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(17)

Government of Orissa
General Administration Department.

O R D E R

Bhubaneswar, Dated: 1-5-98

No. AL(INST)15/98.

4797

/CA., The rate of premium of Government land for different purposes within Bhubaneswar Municipal area was last revised on 1.1.92. Taking into consideration the extent of development, the carrying capacity of land and market realities, the Government have been pleased to revise the rate of premium of Government land within Bhubaneswar Municipal Corporation area for different purposes, with immediate effect as detailed below:

Sl. No.	Unit No.	Area covered within.	Rate of premium		
			Residen- tial.	Indus- trial/ Insti- tutional.	Commer- cial.
1.		<u>Fully developed area.</u>	<u>Rupees in Lakh per acre.</u>		
	I	Bapujinagar + Forest Park.			
	II	Ashok Nagar			
	III	Kharvelnagar			
	IV	Bhounnagar			
	V	Keshari Nagar			
	VI	Ganganagar			
	VII	Suryanagar			
	VIII	Gopabandhunagar			
	IX	Bhojnagar			
	X	Satyanagar			
	XI	Saheednagar	Rs.30.00	Rs.50.00	Rs.75.00
	XIV	Madhusudannagar			
	XVI	Jayadev Vihar			
	XVII	Nilakanthanagar			
	XXVIII	Coutan Nagar			
	XXIX	Buxi Jagabandhu Nagar.			
	XXX	Laxmisagar (Dudhanagar, Budheswari).			
2.		<u>Partially developed area.</u>			
	XII	Bomikhal	Rs.20.00	Rs.35.00	Rs.45.00
	XIII	Vanivihar			

(P.T.O.)

(Contd...P-3)

Samantapur	XV	
Palk Nagar	XVII	
Daravunda	XIX	
Jagwara	XX	
Bhilpur	XXII	
Kapli Prasad	XXIII	
Sundarpada	XXIV	
Kapli Sagar	XXV	
Hartpur Patna	XXVI	
Bhubaneswar	XXVII	
Laxmisaagar	XXIX	
(Saratnagar)	XXXI	
Gobinda Prasad	XXXII	
Jharpada	XXXIII	
Meherpalli	XXXIV	
Daragari	XXXV	
Rajaram	XXXVI	
Gadagopnath	XXXVII	
F. asad.		
Developing areas		
Pokhariput	XXI	
Pandra	XXXVIII	
Gadakhana	XXXIX	
Dadama	XL	
Chandrasekharpur	XLI	
Nuagaon	XLII	
Patta		
Sampur		
Bharatpur		
Jokaland		
Chattika		
Alinda		
Dumduma		
Jadupur		
Begunda		
Mancheswar		
Naharakena		
Hartdaspur		
Nakhara		
Bangura		
Pahal		

R.12.00 R.25.00 R.35.00

R.20.00 R.35.00 R.45.00

Rungees in lakh per acre.

6

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2

2.	3.	4.	5.	6.
	<u>Developing area.</u>	<u>Rupees in Lakh per acre.</u>		
	Johal	Rs.12.00	Rs.25.00	Rs.75.00
	Rudrapur			
	Jeypur.			

By order of Governor,

Sd/-B.K. Dhal,
Additional Secretary to Government
& Ex-Officio, Director of Estates.

4798

No. _____ /CA., Dated: 11/5/98

Copy forwarded to Vice-Chairman, Bhubaneswar
Development Authority, Bhubaneswar / Secretary, H. & U.D. Deptt./
Secretary, Revenue & Excise Department / Chief Architect, Orissa,
Bhubaneswar / Director of Town Planning, Orissa, Bhubaneswar /
Planning Member, Bhubaneswar Development Authority, Bhubaneswar /
Collector, Khurda / Secretary, O.S.H.B. Orissa, Bhubaneswar /
Executive Officer, Bhubaneswar Municipal Corporation / Tahasildar,
Bhubaneswar / District Sub-Registrar, Bhubaneswar / Guard file
50 (Fifty) copies for information & necessary action.

[Signature]
Additional Secretary to Government
& Ex-Officio, Director of Estates.

App.
[Signature]

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Government of Orissa
General Administration Department

Order

. Bhubaneswar, dated the 31st December, 2009

No.AL-(INST)-23/2009-20099 / CA The rate of premium of Govt. land for different purposes in different villages of Bhubaneswar Municipal Corporation area was last revised on 1.5.98 in General Administration Department Order No.AL(INST)-15/98-4797, dtd.1.5.98. In supersession of the said order, Government after careful consideration have been pleased to order that the premium of Government land in Bhubaneswar Municipal Corporation area will be equivalent to the Bench Mark Valuation of land as determined by the Revenue and Disaster Management Department for the locality.

The Cabinet Sub-Committee for formulation of land policy in respect of Bhubaneswar and reviewing the matter of unauthorized construction may however suggest appropriate measures for providing affordable housing to different categories of persons within the Bhubaneswar Municipal Corporation area.

This order shall come into force with immediate effect.

This has been approved by the Cabinet in their meeting held on 14.12.09.

By order of Governor


(Pramod Kumar Mohanty)
Director of Estates & ex-officio
Additional Secretary to Government
dated 31.12.2009

Memo No. 20100 / CA

Copy forwarded to all Departments of Government / Vice Chairman, B.D.A, Bhubaneswar / Municipal Commissioner, BMC, Bhubaneswar / Chief Architect, Orissa, Bhubaneswar / Director of Town Planning, Orissa, Bhubaneswar / Collector & District Magistrate, Khurda / Secretary, Orissa State Housing Board, Bhubaneswar / Managing Director, Industrial Infrastructure Development Corporation of Orissa Ltd., Bhubaneswar / Tahasildar, Bhubaneswar / District Sub-Registrar, Khurda, Bhubaneswar / Sub-Registrar, Khandagiri, Bhubaneswar for information and necessary action.


Director of Estates & ex-officio
Additional Secretary to Government

Government of Orissa
General Administration Department

Order

Bhubaneswar, dated the 22nd February, 2010

No.AL-(INST)-23/2009-2620 / CA The rate of premium of Govt. land for different purposes in different villages of Bhubaneswar Municipal Corporation area has been revised in G.A. Department Order No.AL(INST)-23/09-2009/CA, dtd.31.12.09 consequent upon the decision of the Cabinet in their meeting held on 14.12.09. Government after careful consideration have been pleased to decide that the new rates of premium as revised in G.A. Department Order No.20099/CA dtd.31.12.09 will not be made applicable for the following categories of cases.

- i) Applications pending (under the conversion scheme) as on 14.12.09 (but otherwise eligible) as the applicants should not be penalized by way of higher conversion charges on account of any delay in the processing of their cases.
- ii) Cases of land allotted by the Government before 14.12.09 but for which necessary legal formalities have not been completed for no fault of the allottee.
- iii) Cases where allotment of land has been made by the Government before 14.12.09 but the entire consideration has not yet been paid with the approval of the Government or the installments as fixed by the Government have not fallen due.
- iv) All cases in which the Government is obliged to give land in exchange of any equivalent of land either acquired by the Government or allotted or due to any other reason before 14.12.09.

By order of Governor

(Pramod Kumar Mohanty)

Director of Estates & ex-officio

Additional Secretary to Government

Memo No. 2621 / CA

dated 22.2.10

Copy forwarded to all Departments of Government / Vice Chairman, B.D.A., Bhubaneswar / Municipal Commissioner, BMC, Bhubaneswar / Chief Architect, Orissa, Bhubaneswar / Director of Town Planning, Orissa, Bhubaneswar / Collector & District Magistrate, Khurda / Secretary, Orissa State Housing Board, Bhubaneswar / Managing Director, Industrial Infrastructure Development Corporation of Orissa Ltd., Bhubaneswar / Tahasildar, Bhubaneswar / District Sub-Registrar, Khurda, Bhubaneswar / Sub-Registrar, Khairbagiri, Bhubaneswar for information and necessary action in continuation of this Department Memo No.20100/CA dtd.31.12.09.

Director of Estates & ex-officio

Additional Secretary to Government

Memo No. 2622 / CA

dated 22.2.10

Copy with a copy of G.A. Department order referred above forwarded to the Land Officer / Additional Land Officers / Desk Officers / Assistant Section Officers / R.Is of Land Branch for information and necessary action.

Director of Estates & ex-officio

Additional Secretary to Government

Government of Odisha
General Administration Department

ORDER

Bhubaneswar

dated 5th July 2012

No. AL-(INST)-23/2009- 15539 /CA, Government in GA Department decides the rate of premium applicable to Government land in different villages of Bhubaneswar Municipal Corporation area. It was last revised on 31.12.2009 and the Bench Mark Value of 2008 was adopted with effect from 14.12.2009. Consequent upon increase in land prices leading to revision in Bench Mark Value rate, Government after careful consideration have been pleased to adopt the Bench Mark Value of 1.4.2012 as land premium w.e.f 16-06-2012 subject to following conditions:

The pre-revised rate of premium shall, however, be applicable for the following categories of cases;

- i) Conversion applications were pending under the conversion scheme as on the date of this revision;
- ii) Land has been allotted by Government before this revision, but for which necessary legal formalities have not been completed for no fault of the allottees;
- iii) Cases where allotment of land has been made by Government before this revision, but the entire consideration has not been paid with the approval of Government or the instalments as fixed by Government have not fallen due;
- iv) Cases in which Government is obliged to allot land in exchange.

By the order of Governor

(Shri P.K. Rath)

Director of Estates & Ex-officio
Joint Secretary to Government

Memo No.15540/ CA, Dt05/07/2012

Copy forwarded to all Departments of Government/ Vice Chairman, BDA, Bhubaneswar/ Municipal Commissioner, BMC, Bhubaneswar/ Chief Architect, Odisha, Bhubaneswar/ Director of Town Planning, Odisha, Bhubaneswar/ Collector & D.M, Khurda/ Secretary, Odisha State Housing Board, Bhubaneswar/ MD, Industrial Infrastructure Development Corporation of Odisha Ltd, Bhubaneswar/ Tahasildar, Bhubaneswar/ District Sub-Registrar, Khurda, Bhubaneswar/ Sub-Registrar, Khandagiri, Bhubaneswar for information and necessary action.

Director of Estates & Ex-officio
Joint Secretary to Government

Memo No15541/CA, Dt05/07/2012

Copy with a copy of G.A. Department order referred above forwarded to the Land Officer/ Additional Land Officers/ Section Officers/ Assistant Section Officers/ RIs of GA Department, Land Branch for information and necessary action.

Director of Estates & Ex-officio
Joint Secretary to Government

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GOVERNMENT OF ODISHA
GENERAL ADMINISTRATION DEPARTMENT

ORDER

No.GAD-CA-IV-ALLOT-0001-2014/34827/C.A., Dated the 31/12/2014

Consequent upon revision of Bench Mark Value of land in the year 2013 and 2014, proposal for revision of premium of Government land was under consideration of Government for some time.

After careful consideration, Government have been pleased to revise the premium of Government land within the limits of Bhubaneswar Municipal Corporation at par with the Bench Mark Value adopted by District Sub-Registrar, Bhubaneswar / Khandagiri in the year 2014.

This revision as per Annexure-A shall come into force with effect from 24.12.2014. Upon revision, premium fixed earlier vide this Department Order No. 15539/CA Dated 5th July, 2012 stands modified accordingly.

The pre-revised rate of premium shall, however, be applicable for the following categories of cases.

1. Conversion application pending under the scheme of conversion as on the date of this revision shall be disposed of as per pre-revised rate of premium prevailing as on the date of receipt of application. But revised rate of premium shall be applicable if the conversion application is pending for fault of the applicants.
2. Land allotted by Government before this revision, but for which necessary legal formalities have not been completed for no fault of the allottee concerned.
3. Cases where allotment of land has been made by Government before this revision, but the entire consideration amount has not been paid with the approval of Government or the instalments as fixed by Government have not fallen due.
4. Cases in which Government is obliged to allot land in exchange.

Decision of Government in G.A. Department with regard to fixation of conversion fee/ consent fee for transfer of plot / rate of land premium and on similar matters shall be final and binding.

By order of Governor

(R.N.Dash)

Director of Estates and ex-officio
Additional Secretary to Government

200

Memo No. 34828 / CA Dated the 31/12/2014

Copy with copy of enclosure are forwarded to all Departments of Government/ Vice Chairman, BDA/ Commissioner, BMC, Bhubaneswar/ Chief Architect, Odisha/ Director, Town Planning/ Collector & DM, Khordha / Secretary, Odisha State Housing Board/ MD, IIDCO/ Tahasildar, Bhubaneswar/ DSR, Bhubaneswar/ DSR, Khandagiri for information.

[Signature]
31/12/14
Director of Estates and ex-officio
Additional Secretary to Government

Memo No. 34829 / CA Dated the 31/12/2014

Copy with copy of enclosure is forwarded to all officers and OSD of Land Branch of G.A. Department for information and guidance.

[Signature]
31/12/14
Director of Estates and ex-officio
Additional Secretary to Government

Memo No. 34830 / CA Dated the 31/12/2014

Copy with copy of enclosure is forwarded to Officer in charge, Secretariat IT Centre for uploading the data in the official website of G.A Department under Estate Tab.

[Signature]
31/12/14
Director of Estates and ex-officio
Additional Secretary to Government

GOVERNMENT OF ODISHA
GENERAL ADMINISTRATION DEPARTMENT

ORDER

No.GAD-CA-IV-ALLOT-0004-2014/ 19296 / C.A., Dated the 8.9.16

Consequent upon revision of Bench Mark Value of land in respect of different mouzas under the Bhubaneswar Tahasil by the Govt. in R & DM Department with effect from 10.5.2016, the proposal for revision of premium of Government land under Bhubaneswar Municipal Corporation at par with the BMV value adopted by District Sub-Registrar, Bhubaneswar / Khandagiri in the year 2016 was under the consideration of the Government for some time past.

After careful consideration, Government have been pleased to revise the premium of Government land within the limits of Bhubaneswar Municipal Corporation at par with the Bench Mark Value adopted by District Sub-Registrar, Bhubaneswar / Khandagiri in the year 2016.

This revision as per Annexure-A shall come into force with effect from 07.09.2016. Upon revision, premium fixed earlier vide this Department Order No. 34827/CA Dated 31.12.2014 stands modified accordingly.

The pre-revised rate of premium shall, however, be applicable for the following categories of cases.

1. Conversion application pending under the scheme of conversion as on the date of this revision shall be disposed of as per pre-revised rate of premium prevailing as on the date of receipt of application. But revised rate of premium shall be applicable if the conversion application is pending for fault of the applicants.
2. Land allotted by Government before this revision, but for which necessary legal formalities have not been completed for no fault of the allottee concerned.
3. Cases where allotment of land has been made by Government before this revision, but the entire consideration amount has not been paid with the approval of Government or the instalments as fixed by Government have not fallen due.
4. Cases in which Government is obliged to allot land in exchange.

The decision of Government in G.A. Department with regard to fixation of conversion fee/ consent fee for transfer of plot / rate of land premium and on similar matters shall be final and binding.

By order of Governor


(D.Mohapatra.)

Director of Estates and Ex-officio
Additional Secretary to Government



Government of Odisha
General Administration and Public Grievance Department

ORDER

No. 34724 /CA, Bhubaneswar, Date. 28.11.2018
GAD-CA4-ALLOT-0004-2014

Consequent upon enhancement of Bench Mark Value of land by 10% in respect of different mouzas under Bhubaneswar Tahasil by the District Level Valuation Committee w.e.f. Dt.01.04.2018, after careful consideration, Government have been pleased to revise the premium of Government land fixed earlier by this Department Vide Order No-19296 Dt.08.09.16 and enhanced the same by 10% within the limit of Bhubaneswar Municipal Corporation at par with the Bench Mark Value adopted by the District Sub-Registrar, Bhubaneswar/ Khandagiri, with effect from the date of issue of this order.

The pre-revised rate of premium shall, however, be applicable for the following categories of cases.

1. Conversion application pending under the scheme of conversion as on the date of this revision shall be disposed of as per pre-revised rate of premium prevailing as on the date of receipt of application. But, revised rate of premium shall be applicable if the conversion application is pending for fault of the applicant.
2. Land allotted by Government before this revision, but for which necessary legal formalities have not been completed for no fault of the allottee concerned.
3. Cases where allotment of land has been made by Government before this revision, but the entire consideration amount has not been paid with the approval of Government or instalments as fixed by Government have not fallen due.

The decision of the Government in G.A & P.G Department with regard to fixation of conversion fee/ consent fee for transfer of plot/ rate of land premium and on similar matters shall be final and binding.

By order of the Governor

H. P. Singh
Director of Estate & Land Revenue

Memo No- 34725

/CA Date: 28.11.2018

Copy forwarded to the Private Secretary to the Chief Secretary, Odisha/
Secretary to the Principal Secretary, G.A & P.G Department for kind informa
Chief Secretary and Principal Secretary.

H. P. D.
28.11.18

Director of Estate & Ex-Offi
Addl. Secretary to Governm

Memo No- 34726

/CA Date: 28.11.2018

Copy forwarded to all Departments of Government/ Vice-Chairman, I
Commissioner, BMC/ Chief Architect, Odisha/ Director, Town Planning/ Collec
D.M, Khordha/ Secretary, Odisha State Housing Board, Bhubaneswar/ M.D, II
Tahasildar, Bhubaneswar/ District Sub-Registrar, Bhubaneswar & Khandagiri
information and necessary action.

H. P. D.
28.11.18

Director of Estate & Ex-Offi
Addl. Secretary to Governme

Memo No- 34727

/CA Date: 28.11.2018

Copy forwarded to all Land Officers/ all Addl. Land Officers/ Under Secre
(Land Branch)/ all Section Officers and Asst. Section Officers, Land Branch/ Reve
Supervisor/ all R.Is, G.A & P.G Department for information and necessary action.

H. P. D.
28.11.18

Director of Estate & Ex-Offi
Addl. Secretary to Governm

Memo No- 34728

/CA Date: 28.11.2018

Copy forwarded to the Officer I/C, Secretariat IT Centre for uploading the sa
in the official website of G.A & P.G Department under Estate Tab.

H. P. D.
28.11.18

Director of Estate & Ex-Offici
Addl. Secretary to Government



Government of Odisha
General Administration and Public Grievance Department

ORDER

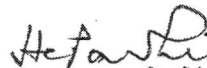
No. 18533 /CA, Bhubaneswar, Date. 05.07.2019
GAD-CA4-ALLOT-0004-2014

Consequent upon revision of Bench Mark Value of land in respect of different mouzas under Bhubaneswar Tahasil by the Revenue & D.M Department w.e.f. Dt.18.02.2019, Government have been pleased to revise the premium of Government land within the limit of Bhubaneswar Municipal Corporation at par with the Bench Mark Value adopted by the District Sub-Registrar, Khordha at Bhubaneswar and Sub-Registrar, Khandagiri. The revised BMV shall come into force with effect from Dt.18.02.19 subject to the following conditions.

1. Conversion and transfer cases already disposed of and Conveyance Deed/ Tripartite Deed already executed in between Dt.18.02.19 to Dt.19.06.19 shall not be reopened.
2. The revised BMV will be applicable for all pending conversion and transfer cases, where conversion/ transfer has already been allowed as per old BMV, but execution of Conveyance Deed/ Tripartite Deed has not yet been done.
3. The revised BMV will also be applicable for all conversion and transfer cases pending prior to Dt.18.02.19 for the fault of the lessees.

The decision of the Government in G.A & P.G Department with regard to fixation of conversion fee/ consent fee for transfer of plot/ rate of land premium and on similar matters shall be final and binding.

By order of the Governor


Director of Estate & Ex-Officio
Addl. Secretary to Government

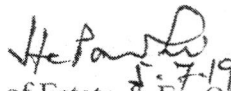
Memo No- 18534 /CA Date: 05.07.2019

Copy forwarded to the Private Secretary to the Chief Secretary, Odisha/ Private Secretary to the Special Secretary, G.A & P.G Department for kind information of Chief Secretary and Special Secretary.


Director of Estate & Ex-Officio
Addl. Secretary to Government

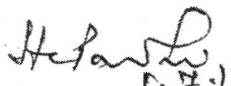
Memo No- 18535 /CA Date: 05.7.2019

Copy forwarded to all Departments of Government/ Vice-Chairman, FDA/ Commissioner, BMC/ Chief Architect, Odisha/ Director, Town Planning/ Collector & D.M, Khordha/ Secretary, Odisha State Housing Board, Bhubaneswar/ M.D, IDCO/ Tahasildar, Bhubaneswar/ District Sub-Registrar, Khordha at Bhubaneswar/ Sub-Registrar, Khandagiri for information and necessary action..


Director of Estate & Ex-Officio
Addl. Secretary to Government

Memo No- 18536 /CA Date: 05.7.2019

Copy forwarded to all Land Officers/ all Addl. Land Officers/ Under Secretary (Land Branch)/ all Section Officers and Asst. Section Officers, Land Branch/ Revenue Supervisor/ all R.Is, G.A & P.G Department for information and necessary action.


Director of Estate & Ex-Officio
Addl. Secretary to Government

Memo No- 18537 /CA Date: 05.7.2019

Copy forwarded to the Officer I/C, Secretariat IT Centre for uploading the same in the official website of G.A & P.G Department under Estate Tab.


Director of Estate & Ex-Officio
Addl. Secretary to Government