Regulatory planning involves carrying out the obligatory planning tasks as laid down in the West Bengal Town and Country (Planning & Development) Act 1979. One of the major planning tasks for KMDA is to prepare Land Use Maps and Registers (LUMRs) for the different zones within the Kolkata Metropolitan Area. The LUMRs depict the existing use and development of land. On the basis of LUMRs, Land Use and Development Control Plans (LUDCPs) are prepared by KMDA following the provision of the WB T&CP Act of 1979. LUDCPs also adopt a zonal approach and prescribe what uses of land are permissible in the zones and what kinds of restrictions are to be applied to specific development proposals. The LUMRs and the LUDCPs have to follow the procedure laid down in the Act before they are formally adopted by the State Govt. Once accepted by the State Govt., a LUDCPs becomes enforceable in the area for which it is meant. KMDA has delegated the enforcement responsibility to ULBs generally, except certain strategic areas like 500 metres on either side of major expressways where the provisions of the concerned LUDCP are enforced by KMDA itself. So far, KMDA has completed LUMRs for 90% of KMA and LUDCPs for 50% of KMA. LUDCPs for another 40% of KMA have already been prepared and are being processed towards publication. However, LUDCPs need to be reviewed and recast periodically to keep pace with changing situations.

The works undertaken by KMDA during 2005-06 in relation to LUMR, LUDCP and granting of development permission are furnished in **Annexure-III**.

Land Acquisition

Acquisition of land for the purpose of multifarious infrastructure development projects of constitutes an important function of KMDA. This is a significant activity in the context of large-scale township or area development projects. KMDA formulates and finalizes the LA Plans in accordance with the project proposals and submits the same to the Urban Development Department, Govt. of West Bengal, which is the 'requiring body' in the context of Land Acquisition Act of 1894. Prior to formulation of LA plans, the Land Acquisition Cell of KMDA needs to carry out detailed survey of the land involved. If any resettlement is involved in acquisition of any land, the same needs to be identified towards forming a part of project proposals. KMDA is responsible for making all payments to the State Govt. for acquisition of land, based on the amount of compensation determined by the LA Collector. KMDA has to comply with the formalities as called for under the operational rules pertaining to land acquisition prevailing at any point of time.

During 2005-06, KMDA acquired 14.24 acre of land in different areas for infrastructure development projects. KMDA also received vested land of 82.67 acre

during the year, largely as relinquishment of RR land. Amount paid towards compensation for LA during 2005-06 was Rs 34.86 crore



KMDA Finances

The activities of KMDA Headquarter Finance are primarily confined to **Financial Management of KMDA** including receipt and release of funds to the different Sectors of KMDA /Implementing Agencies for implementation of different plans/projects and programmes.

Besides Management of Fund, other financial activities include (i) compilation and finalization of **Annual Budget**, (ii) compilation and finalization of **Annual Accounts**, (iii) preparation of **replies to the Draft Audit paras** and **paras of the reports of C & AG of India**, (iv) finalization and payment of **pensionary benefits** (v) maintenance of accounts, sanction as well as payment of advances/with-drawals including final payments relating to **Employees' General/Contributory Provident Funds**, (vi) **examination of proposals** for consideration of different high-level Committees viz. WTC, Pricing Committee etc. (vii) matters relating to **computerization of accounts**.

Headquarters Finance performed the following activities during 2005-06:

