

The



Kolkata **Gazette**

सत्यमेव जयते

Extraordinary
Published by Authority

KARTIKA 8]

WEDNESDAY, OCTOBER 30, 2024

[SAKA 1946

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

GOVERNMENT OF WEST BENGAL
Department of Land & Land Reforms & Refugee, Relief & Rehabilitation
Land Policy Branch
Email: lanpolicywb@gmail.com Phone No. (033) 2253 5069
Nabanna (6th Floor)
325, Sarat Chatterjee Road, P.O.-Shibpur, Howrah-711102

NOTIFICATION

No. 3920-LP/1A-02/24

Date : 30-10-2024

In the recent past, due to rapid urbanisation and socio-economic development, the land prices in the State have witnessed a steady rise. As a result of this, for lands settled on long term lease, i.e. for 30 years or 99 years, the lease renewal fees, which are based on the current market valuation, become substantial and hence, pose a disincentive for the lessee to come forward for the renewal of the long term lease. This delay in lease renewal also affects adversely the revenue interest of the State. Therefore, the State Govt. has felt the need to streamline the whole process to facilitate the timely renewal of long term leases with an eye on the State's revenue interest as well as rationalizing the financial burden of the existing lessees.

Accordingly, in pursuance of section 49 of the West Bengal Land Reforms Act, 1955 and the procedures detailed in rule 226 of Chapter XV of the West Bengal Land & Land Reforms Manual, 1991 the State Government was considering suitable revisions in the rate of annual rent for renewal of long term leases of vested lands of the Government.

The Governor, after careful consideration of the matter, is pleased hereby to make the following amendments in the West Bengal Land & Land Reforms Manual, 1991 (hereinafter referred to as the said Manual) to specify the rate of annual rent for renewal of long term lease of vested land of the Government in the following manner :

In the said Manual, in sub-rule (i) of rule 226,-

(i) for clause (a) *substitute* the following clause :-

- a) If the settlement is for Industrial, Agri-allied (Poultry/ Goatery/Piggery/Duckery/ Horticulture, etc.) and Institutional purpose : 30 times of earlier rent or 4% of current market valuation, whichever is less, would be the new annual rent for renewal. If the settlement is for Commercial purpose : 50 times of earlier rent or 4% of current market valuation, whichever is less, would be the new annual rent for renewal.

Explanation.— Institutional use means and includes activities performed by Government Organisations including its Parastatals / Undertakings etc., Government-owned Companies, Government-aided educational institutions excluding private educational institutions etc. This will also include charitable organisations like Ramakrishna Mission Ashrama, Bharat Sevashram Sangha, Lions Club, Indian Red Cross Society, Rotary International and Registered Clubs/Organisations, etc. performing work for social good. These are illustrative in nature and not exhaustive; the State Govt. will decide which organization is to be treated as an Institution at the time of renewal, in case of any dispute. The decision of the State Government would be final in this case.

(ii) for clause (b), *substitute* the following clause :—

(b) If the settlement is for Homestead or Residential (other than Real Estate) purposes – 15 times the annual rent previously payable or 4 per cent of the market price of the land at time of renewal of lease whichever is less is to be paid as the new annual rent for renewal.;

(iii) after clause (b), *insert* the following clause :

(c) For any other purposes – 50 times the annual rent previously payable or 4 per cent of the market price of the land at the time of renewal of the lease, whichever is less, would be the new annual rent for renewal.

By order of the Governor,

VIVEK KUMAR

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