



**West Bengal Housing Infrastructure Development Corporation Limited**

(A Govt. of West Bengal Undertaking)

HIDCO BHABAN, 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156

Telephone No. (033) 2324-6037/38, Fax: (033) 2324-4833/3016/6009

e-mail: [wbhidcoltd@gmail.com](mailto:wbidcoltd@gmail.com) / [info@wbhidco.in](mailto:info@wbhidco.in) website: [www.wbidcoltd.com](http://www.wbidcoltd.com)

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**Public Notice**

It is hereby notified for public information that for the development of New Town, Kolkata, almost all lands of the Project Area were acquired as per the Previous Land Acquisition Act, 1894 and a few small parcels of land were directly purchased by WBHIDCO. However, while implementing the said Project as per the approved Master Plan, it has been observed that some portions of the land lying within Project Area were neither acquired nor directly purchased. This has resulted in difficulties for completion of the project works including infrastructure works. Many infrastructure works are, thus, lying incomplete in different areas of the Township due to this situation.

Moreover, the Land Acquisition Act, 1894 has already been repealed, and the procedures for land acquisition as per the new Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 are yet to be operationalised.

In view of the above circumstances, for procurement of land required for completion of different on-going Project works of New Town, Kolkata including infrastructure works, a Land Exchange Policy and a Land Gifting Acceptance Policy have been framed by WBHIDCO. As approved by the WBHIDCO Board, the said Policies are published here-under for public information.

**1) Land Exchange Policy of WBHIDCO :-**

Under this Policy, equal value land as assessed at current ADSR rates can be exchanged between the land-owner and WBHIDCO through execution of a Deed of Conveyance if the former agrees to such exchange of land. This, however, applies to such lands which were neither acquired nor directly purchased by WBHIDCO for the New Town Project but are lying within the Project Area and required for completion of the infrastructure works.

**2) Land Gifting Acceptance Policy of WBHIDCO :-**

Under this Policy, WBHIDCO will consider offer of land-owners to gift portions of their lands falling within the alignments of the proposed roads and other infrastructure services of the New Town Project to WBHIDCO so that the incomplete infrastructure works of the Project can be completed for the benefit of the residents of this Township. In lieu of such land gifting, WBHIDCO will propose to NKDA to grant FAR to the land-owner as per the New Town Kolkata (Building) Rules, 2009 as amended. Once the Deed of Gift is registered, the remaining land of the land-owner would be assigned a suitable Plot No. and Premises No. so that the land-owner can develop the said land with additional built-up space as proposed as per the existing Building Rules of the Township.

  
Joint Managing Director (Admin)  
WBHIDCO