



**West Bengal Housing Infrastructure Development Corporation Limited**

(A Govt. of West Bengal Undertaking)

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**Report on Land Acquisition and related transfer thereon**

1. The concept plan of New Town Project was prepared following the mapping of contour and identification of settlement through topographical survey from 1994 to 1996. To supplement the same the Environment Impact Assessment & Environment Management Plans were also made by independent expert agency. This concept plan was accepted and approved by the Cabinet of the State Government in 1996.
2. On the basis of the Concept Plan, the project area of New Town Project got proposed, planned and demarcated. This is ultimately consisting of 33 mouzas, 19 in North 24 Parganas & 14 in South 24 Parganas and formal Gazette Notification was published indicating the boundary of the project area on mouja maps.
3. Adequate Sale data of the land in the mouzas related to the New Town Project in the respective offices of Additional District Sub Registrars were not available for the purpose of acquisition of land. The available sale data suggested a very meager market price directing a general loss to the land holders on the consequence of intended acquisition. So, in order to arrive at a suitable market price, two Land Procurement Committees specified for two districts as North 24 Parganas and South 24 Parganas, were formed by Government Orders, issued by the Housing Department. The Committees consisted of local Honble. MLAs, local PRI members, representatives of local people and officers and the committees functioned to suggest a reasonable market price by way of direct purchase of land at a price higher than the then prevailing market rate in different mouzas under New Town Project. Direct purchase of land was thus executed by the Housing Department through West Bengal Housing Board in as many as sixteen mouzas to assess a higher price of land in the mouzas related to the New Town Project and to facilitate the Land Acquisition Collector to acquire the land. As a result the land price as assessed by the Collector for the purpose of Land Acquisition was higher than the then prevailing market price and the land owners were in no way deprived of a fair market price in the process of acquisition.
4. Total area under New Town Project has been calculated as 8773.44 acres. Total 265.20 acres of land was directly procured from 877 number of willing sellers. Starting from 1996. Total **7948.79 acres** of land has been proposed to get acquired. Till 30.04.2011, **6834.98 acres** of land has been acquired by the LA Collectors and transferred to the Requiring Body i.e. Housing Department. All the land acquired and transferred to the Housing Department were free from all encumbrances as processed under the LA Act, 1894. For direct purchase of land and for acquisition of land, no fund was ever received from the Government ex-chequer.