

Government of West Bengal
Department of Urban Development and Municipal Affairs
"NAGARAYAN",
DF-8, Sector-I, Salt Lake, Bidhannagar, Kolkata-700 064
[Comp. No.:1004836]

No.: 197 - UDMA-21011(14)/4/2024-ESTT-ULC SEC-Dept. of UDMA

Dated : 13-06-2025

ORDER

WHEREAS, land allotted by the State Government or the parastatals of the State Government or by the urban local bodies for specific purposes involves public interest ;

AND WHEREAS, section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976, empowers the State Government that the State Government may, on being satisfied, either on its own motion or otherwise, having regard to the location of such land and the purpose for which the vacant land is being or is proposed to be used and such other relevant factors as may require to be necessary or expedient in public interest so to do so, by order, to exempt, subject to such conditions, if any, as may be specified in the order, such vacant land from the provisions of Chapter-III of the said act.

NOW, THEREFORE, in exercising the power conferred by section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976, the Governor is pleased hereby to order that all land parcels allotted by the State Government or its Parastatals or by Urban Local Bodies as per the procedure prescribed in the Land Allotment Policy, shall be exempted from provisions of Chapter-III of the Urban Land (Ceiling and Regulation) Act, 1976, subject to the following conditions :-

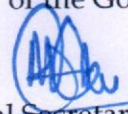
1. that the purpose i.e. land use cannot be changed without prior approval of the State Government ;
2. that the Lessee or Allottee, as the case may be, will have to utilise the land for the specified purpose as mentioned in the Lease Deed or Deed of Conveyance within three years of execution of the said Deed.

Also, in case of land allotment already made with approval of State Cabinet in compliance with the provisions of Land Allotment Policy of the State Government, exemption may be deemed to have been extended only if the following conditions are made :

1. that the purpose i.e. land use had not been changed without prior approval of the State Government.
2. that the Lessee or Allottee, as the case may be, had utilized the land for the specified purpose as mentioned in the Lease Deed or Deed of Conveyance within three years of execution of the said deed.

The Governor is further pleased to order that if at any time the State Government is satisfied that any of the conditions subject to which exemption is granted is not complied with by any person it shall be competent for the State Government to withdraw, by order, such exemption after giving a reasonable opportunity to such person for making a representation against the proposed withdrawal and thereupon the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, shall apply accordingly.

By order of the Governor,


Principal Secretary to the Government of West Bengal 13/6/25