

Government of West Bengal
Land & Land Reforms and R.R. & R Department
(Land Policy Branch)

No. 1042 -LP/3T-14/15 (Pt-1)

Date : 18.03.2025

NOTIFICATION

1. Certain amendments have been made to the Tea Tourism and Allied Business Policy, 2019 and have been notified vide the Notification No. 486-LP dated 07.02.2025 published in The Kolkata Gazette. It is, hereby, clarified that all the other provisions and terms and conditions as specified in the Tea Tourism and Allied Business Policy, 2019 contained in Notification No. 3816-LP dated 28.00.2019 will continue to be in force.
2. With respect to the above, it is clarified further that proposals for undertaking a new Tea Tourism or Allied Business project beyond the first 15% of Tea Garden area permitted earlier shall be examined on a case to case basis, with due emphasis on the track record of the project proponent in successfully implementing the project and with due regard to the ecology and environment. There is no provision for grant of freehold settlement of any area of a tea garden under tea cultivation.
3. A Tea Tourism or Allied Business project will be allowed to be executed only on the unutilized and fallow land of the Tea Garden/Tea Estate; and no reduction in the area under tea cultivation and no retrenchment of the existing labour force engaged in the Tea Garden will be allowed.
4. In case a Tea Garden, in which a Tea Tourism or Allied Business project has been allowed, is closed or abandoned by the lessee, the said project shall be liable to be taken over by the State Government.
5. Further, for any Tea Tourism or Allied Business Project, it is reiterated that :
 - a. There shall be no reduction in the area under tea plantation and no retrenchment of existing labour force engaged in the said Tea Garden.
 - b. Implementing a project should, in no way, harm the existing ecology of the area and shall have to be in strict compliance of environmental regulations.

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- c. Employment from the new project must be generated in a manner so that out of the total employment, 80% of those engaged consist of local people. Preference shall be given to the wards of the workers of the tea garden concerned. This will be examined during the appraisal of a proposal by the screening committee on a case to case basis.
- d. No alienation of land of local residents especially tribal land without due process of law shall be allowed.
- e. No land under forest cover or recorded as forest shall be used for any of the above activities except with due clearance of the competent authority.
- f. All the applicable rules from the concerned regulatory authorities including the Airports Authority of India, as may be applicable, are to be followed for building construction and other works.



(Jitin Yadav, IAS)

Special Secretary to the Govt. of West Bengal