

Justification for locating the project

A land measuring 40 acres (16.18 hectares) of land situated at Mouza, Gandhigram, Agartala, West Tripura was handed over to the CPWD by the Revenue Department, Govt. of Tripura for construction of General Pool Residential Area (GPRA) colony for providing residential quarters to the Central Government employees vide letter no. F 34(66)-REV/78 (Shadow) dated 20.08.1978 on behalf of Govt. of India from The Govt. of Tripura in the year 1978 under intimation of Deputy Chief Conservator of Forest, Agartala, Tripura in two phases (10 + 30) equivalent to 40 acres of land pertaining to old block No. CS7020 (P) at Mouza, Gandhigram, Nowhere indicated the stated land to be a forest land/reserve forest.

In so far as the factual matrix is concerned, it is stated that for construction of quarters for the Central Govt. employees initially 10 acres of land was allotted and transferred in the year 1977/78, in favor of CPWD (CPWD authority is mere custodian/caretaker of the GPRA, Govt of India) under CS plot no. 7020 (P) of Mouza, Gandhigram by Govt. of Tripura in Revenue department in the year 1978 at a premium of Rs 37,500/- which was paid to the District Magistrate/Collector (West Tripura) vide cheque no. 123716 dated 29.07.1978 (copy of cashbook enclosed)

Out of 40 Acres, 8.10 Acres has been used for construction of road, park, play ground, etc. and 4.26 Acres for establishment of the other infrastructures leaving the rest measuring 24.12 Acres vacant, unoccupied and unutilized.

Subsequently further 30 (Thirty) acres of land was allotted and transferred by the Govt. of Tripura in Revenue department in the year 1978 vide letter no F.34(66)/REV/78(Shadow) dated 20.08.1978 in consideration of Rs 1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred) only at the rate of Rs 3750/- per acre as assessed by District Magistrate and accordingly the said amount is duly paid. Viewing the object of Govt. of India's policy to provide proper accommodation towards all Central Govt. employees situated at Agartala.

That, on perusal of the latest revenue record as on 22.04.2014 & ammonia print supplied by the forest department will reveal that there is neither any 'Sal' tree nor any forest on the said land in question. At the relevant time of order of transfer of 40 acre land to the Central PWD in 1978, the Forest (Conservation) Act, 1980 was not in existence and rules framed there under in 1980 was not applicable with retrospective effects.

In that ammonia print supplied by the forest department, the said land is marked as a Tilla, without any indication of Sal plantation of trees. In the Khaitan issued by the Revenue department of Govt. of Tripura on 2014 the said land is classified as a Tilla (Copy of ammonia print enclosed).

The said land measuring 40 acres has been transferred on realization of premium at market value from CPWD for construction of quarters for all Central Govt. employees as per the provision of GFR 282 (3) before coming into force of the Forest (Conservation) Act, 1980 and the Tripura land


(Er. CHANDAN KUMAR)
Executive Engineer
Tripura Central Division No-1
CPWD, Ushabazar, Agartala

Revenue and land reforms (Allotment of Land) Rules, 1980. This transfer on payment of premium is of permanent nature and it conferred right on CPWD to get the land recorded in the name of CPWD accordingly the CPWD had applied for mutation of the said land. The state/statuary authorities shall be dealing the said land of recording of rights. At that point of time CPWD was advised to take appropriate steps for recording of rights as per procedure under Tripura land reforms and Land Reforms Act, 1960. After a long period of persuasion this department ultimately got mutation certificate so issued by the SDM, Mohanpur on 03.07.2015.

CPWD is a premier construction agency of Govt. of India executing various infrastructure project across the length and breadth of the country even in difficult terrains like Jammu & Kashmir, Leh, Laddakh, NER, Kabul and many other foreign countries and maintenance in post construction stage. Many agencies and organizations where Govt. or private including state PWD involved in infrastructure in construction activities follow the CPWD Specifications, Manual, Plinth area norms & rates, Cost Index and many other publications. Accordingly the CPWD was empowered to built up accommodation for and on behalf of Govt. of India to lift up accommodation of all Central Govt. employees. As CPWD is mere custodian of the said land on behalf of Govt. of India.



(Er. CHANDAN KUMAR)
Executive Engineer
Tripura Central Division No-I
CPWD, Ushabazar, Agartala