



**THE ORISSA CONSOLIDATION OF HOLDINGS AND PREVENTION
OF FRAGMENTATION OF LAND ACT, 1972
(OCH & PFL ACT, 1972)**

AIM AND OBJECT

- The Object is to allot a compact area in lieu of scattered plot to the Land Holders for large scale production.
- Intended to consolidate the Agricultural Holdings.

ARRANGEMENT

Contains 06 chapters – 60 Sections

Chapter I – Preliminary – Sec 1 to 2

Chapter II – Preparation of Map & land register – Sec 3 to 15

Chapter III – Preparation of P.C.S – Sec 16 to 22

Chapter IV – Enforcement of the Scheme - Sec 16 to 22

Chapter V – Prevention of FRAGMENTATION – Sec 33 to 32

Chapter VI – MISC - Sec 36 to 60

Definition

- **Agriculture** : Includes the raising of crops, grass or garden produce, horticulture, dairy farming, breeding and keeping of live-stock, pisciculture, poultry farming and use of land as pasture or for forest or for any purposes where such use is ancillary to agriculture
- **Chaka** : means a compact parcel of land allotted to a landowner on consolidation
- **Consolidation** : means amalgamation and re-distribution of a parcel or parcels of land comprised in different holdings of a unit for the purpose of rendering such holdings more compact.
- **Fragment** : means a compact parcel of agricultural land held by a landowner by himself or jointly with others comprising an area.
- Which is less than one acre in the district of Cuttack, Puri, Balasore and Ganjam and in the Anandpur subdivision in the district of Keonjhar.
- Less than two acres in the other areas of the State

Important Provision

Sec 3 (1) - Issue of Notification by the State Govt. to cover a particular area under consolidation.

Sec 4 (4) - All Civil court proceeding where consolidation is taken up stand abated

Sec 6 – Map & Land Register preparation start

- Valuation of each plot taken up

Sec 7 - Partition of holdings, determination of rent & boundary change proceeding taken up

Sec 8 - Preparation of Statement of Principle (SOP) regarding reservation of land for public purpose

Sec 9 (1) - Publication of records, map


9 (3) - Objection inviting stage from the land owners

Sec 13 (1) - Revision of Map and Land Register

Preparation of Consolidation Scheme

Condition:

- Rights title and interest published under Section 13 shall be secured in lands allotted to him on consolidation.
- Valuation of lands allotted a land owner shall be equal to the valuation of lands original land (subject to deductions due to contributions for public purposes).
- Land Owner shall be given Chaka where he holds large part of the holding.
- Chaka prepared on rectangular process.
- Not move than 3 Chaka's in a Village/unit.
- Sec 17 – Preparation of PCS (Total Chaka's)
- Sec 18 – Publication of P.C.S & receipt of Objection.

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- Sec 22 – Preparation and publication of final map & R.O.R & coming into force of final consolidation Scheme.
 - Sec 24 – Payment of compensation for house, Structure, trees, Wells etc.
 - Sec 26 – Delivery of possession of Chaka.
 - Sec 34 – No agricultural land shall be transferred or partitioned so as to create a fragment.
 - Sec 44 – Powers of civil court to be exercised by authorities under this Act.
 - Sec 51 – Bar of jurisdiction of civil court.



**THE ORISSA CONSOLIDATION OF HOLDINGS AND PREVENTION
OF FRAGMENTATION OF LAND Rules, 1973
(OCH & PFL Rules, 1973)**

Important Provision

Rule 5 - Issue of public notice u/s 3(1) in Statutory Form I

Rule 6 – Permission for transfer of Agriculture land during consolidation operation given by company in very deserving cases.

Rule 7 – Construction of consolidation committee (7-15 members)

- o Member above 21 years.

Rule 8 – Publication of notification u/s 6 (2) in Form No. 2

Rule 10 – What should be there in the Land Register.

Rule 12 – Determination of valuation of land u/s 6 (2)

Rule 14 – Settlement of rent u/s 7 (3)

Rule 15 – Settlement of cess u/s 7 (3)

Rule 17 – Reservation of land for public purpose u/s 8 (2)

Rule 18 – Publication of Map, Land Register, Sop u/s 9 (1) & issue of notice u/s 9 (2)

Rule 22 – Publication P.C.S u/s 18 in Form No. 8

Rule 26 – Publication of map & R.O.R u/s 22 (2)

Rule 32 – Application to Tahasildar to transfer fragment
u/s 34 (3)



Highlights of the Act

In the act dual benefits given to the landholders

- a) Right title, interest decided
- b) Consolidated blocks given out of Scattered plots
- Sec 4 & 51 put restriction on the civil courts where landowners spent a lot of time and energy. Right title, interest decided by consolidation authorities.

Challenges

Revenue officials may prevent fragmentation in the interest of better productivity.

THANK YOU!

