

Control and Management of Government Land in Bhubaneswar

A Compilation

As per the provisions contained in Odisha Government Rules of Business, control and management of government land within the territorial jurisdiction of capital city of Bhubaneswar rests with GA & PG Department. As per the provisions contain in the Rules of Business, GA and PG Deptt. has the following major functions relating to management of Government land:

1. General control over the Government land lying within the Capital City.
2. Planning, construction programme and allotment of buildings for official and residential purposes.
3. Lease, alienation and transfer of Government land .
4. Orissa Public Premises (Eviction of Unauthorised Occupants) Act, 1972 and matters connected therewith.

HISTORICAL PERSPECTIVE OF GOVERNMENT LAND IN BHUBANESWAR

As per the Notifications of erstwhile Development (L.S.G) Department, Odisha, Bhubaneswar was declared as a Notified Area Council (NAC)in the year 1952 comprising nine revenue villages. In the year, 1979 it was converted to Municipality. Due to rapid urbanization and growing population of the Capital City, it was declared as a Municipal Corporation during 1994. **(Annexure-I).**

Initially, there were nine revenue villages in the Capital City. With passage of time more revenue villages were included within the urban limits of Bhubaneswar through Notification from time to time. The jurisdiction of GA and PG Deptt and Bhubaneswar Municipal Corporation is now expanded to 65 revenue villages. Increase in revenue villages from nine to sixty five is not only due to inclusion of periphery villages but also due to re-organisation /creation of new revenue villages during settlement operation under the provisions of the Orissa Survey and Settlement Act, 1958 and the Rules framed there under.

Revenue Department in their Order No.25-R dtd. 04.01.1954 transferred all government lands to the erstwhile Cabinet Deptt. for planned Development of the Capital City. Odisha Estate Abolition Act, 1951 had already come into force by then. In the process of vesting of intermediary rights on land under Section 3 and 3(1) under that Act with State free from all encumbrances, extent of government land increased. With insertion of Chapter –IV of Orissa Land Reforms Act in 1960 during 1975, Government became the owner of ceiling surplus land within in the revenue villages. Besides, lands acquired under the provisions of the Orissa Development of Industries , Irrigation, Agriculture, Capital Construction and Re-settlement of displaced persons (Land Acquisition) Act 1948 and Land Acquisition Act, 1894 also came to the fold of Government in GA & PG Department.

As stated earlier, the reorganization of villages were also done time to time with publication of Map and Record of Rights under the provisions of the Odisha Survey and Settlement Act, 1958 and the Rules framed there under. The following Table shows the list of

65 Hal (current)revenue villages names and the corresponding sabik (old) revenue villages for better appreciation.

SL No.	Hal Revenue Villages		Sabik Revenue Villages
	Name of the Revenue Villages	Date of Final Publication of ROR	
1.	Aiginia	16.05.1981	Aiginia
2.	Ashok Nagar Unit No-2	27.06.1987	(West Badagad, Rampur &Laxmisagar
3.	Badagada, Unit No.-35	06.01.1992	West Badagada& East Badagad
4.	Banguary	07.09.1979	Banguary
5.	Bapuji Nagar Unit No.-1	28.05.1987	Rampur, West Badagad
6.	Baramunda Unit No.-19	25.10.1988	Baramunda, Siripur&Nayapalli
7.	Begunia	06.06.1977	Begunia
8.	Bhagabanpur	31.03.1984	Bhagabanpur
9.	Bharatpur	03.03.1962	Bharatpur
10.	Bhimpur Unit No. 22	21.03.1989	Bhubaneswar, Rampur, Bhimpur, Kapilaparasad, Siripur, &Jagamara
11.	Bhoi Nagar Unit No.9	24.11.1987	Bamikhal, Berana &Laxmisagar
12.	Bhouma Nagar Unit No. 4	13.04.1987	Rampur
13.	Bhubaneswar Sahar Unit No. 27	05.01.1991	Bhubaneswar, Kapilaprasad
14.	BJB Nagar Unit No. 29	30.03.1988	Badagada
15.	Bomikhal Unit No. 12	30.03.1988	Bamikhal&Kalarput
16.	Chandrasekharapur Unit No. 41	07.06.1988	Chandrasekharapur
17.	Damana Unit No. 40	09.09.1987	Damana
18.	Dumduma	31.03.1982	Dumduma
19.	GadaGopinath Prasad Unit No. 37	30.03.1988	GadaGopinath Prasad &Berana

20.	Gadakana Unit No. 39	22.07.2014	Gadakana
21.	Ganga Nagar Unit No. 6	28.05.1987	Rampur
22.	Ghatikia	14.11.2013	Ghatikia
23.	Gopabandhu Nagar Unit No. 8	30.03.1988	Nayapalli, Rampur, &Siripur
24.	Goutam Nagar Unit Noi. 28	08.06.1995	West Badagad & Bhubaneswar
25.	Govind Prasad Unit No. 32	11.4.1990	Govindaprasad, Kalaraput & Jharapada
26.	Haridaspur	19.07.1980	Haridaspur
27.	Haripur Patna, Unit-26	27.06.1987	Haripur Patna
28.	Jadupur	27.04.1982	Jadupur
29.	Jagamara Unit No. 20	25.11.1989	Jagamara
30.	JaydevVihar Unit No. 33	22.10.1992	Nayapalli
31.	Jaypur	20.07.1981	Jaypur
32.	Jharapada Unit No. 33	20.03.1989	Jharapada
33.	Johala	20.07.1981	Johala
34.	Jokalandi	31.03.1962	Jokalandi
35.	Kapileswar Unit No. 25	24.11.1987	Kapileswar
36.	Kapilprasad Unit No. 23	21.03.1989	Kapilaprasad & Bhubaneswar
37.	Keshari Nagar Unit No. 5	13.04.1987	Rampur
38.	Kharavela Nagar Unit No. 3	28.05.1987	Rampur & Laxmisagar
39.	Laxmi Sagar-I Unit No. 30	08.06.1995	Laxmisagar, East Badagada & West Badagada
40.	Laxmi Sagar-II Unit No. 31	25.10.1988	Laxmisagar, Laxmisagarpatana, Jharapada

41.	Madhusudan Nagar Unit No. 14	25.10.1988	Bamikhil, Rampur	Nayapalli,
42.	Mancheswar	23.11.1973	Mancheswar	
43.	Meherpalli Unit No. 34	30.03.1988	Jharapada, &Laxmisagar	Charbatia
44.	Naharakanta	23.11.1973	Naharkanta	
45.	Nakhara	01.07.1983	Nakhara	
46.	Nayapalli Unit No. 17 (Nilakantha Nagar)	22.07.2014	Nayapalli& Rampur	
47.	Nuagaon	23.03.1979	Nuagaon	
48.	Pahala	30.07.1980	Pahala	
49.	Paika Nagar Unit No. 18	27.06.1987	Nayapalli &Baramunda	
50.	Paikarapur	12.03.1962	Paikarapur	
51.	Pandra Unit No. 38	28.05.1988	Pandara	
52.	Patia	06.12.1973	Patia	
53.	Patrapada	28.04.1983	Patrapada	
54.	Pokhariput Unit No. 21	09.09.1987	Pokhariput	
55.	Rajarani Unit No. 36	21.03.1989	Bhubaneswar & West Badagad	
56.	Rudrapur	30.07.1980	Rudrapur	
57.	Saheed Nagar Unit No. 11	30.03.1988	Bamikhil, Kalarapur	Berana &
58.	Samantapuri Unit No. 15	11.04.1987	Nayapalli	
59.	Sampur	12.03.1962	Sampur	
60.	Sankarpur	14.11.2013	Sankarpur	
61.	Satya Nagar Unit No. 10	30.03.1988	Berana, Bamikhil&Laxmisagar	
62.	Subudhipur	03.06.1962	Subudhipur	
63.	Sunderpada Unit No.24	25.11.1989	Sundarpada	

64.	Surya Nagar Unit No. 7	28.05.1987	Rampur
65.	Vani Vihar Unit- No. 13	13.04.1987	Nayapalli, Gadakan, Bamikhali&Kalaraput

Government after careful consideration have decided to strengthen the Land Branch of GA and PG Deptt. for effective litigation management , protection of government land and to attend various public service s. Accordingly, additional post of different cadre are created and is indicated below:

Name of the Post	Earlier sanction strength	New post created	Total
Joint Director of Estates-cum-Joint secretary	1	1	2
Deputy Director of Estates-cum-Deputy Secretary	3	3	6
A.F.A –cum-Under Secretary	0	1	1
Revenue Supervisor	1	2	3
Revenue Inspector	9	5	14
Amin	8	6	14

In the order No. 20369/Gen dtd. 07.09.2020 read with Order No. 20523/Gen dtd. 09.09.2020 the post of Land Officer and Addl. Land Officer have been re-designated as Joint Director of Estates-cum-Joint secretary and Deputy Director of Estates-cum-Deputy Secretary.

LAND ALLOTMENT-

In public Interest, Government land in Bhubaneswar is allotted to different State Government/ Union Government Departments, Local Authorities, State and Central Government Agencies, Statutory Bodies, Public Sector Undertakings, Institutions, Commercial Organisations from time to time. Government in GA & PG Department allots the land on the recommendation of Site Selection Committee, conducted under the chairmanship of the Chief Secretary on payment of prescribed land premium, as determined by the Government. Government may put any restrictions, conditions and limitations for lease or alienation of Government land which may be deemed appropriate.

During early days development of the capital city, government lands were being allotted to individuals for residential purposes to encourage habitation. Between 1973 and 1990, individuals were allotted residential plots through land allotment schemes. Prior to introduction of such schemes, residential lands were being allotted to individuals and residential colonies had come up in Bapuji Nagar, Gautam Nagar, BJB Nagar and Sahid Nagar areas. In many cases lands were allotted for residential purpose through Co-operative Societies.

The first such Land Allotment Scheme for residential purpose came up in village JayadevVihar in the year 1973, followed by a similar scheme in village Chandrasekharpur in 1987 and Ghatikia in 1989. **(Annexure-II)**

As per provisions of Odisha Development Authorities Act,1982, Government land is also transferred to Bhubaneswar Development Authority for different development purposes. Land is also allotted to Odisha State Housing Board from time to time for housing purposes.

SITE SELECTION COMMITTEE

In order to streamline the land allotment procedure, a Committee which was initially constituted under the Chairmanship of the Director of Estates, has been reconstituted under Chairmanship of Chief Secretary which examines the applications and recommends to the Government for allotment of Government land in appropriate cases. **(Annexure-III)**. In the mean time, the Odisha Government Land Settlement Rules, 1983 has been amended. Rule 3 of the Odisha Government Land Settlement (Second Amendment) Rules, 2020 provides the constitution of Land Allotment Committee to consider and make recommendation to the Government for allotment of land. The Chief Secretary, Odisha shall act as the Chairperson and the Director of Estates shall act of the member convenor of the Committee. The Committee consists of the following members:

- (i) Chief Secretary, Odisha
- (ii) Secretary, Revenue and Disaster Management Dept..
- (iii) Secretary, Housing & Urban Development Deptt.
- (iv) Secretary, Finance Deptt.
- (v) Secretary, Law Deptt.
- (vi) Secretary, GA and PG Deptt.
- (vii) Vice Chairman, BDA
- (viii) Director of Estates

PERMISSION FOR TRANSFER OF LEASE HOLD LAND-

Government in appropriate cases may consider for transfer of leasehold plots after realization of the consent fee. In the lease deed, there is a specific condition that the lessee shall not transfer the lease hold plot without the consent of the lessor. No such consent to transfer the lease hold plot by way of sale or deed shall be given by the lessor unless the lessee pays such amount as may be decided by the Government from time to time. **(Annexure-IV)**

CONVERSION OF LEASEHOLD RESIDENTIAL PLOTS TO FREEHOLD

In the year 1998, Government introduced a Scheme for conversion of leasehold residential plots to freehold status **(Annexure-V)**. It provides that residential plots, under specified condition and procedure would be entitled to convert the lease hold land to free hold status on payment of conversion fee as prescribed by Government from time to time. **(Annexure-VI)**

A lessee of residential plot may apply for conversion through the gaestate.in portal. After the order of conversion, the lessee is required to deposit the conversion fee. After realization of the conversion fee, a deed of conveyance is to be executed and registered

following the provision of the Indian Registration Act, 1908. **(Annexure-VII)** .After registration, the applicant is required to submit a copy of the registered conveyance deed to the Director of Estates. Thereafter, intimation is issued to the Tahasildar for correction of Records Of Right from lease hold status to freehold status.

MUTATION OF GOVERNMENT LAND

In the event of demise of lessee, the legal heirs/successors-in-interest can apply online for mutation of the lease hold land through the gaestate.in portal of the Deptt. A copy of the order allowing mutation is communicated to the Tahasildar to effect necessary changes in the Record of Rights.

TEMPORARY USE OF GOVERNMENT LAND

GA and PG Deptt. is issuing No Objection certificate (NOC) in favour of different individuals /Cultural Associations/organizations for setting up temporary shops, for seasonal business and for organization of opera show etc. To streamline the issue of NOC and issue of permission order by the competent authority, namely Commissioner, BMC/ Deputy Commissioner of Police, Bhubaneswar, standard operating procedure (SOPs) has been formulated by the Government. **(Annexure-VIII)** .Suitable Government land in 32 patches have also been identified and notified for the said purpose. Now steps are being taken for development of a software for online filing of application and issue of permission order.

The Licensees are required to pay ground rent as fixed by the government from time to time at [Order No. 1888/CA dtd. 09.03.1998](#) and [Order No. 25451/CA dtd. 30.11.2016](#).

EVICION OF UNAUTHORIZED OCCUPANT OVER GOVERNMENT LAND

Encroachment of Government land and public premises within the Municipal Corporation area are coming under the ambit of the Odisha Public Premises (Eviction of Unauthorised Occupant) Act, 1972. Eviction of unauthorized encroachments over public premises are undertaken by GA & PG Department under the provision of the said Act. GA & PG Department has appointed Estate Officer under the said Act to adjudicate encroachment cases and to issue order of eviction, wherever necessitated. Against the order of the Estate Officer, the aggrieved party can file appeal before the Court of the Director of Estates. Revenue Supervisor, Revenue Inspectors and Amins of the GA and PG Deptt. make frequent visits to their area and file cases against the encroachers. After disposal of the eviction proceedings, copies of the said orders are communicated to Bhubaneswar Development Authority for eviction through Central Enforcement Monitoring Committee (CEMC). Central Enforcement Monitoring Committee has been constituted vide Order No. 788/CA Dated 11.01.2017, under the Chairmanship of Vice Chairman, BDA for eviction of unauthorized encroachment of government land within BMC area. **(Annexure-IX)**

PROTECTION OF GOVERNMENT LAND

In order to prevent encroachment over valuable government land in Bhubaneswar and to safeguard the same, a project namely “Bhubaneswar Land Utilisation and Intelligence System (BLUIS)” has been launched for timely detection of encroachment over government land and initiation of appropriate action.

BLIUS portal bluis.odisha.gov.in and mobile app has been developed by ORSAC for GA & PG Department, Government of Odisha under the State 5T initiative . It leverages Artificial Intelligence and high resolution satellite imagery to detect any unauthorized development over government lands in Bhubaneswar. Citizens can also use BLIUS Mobile App on crowd sourcing mode to alert authorities of any encroachment that they observe on public land.

STANDARD FORMS OF DIFFERENT DEEDS EXECUTED BY GA & PG DEPARTMENT

The following is the list of different standard forms of deeds executed with lessees in the event of allotment and ancillary activities undertaken depending upon the requirement of case.

Lease deed form for building purpose	Annexure-X
Lease of land to Religious , Educational & Other Institutions .	Annexure-XI
Lease of land for Commercial purpose.	Annexure-XII
Supplemental lease for Industrial/Commercial/ Institutional	Annexure-XIII
Deed of Exchange	Annexure-XIV
Rectification deed	Annexure-XV
Deed of Surrender of lease	Annexure-XVI
Deed of Relinquishment	Annexure-XVII
Lease for Industrial purpose	Annexure-XVIII
Lease to Central Government.	Annexure-XIX
12. Tripartite Deed	Annexure-XX
