

Serial No. 27327



GOVERNMENT OF ORISSA

PRINCIPLES AND APPLICATION FORM
FOR
ALLOTMENT OF LAND
IN THE
NEW CAPITAL

POLITICAL & SERVICES
DEPARTMENT
(CAPITAL ADMINISTRATION)
BHUBANESWAR

(Price—Rs. 5.00
Rupees five only)

PRINCIPLES FOR ALLOTMENT OF GOVERNMENT LAND IN THE NEW CAPITAL

1. There will be an Allotment Committee constituted with the following members to decide applications for allotment of land for various purposes:—

1. Shri A. P. Singh, Minister of State, C. D. & S. W., Agriculture, Information & P. R., Chairman
2. Shri B. P. Agarwal, M. L. A. Member
3. Shri S. K. Routray, M. L. A. Member
4. Shri Sudarsan Mohanty, M. L. A. Member
5. Additional Secretary/Special Secretary, P. & S. Department Member
6. Government Architect Member
7. Director of Town Planning Member
8. Director of Estates & *ex officio* Deputy Secretary to Government, P. & S. Department. Member and Convener.

The Land Officer of the P. & S. Department will assist the Committee

2. The Committee will sit at intervals as may be necessary to decide the pending applications for allotment of land in the Capital area.

3. *Terms of reference*—The Committee in its sitting will decide—

- (a) Pending applications for residential/shop-cum-residential/shop plots
- (b) Allotment of land for industrial purposes
- (c) Allotment of land for religious and other public purposes
- (d) Allotment of land in lieu of land acquired for public purpose
- (e) Exchange of plots
- (f) Allotment of additional land for private purposes

4. The Committee will also recommend about resettlement programme of slum dwellers

5. The vacant lands would be classified as—

- (a) Residential plots (H. I. G./M. I. G./L. I. G./E. W. S.);
- (b) Shop-cum-residential plots;
- (c) Shop plots;
- (d) Industrial plots; and
- (e) Public/community services plots.

The Town Planning Authority will prepare detailed lay out plans for these five categories of land keeping in view the Master Plan of the New Capital, Bhubaneswar. The size of the residential plot should be minimum 5 decimals and maximum 20 decimals.

6. (a) List of vacant sites under all the five categories of plots in paragraph 5 will be prepared by the Director of Estates unitwise in consultation with the Director, Town Planning and put up to the Committee for consideration.

(b) Allotment of land near temple /mosque/church or monuments of archaeological/historical importance shall not or ordinarily be leased out for private purposes.

7. The Director of Estates will prepare a list of pending applications for various purposes indicating the choice of the applicants for allotment of land in different units. This along with the list of the vacant plots drawn up under paragraph 6 will be placed before the Committee in its meeting for consideration of allotment.

8. *Order of preference*—(a) In order to safeguard the interest of the economically weaker group, a certain percentage of plots in all the four categories, viz., residential/shop-cum-residential/shop/ industrial plots will be reserved for them. These plots will be generally smaller in size (a person will be considered as belonging to the economically weaker group if his income from all sources is not more than Rs. 4,000 per annum).

(b) Certain percentage of all the four categories of plots, viz., residential/industrial/shop-cum-residential/shop plots will be reserved for the defence personnel including those serving in the second line defence and persons rendering essential services in the New Capital.

Defence personnel means—

- (i) Personnel of the Indian Army Navy and Air Force;
- (ii) Personnel of the Border Security Force or Indo-Tibetan Border Force; and
- (iii) Personnel of the second line of defence

Persons rendering essential service means—

Barbers, Dhobis, Carpenters, Masons, Milkmen, sweepers, Cobblers, Rickshaw-pullers and Tailors.

(c) Certain percentage of all the four categories of plots viz., residential/industrial/shop-cum-residential/shop plots will also be reserved for Scheduled Caste and Scheduled Tribe persons.

(d) All plots not specifically reserved under clauses (a), (b) and (c) above would be available for allotment to general public in order of the following priorities.

(e) M. L. As., M. Ps. and Social Workers like ex-M. L. As., ex-M. Ps., Freedom Fighters and Social Workers of standing shall be given preference in allotment of plots for residential purposes.

(f) Persons whose lands are acquired for public purposes in the New Capital and have no other house sites in the New Capital.

(g) Retired Government servants

The Committee will determine norm for allotment to each category of cases from 'C' to 'G' above depending upon the merit of each case.

9. *Premium*—Premium payable per acre will be as may be prescribed from time to time by the Government.

10. Lands once leased out cannot ordinarily be transferred by way of sale or gift of otherwise except by way of inheritance within ten years from the date of execution of lease by the lessee.

11. *Procedure of application*—The applicant will have to submit along with his application an affidavit duly sworn in before an Executive Magistrate or any other Magistrate, First Class. The application and affidavit forms shall be prescribed by Government.

12. *Eligibility*—The applicant should satisfy the following conditions in order to be considered for allotment of a site.

(i) Neither the applicant nor any member of his family should have any plot of land in the Municipality Area, Bhubaneswar.

Family means—Husband, wife and their minor children.

(ii) The applicant should be a permanent resident of Orissa

(iii) Persons who were leased out Government lands or who had possessed, acquired or inherited lands in the Municipality Area of Bhubaneswar or who subsequently sold, gifted away or otherwise parted with the lands other than by way of acquisition by Government after the 30th of September 1952 will not be eligible for allotment of lands.

(iv) Persons rendering essential services and applying for plots from the quota reserved for essential services should have rendered such services in Bhubaneswar for a continuous period of at least ten years and should have also resided in one or more places in Bhubaneswar for a continuous period of at least five years and a certificate to that effect produced from the Subdivisional Officer, Bhubaneswar.

(v) An applicant belonging to economically weaker section should produce income certificate and an applicant belonging to the Scheduled Caste/Scheduled Tribe should produce Caste certificates from Subdivisional Officer to be countersigned by the Additional District Magistrate.

(vi) An applicant belonging to defence services should produce service continuity certificate from the Commanding Officer or the Commander of the Battalion.

(vii) Any allotment of land for industrial purpose would require prior recommendation from the Industries Department.

(viii) No applicant may put in more than one application in his own name or in the name of his dependents.

(ix) Filing of false affidavit will result in forfeiture of the plot.

(x) Applications which are not received with the sworn affidavit in the prescribed form and other particulars and applications received after the due date prescribed would be summarily rejected.

13. The Allotment Committee will fix quotas for all the categories of applicants taking into consideration the number of available plots and applications filed and will recommend allotment of plots on the basis of reservations and priorities fixed for different categories of applicants. Government orders should be obtained on these recommendations and thereafter allotment orders will be issued under the signature of the Director of Estates.

14. The allottees will be allowed time for a period of sixty days with effect from the date of receipt of the allotment order for depositing the premium for the land and for submission of the chalan in proof of the deposit. He will also be allowed a further period of thirty days for execution of the lease deed. The Director of Estates as duly authorised, shall sign the lease deed on behalf of the Governor of Orissa.

15. After the lease deed is executed, the lessee will be allowed a period of three months for preparation of plan and estimates and the building for all purposes. The leasehold building shall be completed within a period of five years from the date of execution of lease deed.

16. Government may issue general guidelines to follow from time to time to the Committee on any matter.

17. These principles will come into force with effect from the 1st August 1979.

**FORM OF APPLICATION FOR ALLOTMENT OF LAND IN THE NEW CAPITAL
WITHIN THE JURISDICTION OF MUNICIPALITY AREA, BHUBANESWAR**

(An applicant may send in only one application and may apply only for one category of land)

1. Name of the applicant
(IN BLOCK LETTERS) ...
2. Name of father/husband of the Applicant. ...
3. Age ..
4. Permanent address ..
5. Period of residence in Orissa ..
6. Present address ..
7. Present profession, occupation of the applicant.
 - (a) Whether he belongs to economically weaker group whose income is not more than Rs. 4,000 per year from all sources. (Income certificate from the competent revenue authority should be attached).
 - (b) Whether he is a defence personnel (rank or number, as the case may be and official address should be furnished).
 - (c) If rendering essential services—
 - (i) Occupation/Profession ...
 - (ii) Place of profession ...
 - (iii) Period from which he/she has been carrying on the profession (given from what date to what date).
 - (iv) Place of residence during the period given above (Plot No. or holding No. or other description sufficient to identify the place).

(v) Area in the New Capital served by the applicant (name of the village or unit served). (Certificate from S. D. O., Bhubaneswar regarding period of stay at Bhubaneswar should be attached).

(d) Whether he belongs to Scheduled Castes/Scheduled Tribes.

(Caste certificate from the S. D. O. to be countersigned by the A. D. M. should be attached).

(e) Whether a retired Government servant/ Government servant on the verge of retirement.

(f) Any special claim ..

8. How much you can invest for construction and source of resources.

9. Annual income from all sources ..

10. I wish to apply for a plot of land from the following categories (tick mark the category of your choice.)

CATEGORY OF PLOTS

1. Residential

2. Shop-cum-residential

3. Shops

4. Industrial ..

11. I have enclosed necessary affidavit in the prescribed form.

12. I am prepared to abide by the terms and conditions of the lease agreement to be executed in case a plot is allotted to me.

13. Declaration—

I, Shri/Smt.....

son/wife/daughter of..... declare that the particulars furnished above are correct.

Date.....

Signature of the applicant

IN THE COURT OF SHRI.....
MAGISTRATE, FIRST CLASS/EXECUTIVE MAGISTRATE.

FORM OF AFFIDAVIT

I, Shri/Shrimati.....age.....years.....
son/daughter/wife of.....of village.....
P. O.....P. - S.....in the district of.....
at present.....by profession.....
do hereby solemnly affirm/make oath and state as follows :—

I. That the following persons are the members of my family and related to me as noted in the statement below :—

Sl.
No.

- 1 Husband
- 2 Wife
- 3 Minor sons and daughters
(below 18 years).

II. That I or any of my family members as noted in statement above do not own or possess any site (residential, shop-cum-residential, shop or commercial sites) in the jurisdiction of the Municipal area, Bhubaneswar. I am a permanent resident of Orissa.

III. That my annual income from all sources is as given below :—

- | | |
|--|---------|
| (i) Salary and allowance | ... Rs. |
| (ii) Income from land, including agricultural land | ... Rs. |
| (iii) Income from business/profession | .. Rs. |
| (iv) Income from house-rent, services rendered, etc. | ... Rs. |
| (v) Other sources of income | ... Rs. |

Total annual income from all sources .. Rs.

IV. That neither I nor any member of my family as noted in Para. 1 above has sold away, gifted or otherwise parted with any lands which we had once possessed, acquired or inherited within the Municipality area of Bhubaneswar, other than by way of acquisition by Government after the 30th September 1952.

Advocate

Signature of the Deponent

Date

Shri aged

Year son of resident of village

P. O. P.-S. in the district of

at present by profession who is identified by

Shri Advocate appears before me and stated
on oath/solemnly declared the contents of this affidavit are true to the best of his knowledge

Deponent

*Magistrate, First Class/
Executive Magistrate*