200.00	750.00	550.00
7. Sweet Pumpkin	200.00	600.00	400.00
8. Ridge gourd	225.00	600.00	375.00
9. Bitter gourd	200.00	625.00	425.00
10. Parwal	300.00	750.00	450.00
11. Cucumber	225.00	750.00	525.00
12. Smooth gourd	200.00	600.00	400.00
13. Snake gourd	250.00	800.00	550.00
14. Country bean	250.00	700.00	450.00
15. Cowpea	200.00	600.00	400.00
16. Colocasia (Katchu)	250.00	750.00	500.00
17. Cauliflower	300.00	700.00	400.00
18. Cabbage	300.00	750.00	450.00
19. Knol-knol	250.00	600.00	350.00
20. Radish	200.00	750.00	550.00
21. Carrot	200.00	750.00	550.00
22. Spinach	150.00	525.00	375.00
23. Onion	300.00	750.00	450.00
24. Gardenpea	250.00	750.00	500.00
25. Beet	200.00	750.00	550.00
26. Papaya	300.00	1050.00	750.00
27. Turnip	200.00	500.00	300.00
28. Elephant foot	1000.00	3300.00	2300.00
29. Notey Sag	100.00	300.00	200.00
30. Methi Sag/Lalsag	100.00	300.00	200.00
<b>Total 30 crops</b>	<b>7,850.00</b>	<b>24,625.00</b>	<b>16,775.00</b>

3. Multiple other uses of the allotted land : A set of multiple objectives can be achieved by allotment of land, if the allottees so want. For example,

i) only 500 sq. feet may be necessary for construction of a dwelling house;

- ii) another 500 square feet may be used for construction of dug-well, ring-well, pond for capturing rainwater for domestic use and irrigating cultivable area attached to homestead;
- iii) the rest of the land parcel can be utilised very extensively by using family labour for increasing domestic consumption for better survival/livelihood.

Hence, a homestead provides a family to live in his own house with honour, to get a postal address of his own, to get better access to credit, to increase family income through multiple use in land-base activities, to increase nutrition consumption of all members of the family, to achieve a social status by being owner of a property and by ensuring registration of the HCGP in joint name of the husband and wife, women’s control on material resources will be definitely established. On well developed house-cum-garden plots averaging just 30 to 50 decimal of land, agricultural labourer families can produce enough to consume for survival and something to sell for extra earnings. If properly planned, such a plot may provide -

- a. more than the recommended daily requirement of vegetables.
- b. more than the average rural intake of dairy products and fruits (equal to most of the daily requirement);
- c. and enough additional production to obtain annualised income averaging Rs.24,625.00 of which deducting the input cost of Rs.7,850.00 there shall be a total net income of Rs. 16,825.00. Since the labour input required for 150 days, the self employment of family labour, will be in monetary value of Rs. 15,000.00.

Again, if the size of the area available for the farmer is more than 30 decimal, say up to 50 decimal, the income will be proportionately more/ higher by 20 to 30%. If again, the sale price of the vegetables and fruits which has been taken at 50% of the retail sale value, if the farmer can directly bring the produce to the market place his income will be DOUBLED. Let him use the land for poultry, piggery, goatery etc. to enhance the income. If the beneficiary wants to maximize his return he requires to adopt new cultivation system, with special crop rotation, dividing his plot into various sub-plots say around 12 as indicated below :

4. Proposed Crop rotations for 30 Decimal to 50 Decimal of cultivable land.

1)Plot No.1 2.50 Dec. each plot 2.75 Dec. each plot 4.16 Dec. each plot	Main. Irrigation. Channel. Main Road	Main. Irrigation. Channel.	12) Plot No.12
2) Plot No.2			11) Plot No.11
3) Plot No.3			10) Plot No.10
4) Plot No.4			9) Plot No.9
5) Plot No.5			8) Plot No.8
6) Plot No.6			7) Plot No.7

5. To maximize the return using all seasons for land use is necessary, as indicated below :

Crop rotation proposed throughout the year

Plot No.	August-Oct.	Nov.-Jan	Feb-April	May-July
1	Radish	Cabbage	Lal Shag	Methi Shag
2	Spinach	Tomato	Bibtu Gourd	Notey Shag
3	Chilli	Garden Pea	Maize	Pumpkin
4	Bhendi (Ladies finger)	Red Pumpkin		Chal Kumra (Ash Gound)
5	Cauliflower	Carrot Beet/Twinp	Pui Shag	Brinjal
6	Cabbage	Sweet Potato	Notey Shag	Kalmi Shag
7	Knol-Knol	Bottle Gourd	Katoa data	Bathua Shag
8	Brinjal	Onion	Cowpea (Barbati)	Chilly
9	Carrot/Beet	Kalmi Shag	Elephant foot	Elephant foot
10	Gram for shag	Chilly	Elephant ear	Elephant ear
11	Dhania pata (Coriandu leaf)	Cauliflower	Papaya (cowpea garden)	Papaya (cowpea garden)
12	Bathua Shag	Cucumber	Banana (Kachkala)	Banana (Kachkala)

**16. Multi-Departmental Co-operation Solicited :** More additionality of income of the farmer is possible under the following conditions :

1. If farm land is irrigated by Govt. source;
2. If Agriculture supplies free minikits of seeds, fertilizers, pestisides etc.;
3. If sufficient extension service of the Agriculture Deptt. is provided;
4. If cities, towns and developed market places are available near to the beneficiaries' land.

**17. Antyoday Approach :** Since all entitled families cannot be addressed at a time, hence, logically, the principle may be to serve the poorest family first, an old concept of "Antyoday".

**18.** If this much of land can be made available to a houseless landless agricultural labourer family, it may provide them a sure "scape route" to avoid starvation death or a dependable "Safety Net" or even open a route to reach above poverty level within a short period !

**19.** If new cropping style is adopted, a family of 2 adults and 2 children and with a ½ old dependant can survive in rural area.

**20.** The Cheques will be issued from the concerned District Magistrate's P.L. Account where funds will be sub-allotted from this Department.

●

**Government of West Bengal  
Department of Land & Land Reforms**

Memo No. 555(400)-3M-71/05/GE(M)

Dated, the 30th January, 2006

**ORDER**

For the purpose of implementation of a pilot scheme titled as "Chash-O- Basobaser Jannyo Bhumi-Dan Prakalpa", which is for the time being taken up as a State-Sector Project of the Government of West Bengal to provide agricultural land to the landless agricultural families with topmost priority to such family which does not have a homestead also, the Governor is pleased to hereby order as follows :-

2. The scheme shall be known as “Chash-O-Basobaser Jannyo Bhumi-Dan Prakalpa”, and the Government of West Bengal, in the Land & Land Reforms Department, will buy, during the current financial year, at least 5 to 10 acres of agricultural land in each C.D. Block in each District, from “willful sellers” holding land free from all encumbrances.

3. The interested landowners may submit application to the concerned office of the BL&LROs, intimating detail land schedule, with a sketch map, stating number of crops cultivated in the land, the irrigation status, reason for sale and quoting the bottom minimum expected price per acre for the offered land. Persons not willing to offer single crop agricultural land within Rs.80,000/- per acre, double crop land within Rs.1,00,000/- per acre and triple crop land with assured irrigation from Government source within Rs.1,25,000/- per acre need not apply. Cultivable land with lowest offered price will be selected first till the target numbers of acres are selected for purchase.

4. The purchase drive shall be completed as per the following time schedule

(i) Date of submission of applications:-1.02.2006 to 18-02-06.

(ii) Field inspections of offered land by Government team:-

02-02-02006 to 18-02-2006.

(iii) Date of interview with the proposed sellers at the concerned BDO office by the Land Selection and Price Fixation Committee headed by the BDO:- 06.03.2006.

(iv) Date of execution and registration of sale-deeds at office of the concerned Sub-Registrar:- 17.03.2006

5. The full price of the land, as agreed by the aforesaid Committee, will be paid by a government cheque, to be handed over to the land-seller in the presence of the Sub-Registrar before whom the deed is presented for registration.

6. This deed in the govt.-prescribed format will be registered without payment of stamp duty and registration fee as Government is the purchaser of the land.

7. The pre-drafted sale deed to be signed between the “land sellers” and the BL & LRO, on behalf of the State government, on the date of registration and the deed shall mention the cheque No. and date; and such cheque covering the agreed full price of the purchased land, will be handed over to the land-seller in the presence of the Sub-Registrar before whom the deed is presented for registration.

8. Required funds are being allotted for placement and disbursement from the special P.L. account of the District Magistrate and Collector of each district for issuance of cheques in favour of the selected land sellers covering the entire land price as determined by the Block Level Land Purchase & Land Distribution Committee.

9. The Block Level Land Purchase & Land Distribution Committee is hereby constituted in each CD Block of each District, with the following officials of the concerned block :-

- |      |                                      |   |                  |
|------|--------------------------------------|---|------------------|
| I.   | The Block Development Officer        | - | Chairman         |
| II.  | The Agricultural Development Officer | - | Member           |
| III. | The BL&LRO                           | - | Member-Secretary |

10. The terms of reference of the aforesaid committee shall include the following :- This Committee shall act, in the beginning, as Land Purchase Committee, and when the land purchase drive is over, the same committee will function as land distribution committee and discharge their functions in the following manners :-

(i) On getting the list of willful sellers of land, along with their land schedule inspection report, official suggested price as well as quoted price by the proposed seller to select a case on comparative merit, for which the committee shall take interview of such number of prospective sellers as may be necessary to procure the required quantum of cultivable land. (this year it will be not more than 10 to 12 acres in a block to settle only 28 to 30 number of landless and houseless agricultural families).

(ii) During the hearing, the members of the committee, may further bargain across the table to reduce the price so that the beneficiaries families can get greater quantum of land within monetary ceiling Rs.25,000.00 per family.

(iii) While bargaining with the prospective sellers they are to take inputs from the inspection reports as well as verbal submission of the inspection team(s) to know the locational advantage/disadvantage,

irrigation status, crops status, soil quality, present land use/productivity to finalise selection of appropriate land at appropriate price. Increasing the land quantum will be the guiding principle but it should be ensured that land asset to be provided shall be cultivable and underground water level is not in very bad shape and prospect of getting water supply from Government irrigation structures or other source is bright.

(iv) The committee shall make written recommendation under their signatures giving the list of selected sellers, amount of land and price thereof and send the same through BLLRO to DLLRO.

(v) The DLLRO on getting such recommendation shall issue such number of cheques in favour of the prospective sellers and send the same to BLLRO sufficiently in advance i.e. at least 10 days ahead proposed date of registration.

(vi) The BLLRO will communicate the land seller the date of registration and he shall personally remain present in the office of Sub-Registrar to sign the purchase deed on behalf of Governor and handover the cheques to the land sellers taking receipt thereof.

(vii) The Sub-Registrar will registrar the Deed without charging any stamp duty however, the registration fee and the non judicial stamp paper for typing the deed and the cost of typing of the Deed will be borne by the land seller.

(viii) Within 30 days from the date of purchase of the land, the BLLRO shall place a list of landless homesteadless agricultural labourers families, being prospective beneficiary families, giving their belongingness to any tribal, scheduled castes and OBC community, mentioning their main source of livelihood [ families having sustainable income from informal sector or alternative vocations will not be considered eligible ] annual income, and other information as may be required to select, on the priority basis, out of the eligible families.

(ix) The office of BLLRO shall prepare the list of beneficiary families, on the basis of priority of consideration, out of the residents of the concerned village where the land is located for purchase or already purchased and if the required number of eligible families are available in the concerned village, such families may be selected from villages around wherefrom the landless and houseless family can cultivate the land or becomes willing to stay and cultivate the allotted land.

(x) The Block Level Land Purchase & Land Distribution Committee shall after due examination approve the list with or without modification. The decision of the committee shall be on record in the form of minutes.

(xi) On the basis of the recommendation of the committee, the selected beneficiaries shall be provided with land-patta, first name being the name of the wife and second will be the name of her husband. This land patta will be supplied by the DLLRO where the standard language will be used all the over the State and the BLLRO shall be the authorized person to sign the land patta on behalf of the Governor.

(xii) This Committee will remain jointly responsible to ensure supply of necessary infrastructural support, extension service support and welfare measures as well as monitoring economic progress of the beneficiaries.

(xiii) The Committee shall see that the Minor Irrigation (WID) do install irrigation structures as may be suitable in the particular locality to provide irrigation water to the beneficiaries of this scheme as far as possible.

(xiv) The officers of the Agriculture Department will supply mini-kits, other technical support, extension services for adoption of appropriate crop/vegetable cultivation with such most profitable and supply information for profitable marketing of surplus produce.

(xv) The BDO will take effort to converse the available rural development packages to economically benefit the land recipient , for example they may be provided with Indira Abasik Scheme, allotment of IRDP funds for taking up poultry, piggery, gottery, milching cow for generation of additional income.

(xvi) The officers of the ARD Department may provide them the technical support for poultry farming, gottery, piggery etc.

(xvii) The new recipient of Government plot should be compulsory made a new member in the primary Agricultural Credit Society and provide them productive activities on the allotted land.

11. System of selection of purchasable agricultural land :-

(i) On getting the applications from the willful sellers of agricultural land, having riyatari status, undisputed possession free from all encumbrances, supported by documents of ownership, detail land schedule, sketch map showing the plot /plots offer for sale, irrigation status, number of crops produced, accessibility and locational advantage of land as well as quoted price of the offered land, the BLLRO shall give a receipt of the application, enter the name of the applicant and other particulars in a register.

(ii) After entering the details of the application, he shall cause enquiry by the enquiring team. The inspection team shall be supplied with detail land particulars, sketch map and other information relating land as mentioned above for examination of the veracity of information submitted by the land seller.

(iii) For every block in every district, an enquiring team is hereby constituted with the officials mentioned below :-

(a) A Revenue Officer or a competent Revenue Inspector posted in the BLLRO Office shall be the team leader ;

(b) One representative of Agricultural Development Officer of the concerned block to act as a member of the team

(c) One representative of the Block Development Officer to act as 3<sup>rd</sup> member of the team.

(iv) At least the team leader and any one of the other two members will physically inspect the offered land, verify the classification and quality of land, irrigation status, locational advantage, rights, title and possession of the applicant on the land, examine whether there is any encumbrances on the land, taking public view about the price of the land and the land value reflected in the sale deeds of similar type of land in the concerned mouza or mouzas around and submit a detail report mentioning the factual findings on the aforesaid items in writing to the BLLRO, being the Member-Secretary of the Block level Land Purchase & Land Distribution Committee.

(v) The BLLRO shall prepare a comparative chart of offered land for purchase by various prospective sellers giving the name, area, location, number of crops cultivated, price claimed and price found to be rational by the enquiring team, so that the Block level Land Purchase & Land Distribution Committee gets a comparative picture for selection of priority basis the land to be purchased and price to be fixed on the date of hearing i.e. on 6-3-2006 .

(vi) In case the number of application in a block is more than 10, there shall be constituted more than one enquiry team for every 10 applications so as to complete the field enquiry, land price verification and ownership status verification within 28-2-2006.

(vii) The enquiry team will again visit those villages where land purchase was finally accomplished so as to prepare the list of prospective beneficiary families as per terms of selection and condition of prioritisation as mentioned above [vide para 10, sub-para (viii)].

12. The BLLROs shall use a “standard format for land purchase deeds” to be supplied by the DLRS and he shall sign on behalf of the State Government while the purchase deed is produced for registration.

13. The BLLRO shall use a standard format for “conditional allotment of purchased land” [ i.e. special land-patta) to the selected beneficiary families, which shall disallow recipient of the Government purchased land to demise the land to any other person by sale, gift, mortgage or otherwise. The DLLRO will supply a prescribed copy of such land-patta to all BLLROs through the DLRS.

14. In case, for any emergency reason the meeting of the Land Purchase Committee cannot be held on the prescribed date or the registration cannot be done on the prescribed date, a revised date may be communicated by the BLLRO, well in advance by official notice as well as by personal notice to be served upon the prospective land sellers.

15. Such number of land seller to be called for interview, so as to prepare a list of prospective sellers covering more than 3 times of purchasable land i.e.  $10 \times 3 = 30$  acres and prepare priority list on the basis of quality and price of the land. However, only such number of land sellers will be invited to remain present on the date of registration to sign the prescribed deed. To ensure that the price and land quantum that has been fixed without ambiguity, a general agreement in a plain paper may be signed between the land sellers and the BDO being the Chairman of the Land Purchase Committee and a copy of the same should be given to the land sellers and another to the BLLRO for office records. Language of the general agreement should be in the line of a Bynanama.

16. The BLLRO shall thereafter prepare a list of prospective sellers with postal address, land area and offer price to send to DLLRO for procuring necessary numbers of cheques issued in favour of such selected land sellers and procuring the same days ahead of prescribed date for registration. He shall enter the cheque no. & date & amount in the prescribed format purchase deed so that on the date of registration it does not make any confusion and it does not take much time to complete the registration formalities.

17. On the date of registration the BLLRO will fill up the purchase deed incorporating the cheque no. and date, get the seller signing the document and (BLLRO has to be authorized) sign to buy the land on behalf of the Governor of West Bengal. The purchased land should be mutated in favour of the Collector after correction of the Land Records appropriately.

18. The BLLRO will take the signature of the land sellers on the concerned registrar at the time of delivering the cheque containing the value of the purchase land to keep office records for subsequent inspection.

19. On getting the list of beneficiaries from the enquiring team, the BLLRO will fix up the date for finalization of the beneficiary list on the basis of terms of prioritization prescribed above and place the same for vetting of the Block Level LP & LD Committee. After vetting of the list of the prospective beneficiaries, the BLLRO shall issue land-patta in the prescribed format to the selected beneficiaries families, deliver physical position of the land at the time of handing over the land-patta and cause immediate mutation in the patta holder name, first name being the name of the wife and second name being the name of the husband if the allottee is a married person.

20. The BLLRO will thereafter send a list of land allottees with detail land schedule to the Block Level Officers and District Level Officers of all the concerned departments of the State Government, which has any responsibility and possibility of providing any departmental support to the beneficiaries of this scheme.

BLLRO will report the land purchase deed and obtain a receipt on payment of the cheque to the concerned seller along with photo copy of the cheque and maintain a register for such land purchase.

21. The BLLP & LD Committee shall take all efforts to see that the beneficiaries receive necessary support and assistance from all concerned department's on-going schemes & programmes to bring the land to appropriate and multiple use for higher productivity and for higher return within reasonable time.

22. In case a beneficiary under the scheme does not like to fails to the allotted land within prescribed time and fails to bring the land to provide use within the prescribed time, the conditional land allotment patta may be cancelled, in the manner as may be prescribed and the same land may be allotted again under conditional allotment patta to a suitable beneficiary from within the list of eligible beneficiaries under the Antyoday approach.

23. No beneficiary family shall be allotted less than sixteen decimal of agricultural land; however, there is no upper ceiling of allotment of land if the same is available within Rs.25,000.00 sanctioned for expenditure per beneficiary family.

24. The fund will be released and operated under major head "5475-Capital Outlay on Other General Economic Services" which will have standard detail head for SC ST component in the following sub-head and detailed head

(a) "001 Purchase of Land Under Homestead-Cum-Kitchen Garden Programme - 75 - Purchase" below "789 - Special Component Plan for Scheduled Castes",

(b) "001 Purchase of Land Under Homestead-Cum-Kitchen Garden Programme - 75 - Purchase" below "896 - Tribal Area Sub-Plan",

(c) "002 Purchase of Land Under Homestead-Cum-Kitchen Garden Programme - 75 - Purchase" below the minor head "800 - Other Expenditure". As approved by AG (AE), West Bengal and communicated under No. A.M.-I/3-37/V/563 dated 24.11.2005.

(d) The State Government will sub-allot the fund to all the District Magistrates and Collectors who will operate this State Plan allocation (Annual Plan and 10<sup>th</sup> Plan) through his P.L. Account during the current financial year.

25. These issues with concurrence of Finance Department with Group-P, U.O. No.2681 dated 16.01.2006 and U.O. No. Group - G 245 dated 17.01.2006

By the order of the Governor,  
S. Das  
Land Reforms Commissioner &  
Principal Secretary  
Land & Land Reforms Department,  
Government of West Bengal

**Government of West Bengal  
Department of Land and Land Reforms**

**NOTICE**

For implementation of a pilot scheme titled as "Chash-O-Basobaser Jannyo Bhumi-Dan Prakaalpa", the Government of West Bengal, in the Land & Land Reforms Department, intends to buy at least 5 to 10 acres of agricultural land in each C.D. Block in each District, from "willful sellers" holding land free from all encumbrances. The interested landowners may submit application to the concerned office of the BL&LROs, intimating detail land schedule, with a sketch map, stating number of crops cultivated in the land, the irrigation status, reason for sale and quoting the bottom minimum expected price per acre for the offered land.

Persons not willing to offer single crop agricultural land within Rs.80,000/- per acre, double crop land within Rs.1,00,000/- per acre and triple crop land with assured irrigation from Government source within Rs.1,25,000/- per acre need not apply. Cultivable land with lowest offered price will be selected first till the target numbers of acres are selected for purchase. The purchase drive shall be completed as per the following time schedule:-

1. Date of submission of applications :- 01.02.2006 to 17.02.06.
2. Field inspections of offered land by Government team:-  
02.02.2006 to 18.02.2006.
3. Date of interview with the proposed sellers at the concerned BDO office by the Land Selection and Price Fixation Committee headed by the BDO:- 06.03.2006.
4. Date of execution and registration of sale-deeds at office of the concerned Sub-Registrar:-  
17.03.2006

The full price of the land, as agreed by the aforesaid Committee, will be paid by a government cheque, to be handed over to the land-seller in the presence of the Sub- Registrar before whom the deed is presented for registration. This deed in the govt.- prescribed format will be registered without payment of stamp duty and registration fee as Government is the purchaser of the land.

Sd/-Illegible  
Land Reforms Commissioner, WB



[ Setout Bengali Page ]

**[ See Separate Pagemaker File ]**

<http://wblroa.in>

**Government of West Bengal**  
**Land & Land Reforms Department**  
**LR-AI : IS Branch**  
**Writers' Buildings, Kolkata- 700001**

No.400-IS / 15/06

Dated, Kolkata, the 18<sup>th</sup> January, 2007

From : Shri M.K. Sarkar, W.B.C.S. (Exe).  
Joint Secretary to the Govt. of West Bengal

To The Director, Information & Cultural Affairs Department,  
Writers' Buildings, Kolkata- 700001.

The undersigned is directed to send herewith a matter bearing No.399-IS/15/06 dated 18.01.07 relating to implementation of "Chas-Basobaser Jannyo Bhoomi-Dan Prakalpa" for immediate publication in all the leading Bengali daily newspapers in city and all regional publications in this state for wide publicity.

Encl : As above.

M.K. Sarkar  
Joint Secretary  
to the Govt. of West Bengal  
Land & Land Reforms Department.

No. 400/1(37)/IS

dated: 18.01.2007

Copy forwarded along with copy of the matter for information and necessary action for implementation of the scheme to:-

- 1) The Director of Land Records & Surveys, West Bengal, 35, Gopal Nagar Road, Alipore, Kolkata-700027.
- 2) The District Magistrate, .....
- 3) The District Land & Land Reforms Officer, .....

M.K. Sarkar  
Joint Secretary  
to the Govt. of West Bengal  
Land & Land Reforms Department.

●  
**Government of West Bengal**  
**Land & Land Reforms Department**  
**LR-AI : IS Branch**  
**Writers' Buildings, Kolkata- 700001**

**Guidelines for Purchase and Distribution of Agricultural Land**  
**For Landless and Homeless Persons under the Scheme**  
**"Chas-O-Basobaser Bhumidan Prakalpa"**

Following guidelines are hereby issued for implementation of the scheme "Chas-O-Basobaser Bhumidan Prakalpa" with immediate effect.

2. These guidelines shall apply to the land in rural areas of State of West Bengal.
3. Under this scheme a landless and homeless person who resides on land of other person not having any family relation (paternal or maternal or in laws) will be eligible to get the benefit of the scheme in the following order of preference:-
  - (i) Landless and homeless agricultural workers and rural artisans belonging to Schedule Tribe.
  - (ii) Landless and homeless agricultural workers and rural artisans belonging to Schedule Caste.

(iii) Landless and homeless agricultural workers and rural artisans other than Schedule Caste or Schedule Tribe.

4. Block Level Committee referred herein after as Committee for purchasing land under the scheme has already been reconstituted with the following members under No.598(18)-1S/15/06 dated Kolkata, the 18<sup>th</sup> January, 2007 of this Department.

(i)	Sabhapati, Panchayat Samity	- Chairman
(ii)	B.D.O.	- Member
(iii)	A.D.O.	- Member
(iv)	Karmadhaksh, Bon-O-Bhumi Sanskar Sthayee Samity	- Member
(v)	A.D.S.R. of the concerned area	- Member
(vi)	BL & LRO	- Member Convenor

The above mentioned committee shall also perform the function as the Land Distribution Committee & shall take necessary steps for distribution of lands purchased under this scheme amongst the landless people mentioned in Para 3 above.

5. The Block Level Committee will identify the eligible beneficiaries and will approve the same. Requirement of land in a particular area is to be assessed and then the process of purchase of land will be initiated. Preference on purchase will be given to the land in the vicinity where the prospective beneficiaries are residing. Offers will be invited by the DL & LRO for all or any of the blocks from time to time by giving wide publicity in the local newspapers.

Notice will clearly mention the precise area (mouza/para/tola etc.) where land is intended to be purchased.

6. The Committee will then consider the applications of the land owners who are willing to sell their land to Government and settle the price of the land as per present market rate as determined by the ADSR. Suitability of the land on account of location, quality of land etc. will be the factors for selection of the land even if the price is not the lowest among the offers.

All the cases in which the quoted price is within the rate determined by the ADSR, those will be sent to the DLLRO for approval. In cases where the rate quoted by land owner is higher than the rate determined by ADSR, those will be separately placed to DM for approval. DM may allow up to 10% extra amount over the rate determined by ADSR. If the rate quoted is more than 10% of the rate determined by ADSR, it shall be referred to L & LR Deptt. for approval or decision.

7. The land will have to be registered in the name of 'Government of West Bengal in the Land & Land Reforms Department' as per existing norms and the payment will be made through A/C payee cheques. No registration fees will be required as it is a transaction in favour of the Govt. of West Bengal. Land so purchased should be brought in the Collector's khatian with specific entry of the deed no and date of registration.

8. A beneficiary will be allotted land not exceeding 16 decimals, depending on the availability, price and other factors.

9. Settlement of land shall be made on permanent basis and deed of settlement shall be executed in duplicate in the Scheduled form. One copy shall be retained in the B.L.& L.R.O. office and the other copy shall be made over to the allottees. A Khatian should be opened in favour of each of such beneficiaries. A copy of the ROR is also to be provided along with a sketch map demarcating the area. Physical possession of land shall be made over to the allottees as per existing norms. No Premium shall be charged for such settlement.

10. The Committee should ensure involvement of all other line-departments and also the Panchayats, so that inputs for other economic developmental schemes are made available to the beneficiaries of this scheme. Mere allotment of land will not render the desired result. For instance, houses may be

constructed under Indira Abas Yojana. The families may be given other inputs available from the Agriculture Department, ARD Department, Cottage & Small Scale Department, Fisheries Department, Food Processing Industries & Horticulture Department and Minor Irrigation Department.

11. To ensure proper logistic support, the beneficiaries will have to be settled in such a way that the dwelling houses are in a compact block within the land to be settled to the group of beneficiaries. For example a small road may be developed on the land and the houses are set up on the both sides of such road so that the basic services, such as, tube well, electricity, community toilets etc. may be conveniently provided.

12. The women members of these families may be encouraged to form Self Help Groups so that they may take up other economic activities with the help of DRDA & Banks and other local bodies.

13. All the records should be maintained in accordance with the provisions as laid down in the W.B.L. & L.R. Manual for this purpose.

14. District Magistrate will monitor the work and see that common assets like tanks, dug wells, etc. may be created for the beneficiaries through various Government schemes run by the Gram Panchayat, Panchayat Samity or Zilla Parishad.

15. District Land & Land Reforms Officer will review progress of work every month and send a proforma report to the Director of Land Records & Surveys, West Bengal along-with other reports for which a format will be designed by the DLR &S, WB and communicated soon. A copy of the report is to be sent to the DM every month on this scheme.

16. Department of Land & Land Reforms will closely monitor the scheme and will make the necessary fund available for the purpose.

M.K. Sarkar  
Special Secretary  
to the Government of West Bengal

No.2722(60)-IS

Dated 25.04.2007

Copy with a copy of the Guideline forwarded for information & necessary action to :

- 1) The Director of Land Records & Surveys & Joint Land Reforms Commissioner, W.B.
- 2) The District Magistrate & Collector .....(all)
- 3) The District Land & Land Reforms Officer, .....(all). A copy of this instruction may be provided to each of the members of the Committee for their information.
- 4) Senior P.A. to L.R.C. West Bengal
- 5) P.S. to M.I.C. of this Deptt.
- 6) P.S. to C.G. & Addl. Chief Secretary
- 7) The Administrator, L.& LR Department

M.K. Sarkar  
Special Secretary  
to the Government of West Bengal

[ Setout Bengali Page ]

**[ See Separate Pagemaker File ]**

<http://www.lroa.in>

**Government of West Bengal**  
**Land & Land Reforms Department**  
**Writers' Buildings, Kolkata- 700001**

No.4476(18)-IS  
15/06-1S(Pt.2)

Dated : 12/7/07

To The District, Land & Land Reforms Officer,

\_\_\_\_\_

P.O. & District - \_\_\_\_\_

Sub : Submission of monthly progress report of "Chas-O-Basobaser Bhumi-Dan  
Prakalpa"

The undersigned is directed to request him to submit monthly progress report of "Chas-O-Basobaser Bhumi-Dan Prakalpa" by 10<sup>th</sup> of the following month in the format enclosed herewith.

The undersigned is further directed to request him to submit the report for the year 2005-06 and 2006-07 separately in addition to the normal monthly report for the year 2007-08 upto June, 2007 immediately.

Encl : As stated (Copy of format)

C.L.Saha  
Administrator  
Land & Land Reforms Department

No. 4476/1(20)-IS

dated: 12/07/07

Copy forwarded for information and necessary action to :-

- 1) District Magistrate,  
\_\_\_\_\_, P.O. District : \_\_\_\_\_
- 2) Director of Land Records & Surveys, West Bengal, Survey Building, Alipore, Kolkata-700027.
- 3) PA to Land Reforms Commissioner, Writers' Buildings, Kolkata- 700001.

C.L.Saha  
Administrator  
Land & Land Reforms Department

**Table Set-out**

**[ See Separate Word File ]**

PROGRESS REPORT OF "CHAS-O-BASOBASER BHUMI-DAN-PRAKALPA" FOR THE YEAR \_\_\_\_\_ UPTO THE  
MONTH OF \_\_\_\_\_

<http://wblroa.in>

**Government of West Bengal**  
**Land & Land Reforms Department**  
**IS Branch**  
**Writers' Buildings, Kolkata- 700001**

**ORDER**

No.5100-IS/15/06(Pt.IV)

Dated : 01/07/2010

The Government in the Land & Land Reforms Department has since introduced the scheme "Chas-O-Basobaser Bhumi-Dan Prakalpa" vide G.O. No.2722(60) -IS dated 25.04.2007 for distribution of land among landless and homeless agricultural labourers and rural artisans free of cost for the purpose of cultivation and construction of dwelling houses after purchasing land from the intending sellers at the market price. According to the guidelines issued in this regard with the Government Order number mentioned above, where the rate quoted by the owner of land is higher than the rate determined by the Additional District Sub-Registrar, the District Magistrate concerned may allow upto 10 per cent additional amount over the rate determined by the Additional District Sub-Registrar. After reviewing the matter, order was issued vide G.O. No. 3451-I.S. dated 29.05.2008 authorizing the District Magistrate concerned to allow payment of a price which may be upto 15 percent higher than the market value of the land determined by the Additional District Sub-Registrar.

It has now been decided that a price which may be upto 25 percent higher than the market value of the land may be offered in order to make the aforesaid scheme more attractive from 1<sup>st</sup> April 2010.

Now, therefore, the Governor has been pleased to authorize the District Magistrate concerned to allow payment of a price, which may be upto 25 percent higher than the market value of land as may be determined by the Additional District Sub-Registrar, where land at a lower price is not available.

This order will take effect from the 1<sup>st</sup> day of April, 2010.

This has the concurrence of Finance (Audit) Department vide their U.O. No. 23 dated 04/06/2010.

By order of the Governor  
S. Sen  
Additional Chief Secretary  
to the Government of West Bengal

No. 5100/1(40)-IS

dated: 01/07/2010

Copy forwarded for information and necessary action to :-

- 1) Principal Secretary to the Government of West Bengal, Finance Department, Writers' Buildings, Kolkata - 700001.
- 2) Director of Land Records & Surveys and Joint Land Reforms Commissioner, West Bengal, 35, Gopal Nagar Road, Alipore, Kolkata- 700027.
- 3) District Magistrate & Collector \_\_\_\_\_ P.O. \_\_\_\_\_, District \_\_\_\_\_
- 4) Additional District Magistrate and District Land and Land Reforms Officer, ..... P.O. \_\_\_\_\_, District \_\_\_\_\_

A copy of this G.O. may please be provided to each of the members of the Block level committee for their information and taking necessary action.

Sd/- Illegible  
Officer-on-Special Duty & Ex-Officio Special  
Secretary to the Government of West Bengal



**Government of West Bengal**  
**Office of the Director of Land Records & Surveys**  
**and Joint Land Reforms Commissioner, West Bengal**  
**35, Gopal Nagar Road, Alipore, Kolkata- 700027**

Memo No.103/2255-72/C/10

Dated, Alipore, the 26<sup>th</sup> May, 2011

To

The District Land and Land Reforms Officer,  
Purulia/ Howrah/Bankura/Nadia/ Birbhum/ Uttar Dinajpur/ Burdwan/ Murshidabad/ South  
24-Parganas/ Hugli/ North 24-Parganas/ Purba Medinipur/ Paschim Medinipur/ Cooch behar/  
Darjeeling / Jalpaiguri/ Dakshin Dinajpur/ Malda.

Sub : Programme for distribution of vested land, land under Chas-O-Basobaser Jannya  
Bhumidan Prakalpa and institutional finance to Bargadars & Pattaholders.

Hon'ble Chief Minister and Minister-in-Charge, Land and Land Reforms Department, desires that  
programme for distribution of vested land, distribution of land under under Chas-O-Basobaser Jannya  
Bhumidan Prakalpa and institutional finance to the Bargadars and Pattadars be taken up in all districts  
immediately.

He is requested to take all necessary steps to complete the process within a week so that  
programme mentioned above could be held at a short notice.

This is urgent.

T. K. Shome  
Director of Land Records and Surveys  
and Joint Land Reforms Commissioner,  
West Bengal.

<http://wbllroa.in>