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<b>Typology of land tenure and property rights in Kolkata city</b>																					
	0 percent																		100 percent		
Degree of security in practice	High Security																				
	Low security																				
<b>Tenure categories</b>																					
	Pavement Dwellers	Squatter Settlements/ unrecognised settlement		Labour Camps Near industrial area	'Thika settlement' /Recognized settlement (refer 1 & 2)		Authorised land and Unauthorised construction		Paying Guest/ Hostels		State owned Public Housing		Private Company Housing			Cooperative		Private Housing		Freehold	
Property rights		Tenant	Owner	Owner	Sub-Tenant	Tenant	Tenant	Owner	Tenant	Owner	Sub-Tenant	Tenant	Illegal Sub-Tenant	Tenant	Illegal Sub-Tenant	Tenant/employee	Owner/Company	Tenant	Owner	Tenant	Owner
Occupy / use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Enjoy	X		X	X		X		X	X	X	X	X		X	X	X	X	X	X	X	X
Dispose	X		X	X	X	X	X	X		X					X					X	X
Restrict								X		X						X				X	X
Buy								X		X						X				X	X
Inherit	X		X	X		X		X		X					X			X		X	X
Develop/improve	X		X	X		X		X		X					X			X		X	X
Cultivate/produce																		X			
Sublet			X			X		X		X					X			X*		X	X
Sublet and fix rent								X		X					X			X*		X	X
To access services						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
To access formal credit								X		X					X			X*		X	X
Key:	X Right available equally to men and women \ Right available to men only / Right available to female only X* Right available only after consultation with other members involved																				

1. Under the **Thika Tenancy Act of 1981**, the state took over the land from all landlords (which previously existed in the Colonial times) and the residents of the settlements have to pay a monthly amount to the state appointed 'controller' for their land occupation. Therefore, since then it became a legally recognised form of settlement. No expansion can take place without State authority permission.  
[Source: [http://www.wbja.nic.in/wbja\\_admin/files/The%20Kolkata%20Thika%20Tenancy%20\(Acquisition%20and%20Regulation\)%20Act,%201981.pdf](http://www.wbja.nic.in/wbja_admin/files/The%20Kolkata%20Thika%20Tenancy%20(Acquisition%20and%20Regulation)%20Act,%201981.pdf)]

2. **Thika Tenancy Act (Amendment) 2019**, allows inhabitants of the Thika tenancy land (in specific regions) to build G+4 structures, doing away with the previous existing fixed construction height of 9.5 m (2 storey)  
[Source: [https://www.kmcgov.in/KMCPortal/downloads/WBLR\\_20012020.pdf](https://www.kmcgov.in/KMCPortal/downloads/WBLR_20012020.pdf)]