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

**GOVERNMENT OF WEST BENGAL**

Urban Development Department  
Town & Country Planning Branch  
“Nagarayan”

DF-8, Sector-I, Bidhannagar, Kolkata-700 064

No. 2345-T&amp;CP/C-2/3A-06/2014

Dated, Kolkata, the 21st December, 2015.

**NOTIFICATION**

With rising urbanization, the necessity of forming a policy for facilitating growth of townships both in the public and private sector was in the consideration of the State Government for some time, so that urbanization happens in a planned manner, in an inclusive manner and with a view to make it an engine of growth.

With this in view, the State Government has already identified six theme green-field cities on Government land and is in the process of inviting expression of interest from investors.

In addition, the State Government hereby lays down a township policy that will allow formation of inclusive cities with economic growth on land already in possession of institutions in the private sector.

The policy guiding these private townships is as follows :—

- a) The minimum size of the township project must be 50 acres and this quantum of contiguous land fit for creating a Township must be in actual possession of companies/Institutions as laid down in (b) below on the date of application. The approval for a township under the West Bengal Town & Country (Planning and Development) Act, 1979 shall be considered after proper verification of documents and field inspection.
- b) Applicant for township may be of two types —
  - (i) those who require to get prior permission under Section 14(Y) of W. B. L. R. Act, 1955.
  - (ii) those who do not require prior permission under Section 14(Y) of W. B. L. R. Act, 1955.

In case (i) any company/institution/corporate body not having in possession land sufficient for creating a new township of 50 acres or more may procure land from specific companies/institutions owning land within ceiling limits after taking prior permission under Section 14(Y) of W. B. L. R. Act, 1955

for holding ceiling excess land to develop township. In this case, applicant company may submit the detailed land schedule for proposed township along with certified copy of ROR/Plot Information showing ownership of land, agreement to sell/transfer to the applicant, sketch map, project report and application for permission under section 14Y of WBLR Act in prescribed format to Urban Development Department. The U. D. Department after scrutinizing the documents and field verification, may send the application to L & L R Department who being satisfied, may grant the company necessary permission in writing under section 14Y of WBLR Act to hold ceiling excess land for the purpose of township.

In case (ii) applicant may be a consortium formed by different companies each of which holds land within ceiling limits to develop the land through a development agreement for ensuring economy of scale and sharing public infrastructure for optimum utilization of utilities.

- c) A declaration/affidavit has to be given that no force was used to procure this land. The permission for development of township will be withdrawn in case of forceful eviction of any existing settlement on the proposed township land as the proposal should be made on largely vacant uninhabited greenfield land. Minor resettlements, if any, should be within same township project area.
- d) Land schedule, plot information and land map have to be furnished by the applicant company. Land must be compact and fit for a township. Islands of non-possession cannot be left marooned and isolated: access must be provided to owners of these islands through provision of road in master layout. Master Plan and lay out showing proposed roads, public spaces, thematic areas etc. must be submitted in details with Mouza/Plot numbers clearly indicated.
- e) Vested/Government land will be allowed by long term lease in case of existence of the vested/Government land within the proposed township area and the township cannot be constructed properly without it.
- f) Developers' Agreement, if any, should also be submitted at the time of application for development of township.
- g) The township project will adhere to all norms & provision as laid down in the West Bengal Town and Country (Development of Township Projects) Rules 2008 as amended from time to time.
- h) 25% of the dwelling units in the township will have to be for the Economically Weaker Section (EWS). Each of these units will be in the size 25-30 sq.mt. and will be sold by the developer to the beneficiaries belonging to the EWS category as may be identified by a government agency. The sale / lease proceeds will be done at the rate prescribed by the government and will be retained by the developer.
- i) 25% of the net land area (*i.e* "Net Project Area" as defined under rule 2(g) of the West Bengal Town and Country (Development of Township Projects) Rules 2008 ) shall be developed excluding basic infrastructure amenities (*i.e* "Basic urban infrastructure amenities" as defined under rule 2(d) of the West Bengal Town and Country (Development of Township Projects) Rules 2008 ) and basic public infrastructure (*i.e* "Basic urban infrastructure facilities" as defined under rule 2(e) of the West Bengal Town and Country (Development of Township Projects) Rules 2008) for non-residential purposes with a thematic/economic development for which the town is proposed.
- j) Time bound ULC exemption will be given by the Competent Authority.
- k) All provisions of the West Bengal Town and Country (Development of Township Projects) Rules 2008 as amended from time to time.

By order of the Governor,

DEBASHIS SEN

*Principal Secretary to the Government of West Bengal.*