



Project Report on KERALA STATE LAND BANK

INTRODUCTION:

Land is one of the most inestimable resources as far as state of Kerala is concerned. The state with its dense population, is finding it hard to satisfy the land needs of even the most deserving categories, to meet the objectives of equality and welfare. Kerala pioneered land reforms and enacted the Land Ceiling Act and implemented these reforms effectively. The scientific survey equipped the state to realize the objectives envisaged in the Land reforms Act in a more meaningful way and made available surplus land for distribution. Land reforms Act was accompanied by other legal instruments like Kerala land Conservancy Act, 1957; The Kerala Escheats and Forfeitures Act, 1964; The Kerala Revenue Recovery Act, 1968; The Kerala Land Assignment Rules, 1964 etc., gave the Government ample support to conserve, improve and manage the lands vested with it.

Despite these, encroachments have been rampant especially in the 1990's. To take inventory of Government land and curtail illegal encroachments on Government lands the Government of Kerala initiated a project called KERALA STATE LAND BANK during 2008-09 plan period for the scientific inventorisation and professional management of Government lands. This has been assisting the Government in the rational use of Government owned lands with a perspective on the future developments of the state. Through this Government will be implementing measures for the overall control of encroachments and rational use of Government lands for meeting the developmental as well as social obligations of the state in the present and future.

The Department of Revenue will act as the custodian of KERALA STATE LAND BANK on behalf of themselves and sister departments like PWD, LSGD, Department of irrigation etc. as well.

The functions and activities so far of the Organization

The KSLB is undertaking the following activities at present;

1. **INVENTORISATION OF GOVERNMENT LANDS:** The textual and spatial data of Government lands are being digitized in all the 766 resurveyed villages are hosted in the website www.kslb.kerala.gov.in. In the remaining 868 villages the Government lands are being subjected to survey by invoking Rule 82 of Survey & Boundaries

Prepared by Special Officer, Kerala State Land Bank

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Toll free number: **1800 425 5255**



Rules, 1964 and by using the most modern survey methodology WGS-84 datum. As on today [as on 15.10.2011] **25 752 land parcels** have been reported to land bank from various districts and efforts are on towards completing the data in a full fledged manner. The textual data entry of all the reported cases has been completed besides **digitizing 6 946 sketches** and **5 269 photographs** of land parcels. **278 land parcels of have been surveyed as per Rule 82** using modern survey methodology in WGS-84 datum.

2. **INCOME GENERATION FROM GOVERNMENT LANDS:** The KSLB will be the sole agency in the state which will act as the custodian of leasable / licensable Government lands. The entire management of lease cases will be carried out through the **Lease Alert System [LAS]** which is at the final stage of implementation. This would definitely help the Government in maximizing the return through timely collection of leases without any lapses.

During the 12th Plan Period as a sub unit of the proposed **Land Governance Society of Kerala** [a Programme Management Unit [PMU] suggested by GOI to carry out the National Land record Modernisation Programme [NLRMP]] the KSLB will act as a **Real Estate Agent in the Government sector** which will buy the land from agencies like Commercial Banks who are finding it difficult to manage the attached lands during loan recovery process. Besides this the KSLB will buy land from open market to reduce forced / distress sale by the land owners in the state. The KSLB after the inventorisation process which is going on will prepare a comprehensive list of saleable (Units of 5 cents each) Government lands which will be available for the low / medium / high income group of land less people with a vision on development of rural areas. The exhaustive list of such lands will be on display in the website www.kslb.kerala.gov.in and in media so that, people can apply for such notified land. This type of allotment, based on the quota of allotment will be as per Kerala Land Assignment Rules, 1964 which curbs the misuse of such allotted land. The quota for each category will be fixed based on economic and social backwardness of the applicant and after being cleared by the respective Taluk Land Assignment Committees (TLAC).



Besides this the land in the commercially important sites will be put to auction for inviting **commercial projects from Public / Private Sector agencies on BOT basis** for 25 years. The building plans approved by KSLB, will alone be allowed at such sites mainly towards infrastructure development in the state using the NRK funds.

Towards protecting large extents Government lands in rural areas from encroachment with a better public attention **Tree Banks** will be established this year with trees like Mahagoni, Teak, Rosewood and Sandal wood with multipurpose objectives of environmental protection, better returns from Government lands, protection from encroachment, measure to meet future wood requirement of the society etc. This sub programme will be introduced this year under the annual activity of KSLB.

3. **SURVEILLANCE AND PROTECTION:** The KSLB with its own machinery and with the help of local revenue officials has been undertaking the surveillance activities of the Government lands. Towards giving a new fillip to this activity creation a Public Land Protection Force (**PLPF**) is in the anvil and is at the final stage of implementation. The personnel from PLPF and the Village Officers will sign the **Beat Registers** to be kept near the on monthly intervals so as to assure two inspection in a site in a month.

A Toll Free Number **1800 425 5255** has already been established towards reporting of encroachments of public lands by the general public and also to inform about the Government lands which are left out from inclusion in the website. It is proposed to make the toll free number an Interactive Voice Response System [IVRS] during the annual plan period 2012-13.

Protection of Government lands is also being done by erecting Boards and by erecting live / non living fences around the sites.

THE ORGANOGRAM OF KERALA STATE LAND BANK

Head Office : Commissionerate, Thiruvananthapuram

District Offices : At Collectorates

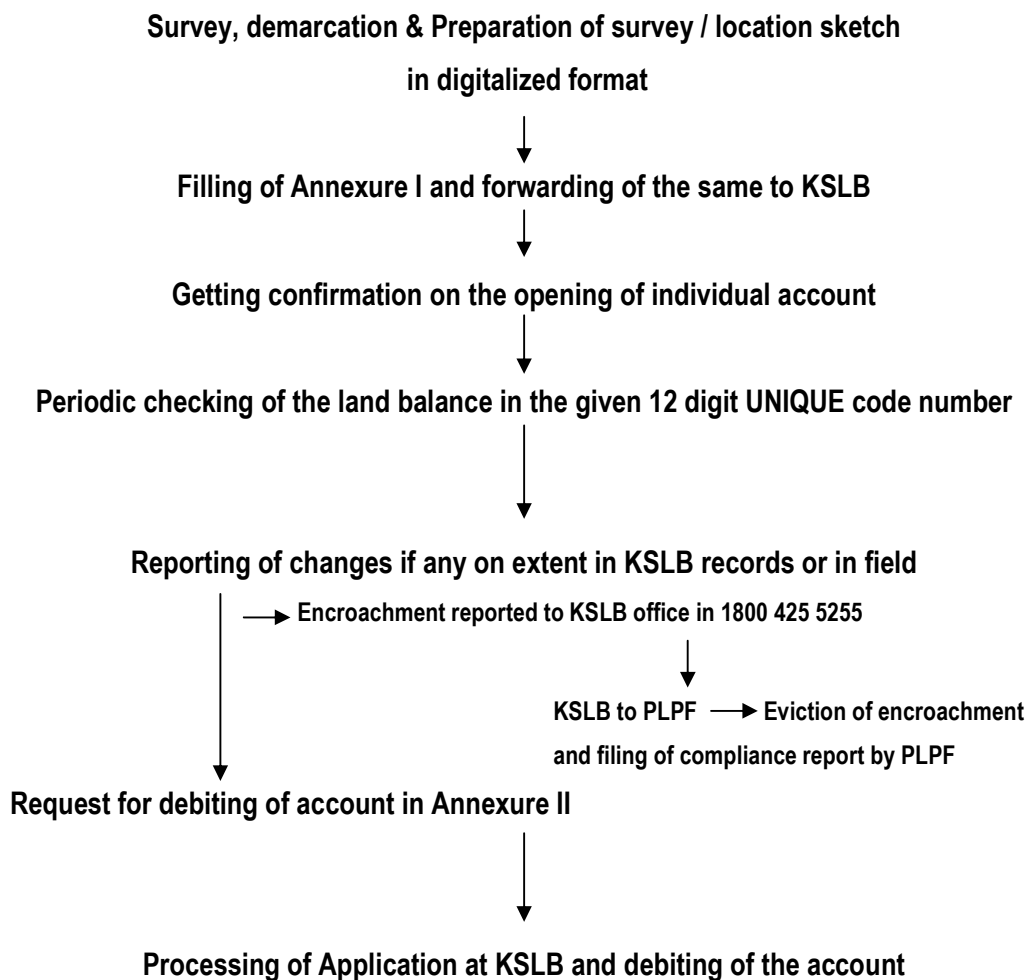
Special Officer: An officer in the cadre of Deputy Collector heading the day today operations of KSLB.

System Administrator, Liaison Officer & Computer Aided Design operators: Fourteen officials identified from the Department as part of **Internal Resource Mobilisation Drive** is doing the entire digitisation activities connected with textual and spatial data of Government land. All of them are on working arrangement from the Department of revenue.

Survey team : A team of Total station survey experts under an Assistant Director of Survey & Land records is being attached to KSLB. Outsourcing of urgent survey work will be carried out under this team.

Public Land Protection Force (PLPF): The PLPF will be formed before the end of current financial year with the retired military personnel. The primary function of PLPF is physical eviction of encroachments through deterrent methods.

The Programme Evaluation Review Technique (PERT) Chart





Issue of the balance certificate by KSLB in Annexure III

ACTIVITIES CARRIED OUT SO FAR DURING PREVIOUS PLAN PERIODS

Plan Period	Activities Carried Out	Adm. Sanction / Expenditure
2008-09	Established the office	0.50 crores / 0.429 crores
2009-10	AMC, Office establishment, junda work given to PWD and contingency	1.00 crore / 0.932 crores
2010-11	Survey charges, office expenses, fuel for the vehicle etc.	1.25 crores / 0.114 crores
2011-12	As above	0.53 / 0.000 crores

ESTIMATED PROJECT COST FOR THE YEAR 2012-13

1. MAINTENANCE OF PLPF:

It is proposed to enhance the number of PLPF to 140 to cater the needs of all the 14 districts in the state @ 10 personnel per district. As the wages are raised to Rs.350 / day and for the uniforms of the officials it is expected that, an amount of Rs. 1.80 crores would be required.
[140 personnel X Rs.350 / day X 365 days along with cost of uniforms]

The total expenditure estimated : Rs. **1 80 00 000**

2. SURVEY AND DEMARCATION CHARGES

The Government lands which are to be urgently surveyed in 868 villages where resurvey is not completed, by Rule 82 of Survey and Boundaries Rules, 1964. This becomes necessary in cases where the FMB and similar details of Government lands are completely lost / destroyed as well. All such lands will be surveyed to create the data base including digitalized sketches using the WGS-84 datum based survey. The expenditure is mainly on account of engaging semi skilled labour for assisting survey operations.

Expected cost of surveying and demarcation charges: Rs. **10 00 000**

3. FUEL CHARGES FOR THE VEHICLE AND DRIVER'S WAGES



The surveying team is using a multi utility vehicle BOLERO for carrying the survey equipments to longer distances and in difficult terrains. The fuel for the vehicle and the wages of the daily wage driver are to be met from the KSLB funds. On an average the vehicle requires 300 litres of Diesel / Month and the driver's wages is Rs.350 / day. The expected expenditure is Rs. 1 70 000 for fuel and Rs.1 05 000 for the driver's wages.

Approximate expenditure for the vehicle : Rs. **3 00 000**

4. PROTECTION CHARGES

This includes the expenses towards survey and police officials and also the charges to make sign boards, for keeping the same in places where eviction of encroachment if any, is carried out, for providing live / non living fences etc.

The estimated cost : Rs. **50 00 000**

5. REAL ESTATE INITIATIVES UNDER LAND GOVERNANCE SOCIETY OF KERALA

As an experiment basis an amount of Rs.1.00 crore may be earmarked in 2012-13 budget. If the initiative is proved beneficial to Government then it may be expended in the coming years.

The estimated cost of operation : Rs.**1 00 00 000**

6. FOR ESTABLISHING TREE BANKS IN GOVERNMENT LANDS

It is estimated that, the seedlings need to be procured from Department of Forest either on payment or free of cost. The cost of establishing each seedling is estimated at Rs.15 including the digging and watering charges. The work will be entrusted to schools under the auspices of Parent Teacher Associations [PTA]. It is estimated to plant one lakh seedlings this year and the estimated expenditure is Rs.15 00 000.

The estimated cost of operation : Rs. **15 00 000**

7. FOR CREATING INTERACTIVE VOICE RESPONSE SYSTEM IN M-GOVERNANCE PLATFORM

Towards making the Toll Free services in **1800 425 5255 on 24 X 7 basis** the associated firm has given an estimate of Rs. 6.00 lakhs.

The estimated cost of establishment : Rs. **6 00 000**

8. AMC FOR THE COMPUTERS, TOTAL STATION MACHINES AND OTHER CONNECTED ELECTRONIC EQUIPMENTS

The electronic equipments need to be secured by proper Annual Maintenance Contracts [AMC] and it is estimated that an expenditure of Rs.8 00 000 will incurred towards this.

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The estimated expenditure : Rs. **8 00 000**

9. OFFICE STATIONARY / TELEPHONE / CELL PHONE / INTERNET CHARGES / PRINTING CHARGES / OTHER OFFICE EXPENSES / UNFORESEEN EXPENSES etc.

This includes all the items of expenditures other than those mentioned in the above heads of expenses. The project being the first one of its kind, obviously the estimation of expenditure becomes difficult. Hence, all other items under this subhead is estimated at Rs. **10 00 000**.

10. TRAVELLING EXPENSES FOR THE CAMPAIGNING OFFICERS

As part of inventorisation fortnightly campaigns are being organized at District and Taluk levels by the concerned officers of K.S.L.B. It is widely demanded that the actual; travelling expense for these officers as per norms need to be met from the K.S.L.B funds as most of them are working on working arrangement basis at this office. An amount of Rs. 3 00 000 is earmarked for this.

The estimated expenditure : Rs **3 00 000**

Abstract of Anticipated Expenditure

Sl.No.	Item of expenditure	Amount in lakhs
1	MAINTENANCE OF PLPF	180.00
2	SURVEY & DEMARCATION CHARGES	10.00
3	FUEL CHARGES FOR THE VEHICLE AND DRIVER'S WAGES	3.00
4	PROTECTION CHARGES	50.00
5	REAL ESTATE INITIATIVES UNDER LAND GOVERNANCE SOCIETY OF KERALA	100.00
6	FOR ESTABLISHING TREE BANKS IN GOVERNMENT LANDS	15.00
7	FOR CREATING INTERACTIVE VOICE RESPONSE SYSTEM IN M-GOVERNANCE PLATFORM	6.00
8	AMC FOR THE COMPUTERS, TOTAL STATION MACHINES AND OTHER CONNECTED ELECTRONIC EQUIPMENTS	8.00
9	OFFICE STATIONARY / TELEPHONE / CELL PHONE /	10.00

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	INTERENET CHARGES / PRINTING CHARGES / OTHER OFFICE EXPENSES / UNFORESEEN EXPENSES etc.	
10	TRAVELLING EXPENSES FOR THE CAMPAIGNING OFFICERS	3.00
Grand Total		385.00 lakhs

The estimated expenditure of the project for 2012-13 period : Rs. 3 85 00 000

CONCLUSION

If the envisaged objectives of the KSLB are accomplished fully, there will not be any future encroachments on Government lands. The transparency on assignment of lands and leases etc., can be assured through the activities of KSLB. A strict vigil on Government lands by the proposed agency will reduce the burden of the village office / taluk office / collectorates, which are overburdened with other routine activities at present.

The market value of Government owned lands is estimated at more than Rs. 50 000 crores and the amount earmarked for the protection of the above public lands 2012-13 period is very meager considering the face value of lands.

